



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Information Management Division

(301) 952 - 3918  
www.mncppc.org

June 30, 2022

David Dahlstrom, AICP  
Upper Shore Regional Planner  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, MD 21201

Re: Prince George's County 2021 Annual Report on Growth

Dear Mr. Dahlstrom:

At its meeting on June 30, 2022, the Prince George's County Planning Board voted to recommend the approval of the Prince George's County 2021 Annual Report on Growth prepared by the Planning Department staff. The attached Report complies with the Sections 1-207 and 1-208 of the Land Use Article in the Annotated Code of Maryland requiring charter counties to prepare the Annual Report on Growth. The Report documents all development related changes taking place in 2021 and assesses whether those changes were consistent with the state and county growth management and resource preservation goals.

Sincerely,

James Cannistra, C.P., GISP  
Chief, Information Management Division  
Prince George's County Planning Department

JC:KZ

Attachment.

C: Andree Green Checkley, Esq., Planning Director  
Derick Berlage, AICP, Deputy Director of Operations  
James Hunt, Chief, Development Review Division  
Kui Zhao, AICP, Planning Supervisor, Research Section  
Geeta Rivera, Administrative Assistant III | Development Review Division  
Members of the Planning Board

Prince George's County

# 2021 Annual Report on Growth



 PRINCE GEORGE'S COUNTY  
**Planning Department**

Approved by the Prince George's County Planning Board  
on June 30, 2022

Planning Board Agenda Item 4D

## Acknowledgements

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# Introduction

The *Annual Report on Growth*, required by sections 1-207 and 1-208 of the Land Use Article in the Annotated Code of Maryland, summarizes residential and nonresidential development in Prince George’s County in 2021 and analyzes its consistency with the County’s growth management policies, the General Plan (Plan 2035) land use goals and State smart growth principles. The Report is due to the Maryland Department of Planning by July 1, 2022.

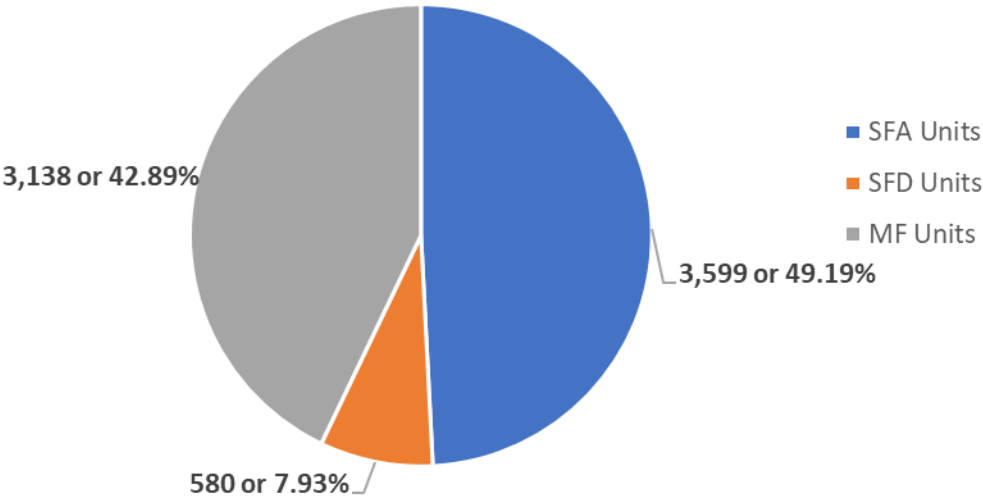
## Section A. Growth-related Changes

### A-1. Changes to Development Patterns

#### A-1-1. NEW SUBDIVISIONS

In 2021, 42 development projects were approved in the County, including 7,317 dwelling units. Among them, 49.19 percent were single-family attached (SFA), generally referred to as townhouses; 42.89 percent were multifamily (MF); and 7.93 percent were single-family detached (SFD). (See Chart 1, Table 1, and Map 1.) The diversity of housing types indicates that the County has made progress in meeting the needs of various demographic or socioeconomic segments of population and sustainably clustered development with environmental protection and resource conservation in mind.

Chart 1. Approved Residential Development, 2021



Source: Prince George’s County Planning Department, February 2022.

**Table 1. Approved Residential Development, 2021**

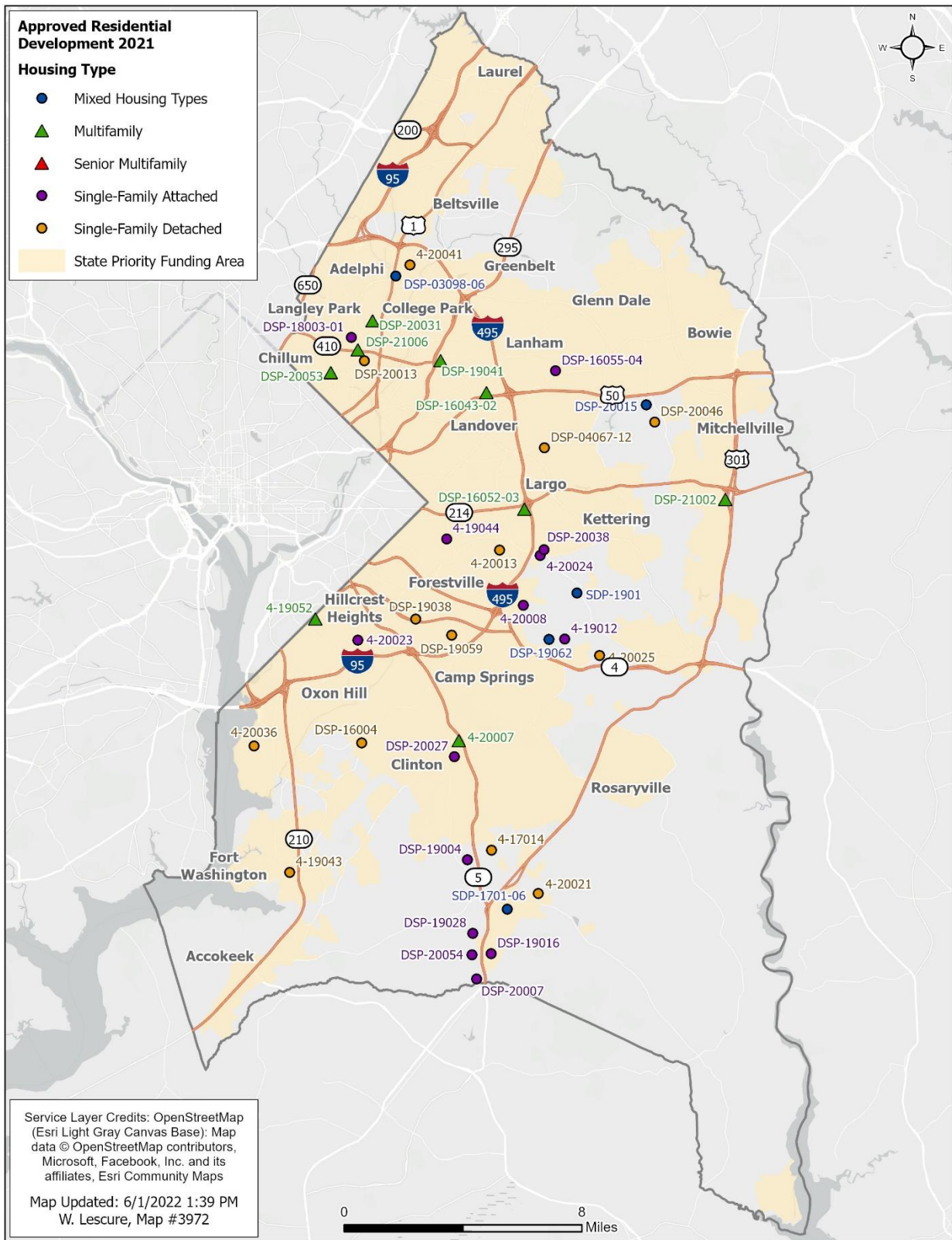
Case Number	Case Title	Acreage	SFA Units	SFD Units	MF Units	Total Units	PFA
4-17014	Lusbys Lane	32.13	0	29	0	29	In
4-19012	Enclave At Westphalia	68.70	356	0	0	356	Out
4-19043	Prado (Minor) Subdivision	1.33	0	2	0	2	In
4-19044	Metro City	39.68	72	0	0	72	In
4-19052	The Promise	15.09	0	0	1,032	1,032	In
4-20007	8230 Schultz Road Senior Housing	3.53	0	0	90	90	In
4-20008	Heppe Property	3.82	37	0	0	37	In
4-20013	Kathmandu Village	11.47	0	30	0	30	In
4-20021	Brandywine Woods	106.62	0	165	0	165	Out
4-20023	Addition To Deer Park Heights	0.77	8	0	0	8	In
4-20024	Westphalia Row	1.23	19	0	0	19	Out
4-20025	Mcdermott Property	7.76	0	4	0	4	Out
4-20036	Clay Drive Subdivision	0.97	0	2	0	2	In
4-20041	Daniels Park	0.31	0	2	0	2	In
DSP-03098-06	Metropolitan At College Park	4.22	45	0	243	288	In
DSP-04067-12	Balk Hill Village	0.20	0	1	0	1	In
DSP-16004	Oaklawn	1.61	0	3	0	3	In
DSP-16043-02	New Carrollton Town Center - Parcel 5	15.50	0	0	286	286	In
DSP-16052-03	Hampton Park	24.55	0	0	200	200	In
DSP-16055-04	Vista Gardens West	6.90	51	0	0	51	In
DSP-18003-01	Landy Property	24.60	200	0	0	200	In
DSP-19004	Branch Ave M-X-T	62.17	324	0	0	324	Out
DSP-19016	Townes At Brandywine Crossing	18.58	170	0	0	170	In
DSP-19028	Calm Retreat	72.41	488	0	0	488	Out
DSP-19038	Harrison's Land (Magne's Addition To)	0.41	0	2	0	2	In
DSP-19041	East Pines	3.24	0	0	224	224	In
DSP-19059	Skyline Subdivision	2.48	0	6	0	6	In
DSP-19062	Westphalia Town Center North	88.06	605	34	0	639	Out
DSP-20007	Dobson Ridge	80.94	196	0	0	196	Out
DSP-20013	St. Joseph's House, (Day Care)	0.18	0	1	0	1	In
DSP-20014	Harmony at Brandywine*	8.24	0	0	0	0	Out
DSP-20015	Freeway Airport	131.50	416	93	0	509	Out
DSP-20027	Woodyard Station Townhomes, Phase 3	21.82	119	0	0	119	In
DSP-20031	Aspen - Maryland	0.85	0	0	129	129	In
DSP-20038	The Venue	15.14	90	0	0	90	In
DSP-20046	2914 Westbrook Lane Property	2.20	0	1	0	1	Out
DSP-20053	West Hyattsville Property	8.09	0	0	293	293	In
DSP-20054	Enclave at Brandywine	19.11	104	0	0	104	Out
DSP-21002	South Lake (Multifamily Phase)	15.87	0	0	325	325	In
DSP-21006	6400 America Boulevard	2.42	0	0	316	316	In
SDP-1701-06	Timothy Branch	72.26	110	102	0	212	In
SDP-1901	Preserve at Westphalia	63.66	189	103	0	292	Out
<b>Sum</b>		<b>1,060.62</b>	<b>3,599</b>	<b>580</b>	<b>3,138</b>	<b>7,317</b>	-

SFA: Single-Family Attached SFD: Single-Family Detached MF: Multifamily PFA: Priority Funding Area

\*An Elderly Care Facility with 93 Independent Living Apartments, 62 Assisted Living, and 40 Memory Care Home Units.

Source: Prince George's County Planning Department, February 2022.

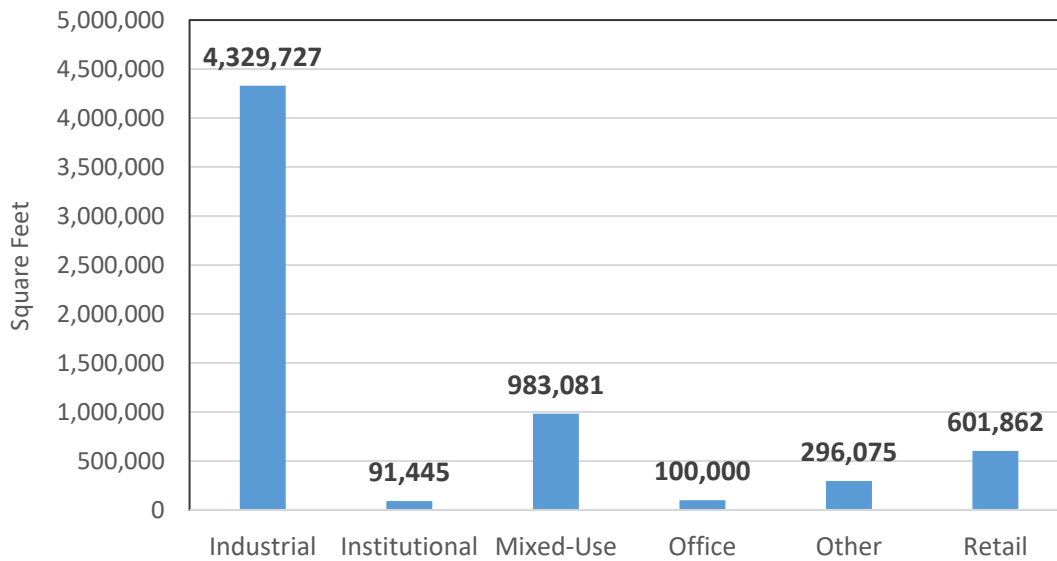
# Map 1. Approved Residential Development, 2021





In 2021, 48 nonresidential development cases were approved for retail, industrial, institutional, mixed-use, office, and other uses, as shown in Chart 2. Approved development for industrial uses was predominant, as compared to all other nonresidential development types (see Table 2 and Map 2).

**Chart 2. Approved Nonresidential Development, 2021**



Source: Prince George's County Planning Department, February 2022.



South Lake will be developed just south of the Bowie Town Center outdoor shopping mall, shown here (Photo courtesy of CoStar).

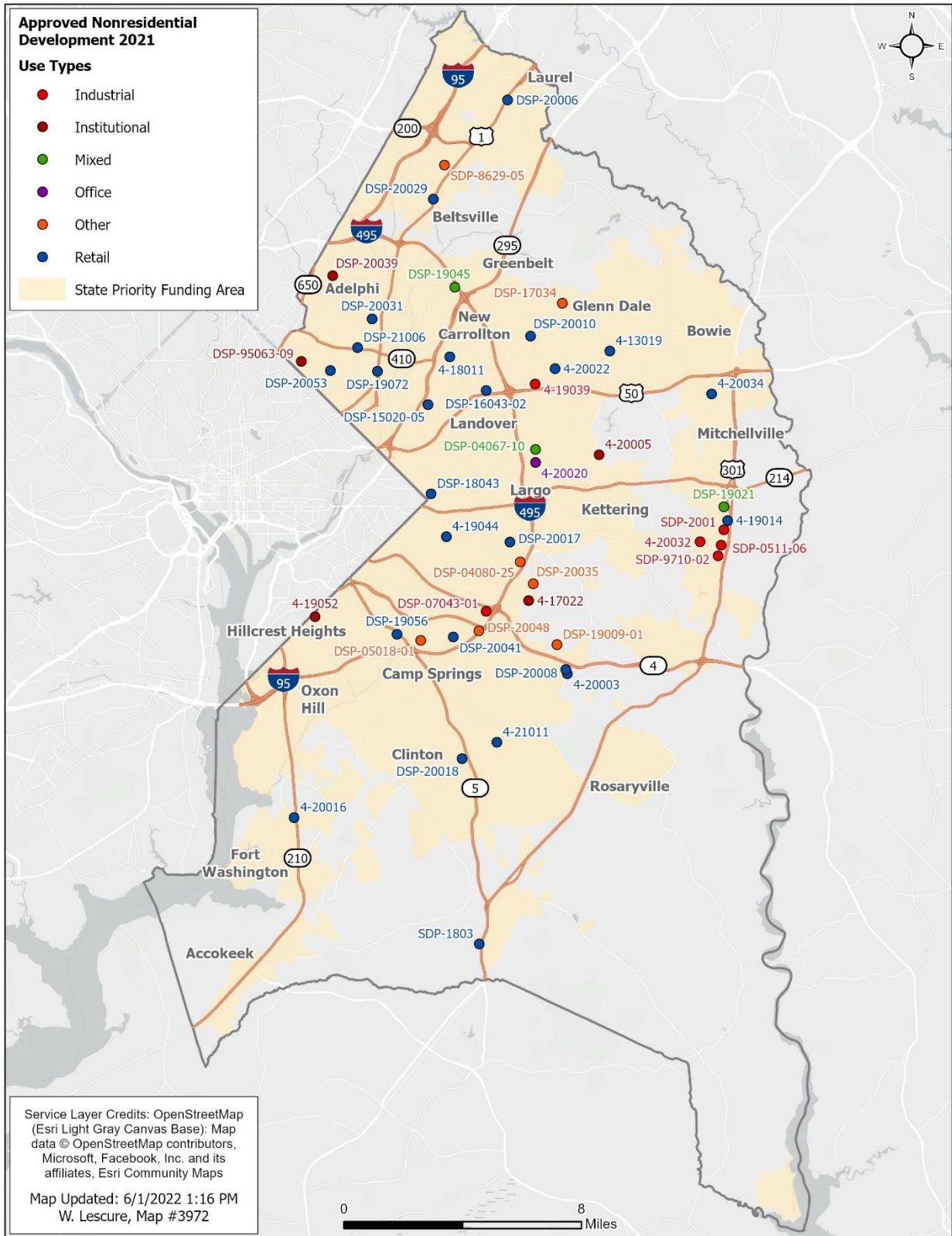


**Table 2. Approved Nonresidential Development, 2021**

Case Number	Case Title	Use Type	Acreage	Floor Area	PFA
4-13019	Bell Station Center	Retail	10.81	95,000	In
4-17022	Spirit Of God Deliverance Church	Institutional	5.70	18,112	In
4-18011	Wildercroft	Retail	4.98	4,307	In
4-19014	Collington NASA-FCU	Retail	11.00	133,176	In
4-19039	Hargrove Industrial	Industrial	5.31	10,577	In
4-19044	Metro City	Retail	39.68	147,400	In
4-19052	The Promise	Institutional	15.09	39,669	In
4-20003	Royal Farms #282, Hope Village - Phase 1	Retail	37.59	4,650	Out
4-20005	Alafia Baptist Church	Institutional	3.00	23,560	In
4-20016	LIW Ironworks	Retail	1.50	19,000	In
4-20020	Lottsford Court Medical Arts Building	Office	3.58	100,000	In
4-20022	Vista Gardens West	Retail	6.80	14,881	In
4-20032	National Capital Business Park	Industrial	442.30	3,500,000	In
4-20034	Bjs Restaurant And Brewhouse	Retail	10.80	7,522	In
4-21011	Arcland- Dangerfield Road	Retail	5.65	118,548	In
DSP-04067-10	Woodmore Commons	Mixed	17.24	72,000	In
DSP-04080-25	Ritchie Station Marketplace	Other	120.30	80,980	In
DSP-05018-01	Tribeca At Camp Springs (Day Care Center)	Other	7.50	46,255	In
DSP-07043-01	3700 Forestville Road Warehouse (Jemal's Post)	Industrial	33.35	130,625	In
DSP-15020-05	Capital Plaza, Chick-Fil-A	Retail	43.81	4,966	In
DSP-16043-02	New Carrollton Town Center - Parcel 5	Retail	15.50	4,000	In
DSP-17034	Capital Christian Fellowship Daycare	Other	5.30	26,281	In
DSP-18043	Bruster's Real Ice Cream	Retail	0.37	1,256	In
DSP-19009-01	Westphalia East, Community Building	Other	58.03	5,000	Out
DSP-19021	South Lake Commercial - Phase 1	Mixed	59.83	902,064	In
DSP-19045	Royal Farms Greenbelt	Mixed	4.07	9,017	In
DSP-19056	Wawa, Old Branch Avenue	Retail	1.63	5,585	In
DSP-19072	Que For The People (Federalist Pig)	Retail	0.27	3,375	In
DSP-20006	Checkers, Laurel	Retail	0.84	1,170	In
DSP-20008	Hope Village - Phase 1 Royal Farms #282	Retail	0.00	4,650	Out
DSP-20010	Seabrook - Parcel F	Retail	0.55	4,950	In
DSP-20017	Royal Farms #381 Walker Mill Road	Retail	7.67	5,897	In
DSP-20018	Dunkin Donuts Clinton (At Clinton Gardens)	Retail	1.05	1,802	In
DSP-20029	Behnke Property 7-Eleven	Retail	1.89	4,500	In
DSP-20031	Aspen - Maryland	Retail	0.85	2,080	In
DSP-20035	Waste Management Capitol Facility	Other	7.77	25,106	In
DSP-20039	Adelphi Friends Meeting, Inc.	Institutional	1.30	4,580	In
DSP-20041	Suitland Carwash	Retail	2.73	4,820	In
DSP-20048	Suitland Self Storage Zone	Other	1.99	110,674	In
DSP-20053	West Hyattsville Property	Retail	8.09	3,213	In
DSP-21006	6400 America Boulevard	Retail	2.42	2,052	In
DSP-95063-09	Rollingcrest, The Children's Guild	Institutional	9.14	5,524	In
SDP-0511-06	Collington Center, Parcel 22	Industrial	51.45	86,840	In
SDP-1803	7-Eleven At Brandywine Village	Retail	9.20	3,062	In
SDP-2001	801 Prince Georges Boulevard Property	Industrial	7.44	102,455	In
SDP-8629-05	Ammendale Business Campus	Other	12.44	1,779	In
SDP-9710-02	15900 Leeland Road (Target)	Industrial	156.89	499,230	In
		<b>Sum</b>	<b>1,254.70</b>	<b>6,402,190</b>	-

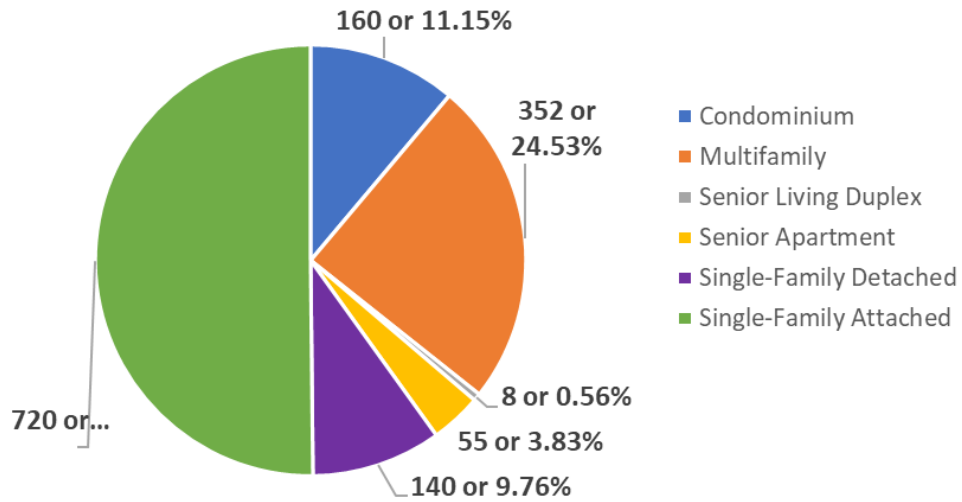
Source: Prince George's County Planning Department, February 2022.

## Map 2. Approved Nonresidential Development, 2021



A-1-2. OCCUPANCY PERMITS

Chart 3. Units in Residential Occupancy Permits, 2021



Source: Prince George's County Planning Department, February 2022.

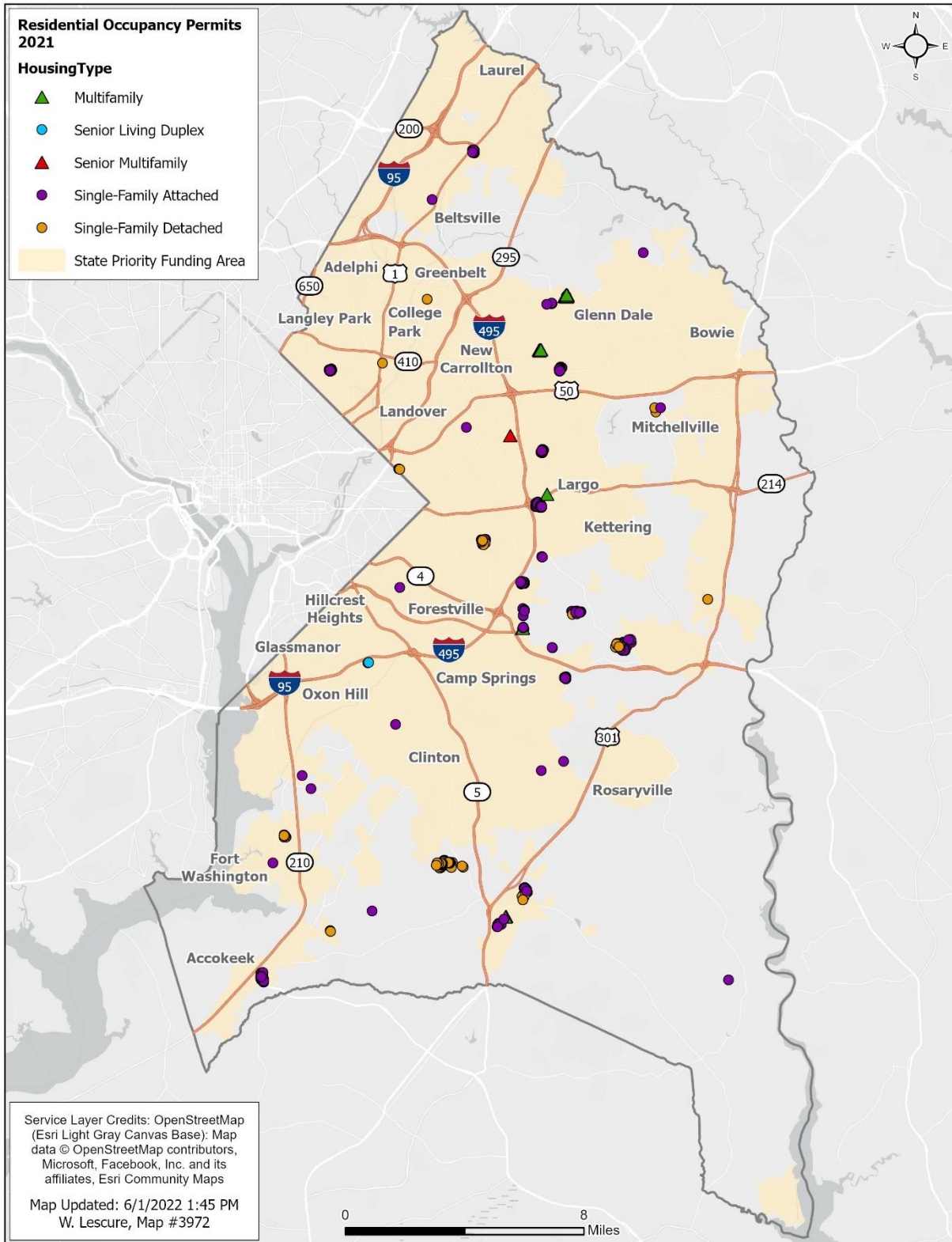
In 2021, 1,435 dwelling units were issued occupancy permits, according to the County Department of Permitting, Inspections and Enforcement. Approximately half of the units were single-family attached. The second largest type was multifamily in which 24.53 percent of total units (or 352 in number) were apartments and the other 11.15 percent or 116 units were condominiums. In addition, there were 63 senior housing units.



Townhouses in Westphalia, photo by M-NCPPC.

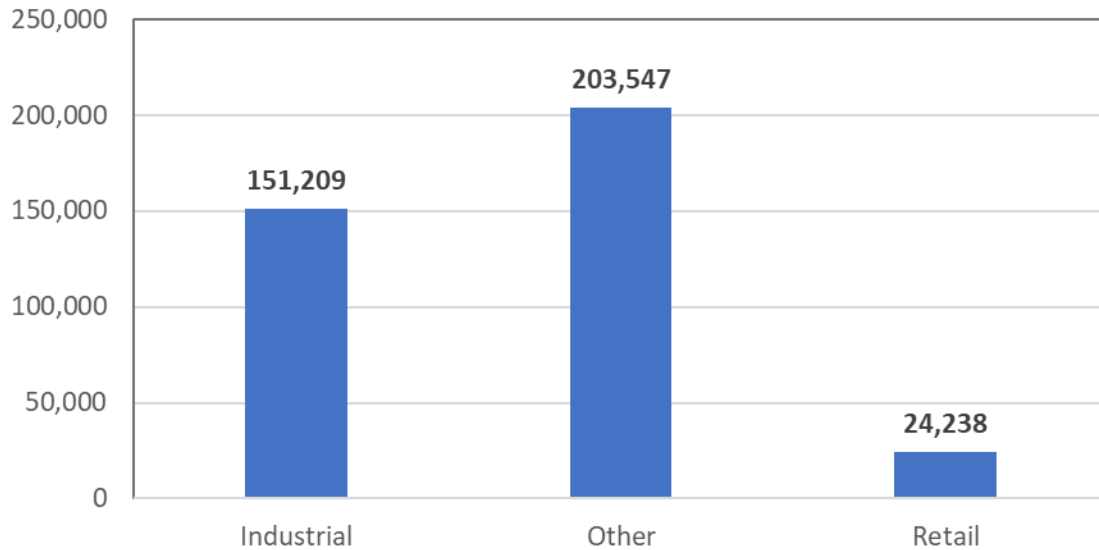


### Map 3. Residential Occupancy Permits, 2021



In 2021, nonresidential occupancy permits were for industrial, retail, or other uses. The majority nonresidential use in the County was “other,” and comprised 13 self-storage buildings. Industrial uses, or warehouses, ranked second, accounting for 39.90 percent of the total featuring warehouses. Retail uses, representing 6.40 percent, were primarily convenience stores or fast-food restaurants.

**Chart 4. Square Feet in Nonresidential Occupancy Permits, 2021**

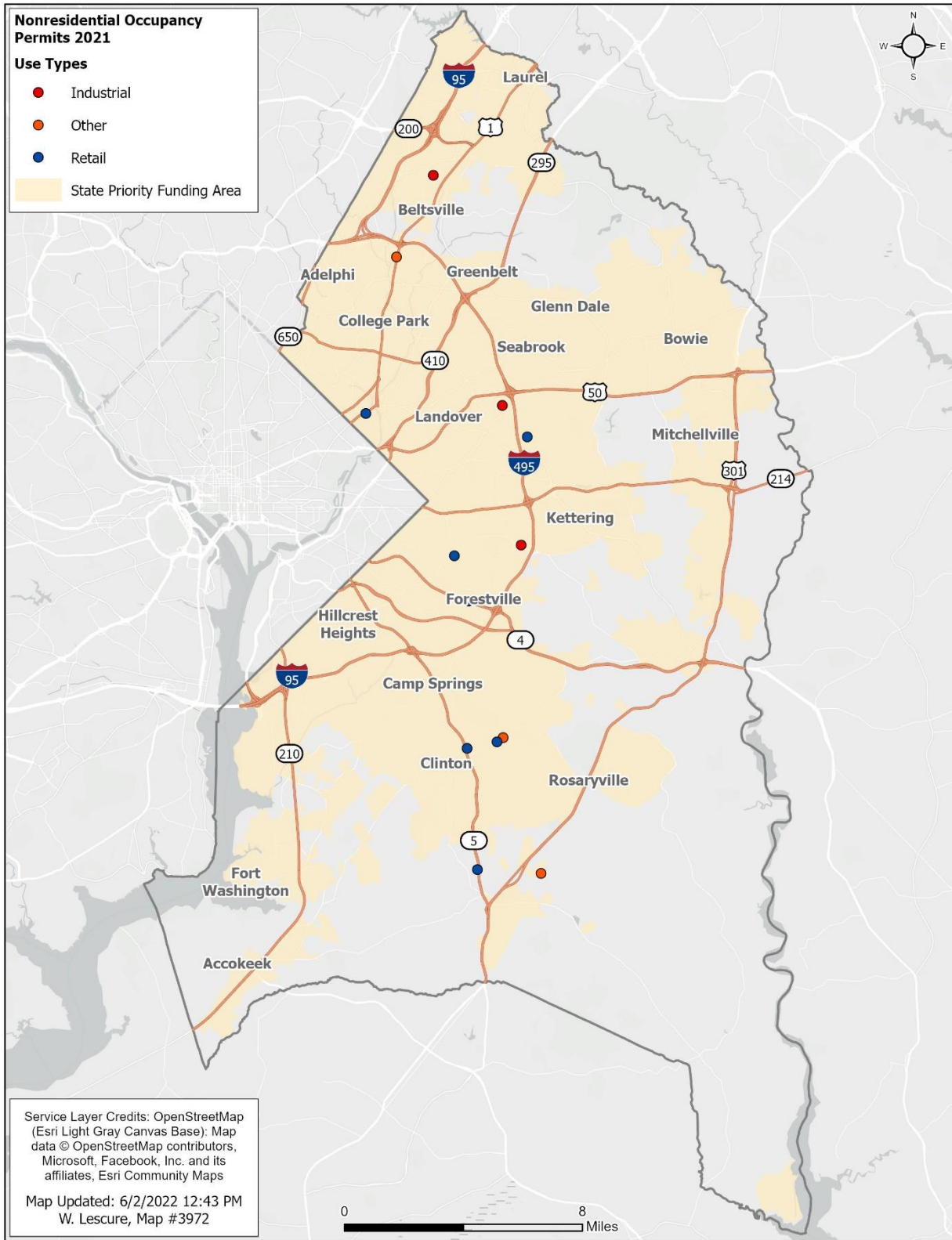


Source: Prince George’s County Planning Department, February 2022.



CubeSmart Self-Storage in Capital Heights, photo by M-NCPPC.

### Map 4. Nonresidential Occupancy Permits, 2021





### A-1-3. ZONING MAP CHANGES

Creating a 21st Century Zoning Ordinance and Subdivision Regulations for Prince George’s County was a two-phase process that has been completed and took effect April 1, 2022.

On October 23, 2018, the County Council adopted a new Zoning Ordinance and Subdivision Regulations, completing a four-year journey to update the County’s land use regulations. The Zoning Ordinance and Subdivision Regulations determine where and how land can be developed, helping shape communities’ future growth. The new code is aligned with the General Plan. Updating the County’s development codes was necessary to create regulations that support the County’s vision for smart growth, economic development, and improved quality of life.

The second step was implementing a Countywide Map Amendment that involved applying the zoning categories in the new Zoning Ordinance onto geographic lands. The County Council formerly initiated this process on July 23, 2019, for the last integral component for the County to begin using its new Zoning Ordinance.

The Countywide Map Amendment was a technical mapping exercise that replaced the zone on each property in the County with a similar new zone and ensured zoning conversions were objective, transparent, fair, and consistent. Table 3 displays land area changes due to zoning reclassification.

**Table 3. Changes to Acres from Zoning Reclassifications**

Zoning Classifications	Acreage Prior to April 1, 2022 Zoning	Percent Total	2022 Acreage	Percent Total	Change	
Activity Center	886.70	0.32%	4,032.34	1.45%	3,145.64	1.13%
Agriculture	26,587.39	9.55%	87,993.54	31.59%	61,406.15	22.05%
Commercial*	7,218.71	2.59%	4,731.34	1.70%	-2,487.37	-0.89%
Industrial	14,088.06	5.06%	13,694.32	4.92%	-393.73	-0.14%
Mixed Use or Transit Oriented**	8,256.57	2.96%	19,028.66	6.83%	10,772.09	3.87%
Reserved Open Space***	109,983.44	39.49%	48,877.49	17.55%	-61,105.95	-21.94%
Residential	111,492.64	40.03%	100,155.83	35.96%	-11,336.82	-4.07%
<b>Total</b>	<b>278,513.52</b>	<b>100.00%</b>	<b>278,513.52</b>	<b>100.00%</b>	-	-

Source: Prince George’s County Department of Planning, April 2022.

\* Includes employment or institutional.

\*\* Includes legacy mixed and legacy comprehensive design.

\*\*\* Includes open space.

#### A-1-4. LEGISLATIVE TEXT AMENDMENTS

This Report on Growth compiles legislative bills and resolutions adopted by the County Council in 2021. Those legislative bills and resolutions pertain to planning and zoning matters. Those adopted legislative bills and resolutions are displayed in two exhibits in Appendix A. The legislative bills and resolutions are a legal mechanism for implementing the County's General Plan to ensure that development activities are in concert with County and State goals and objectives.

#### A-1-5. COMPREHENSIVE PLAN OR PLAN ELEMENTS

In 2021, Prince George's County adopted three sector plans. A sector plan is an amendment to the County's General Plan.

- *City of College Park Complete and Green Streets Implementation Plan: 30 Percent Design for Five Street Segments.* The purpose of this report is to advance the goals and priorities outlined in the 2016 policy by prioritizing further street segments for reconstruction and providing 30 percent plans and cost estimates. Products summarized in this report will be used to gather community consensus through outreach, apply for grants, develop final designs, and advance projects to construction.  
<http://dev.mncppcapps.org/planning/publications/PDFs/385/Approved%20Final%20Report%20-%20College%20Park%20Complete%20Green%20Streets.pdf>
- *2021 Preliminary Bowie-Mitchellville and Vicinity Master Plan.* The plan is the approved master plan for Planning Areas 71A, 71B, 74A, and 74B. Upon approval, the Bowie-Mitchellville and Vicinity Master Plan will supersede the 2006 *Approved Master Plan for Bowie and Vicinity* and the 2010 *Approved Bowie State MARC Station Sector Plan*. This plan will amend portions of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and other Countywide functional plans within Planning Areas 71A, 71B, 74A, and 74B. <https://www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master->
- *Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Proposed Sectional Map Amendment.* The Plan is the proposed comprehensive community plan for a new neighborhood surrounding the Adelphi Road-UMGC-UMD Purple Line Station. Upon approval, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan will supersede the 1989 *Langley Park-College Park-Greenbelt Approved Master Plan* for the portion of Planning Area 66 within this sector. This Plan will amend portions of Plan 2035 and other Countywide functional plans.  
[https://www.mncppc.org/4947/Adelphi-Road-UMGC-UMD-Purple-Line-Station-](https://www.mncppc.org/4947/Adelphi-Road-UMGC-UMD-Purple-Line-Station-Area-Sector-Plan-and-Proposed-Sectional-Map-Amendment.pdf)

#### A-1-6. PUBLIC SCHOOL FACILITIES

The Approved FY 2021 *Educational Facilities Master Plan* (EFMP), and amended in FY 2022, aligns with the 2020 *Local Every Student Succeeds Act (ESSA) Consolidated Strategic Plan* and the 2019 *Comprehensive Maintenance Plan*. The EFMP has been used by Prince George's

County Public Schools (PGCPS) to prioritize projects outlined in the Six-Year Capital Improvement Program (CIP) for FY 2022-2027. CIPs are a tool to implement Plan 2035. “The CIP funds capital projects during the fiscal year covered by the capital budget and the succeeding five fiscal years. Through the CIP, educational facilities are planned, designed, renovated, and constructed based on the prioritization of needs established in the EFMP,” according to PGCPS.<sup>1</sup>

The calendar year 2021 encompasses FY 2021 and FY 2022. The Board of Education approved funding for major projects within FY 2021 and FY 2022. See Figures 1 and 2. The adopted FY 2021 CIP includes a \$46,362,000 commitment from the State and a \$146,887,000 commitment from the County, which allows for the execution of critically needed systemic replacements, compliance mandates, major repairs, countywide initiatives, and the furtherance of major modernizations.


**Figure 1. PGCPS What Was Funded for FY 2021: Historic Request vs Final Approval**

Fiscal Year of CIP Request	State CIP Funding		County CIP Funding		TOTAL
	Requested Amount	Approved Amount	Requested Amount	Approved Amount	Approved Funding
FY2016	\$71,355	\$36,978	\$177,963	\$105,827	\$142,805
FY2017	\$62,203	\$40,496	\$232,219	\$111,321	\$151,817
FY2018	\$96,200	\$52,300	\$237,000	\$114,000	\$166,300
FY2019	\$78,169	\$47,524	\$232,293	\$113,563	\$161,087
FY2020	\$73,834	\$65,644	\$174,253	\$134,467	\$211,627
<b>FY2021</b>	<b>\$58,714</b>	<b>\$46,362</b>	<b>\$181,286</b>	<b>\$146,887</b>	<b>\$193,249</b>

Source: “FY 2022-2027 Capital Improvement Program,” Prince George’s County Public Schools, <https://ektron.pgcps.org/FY-2022-2027-Capital-Improvement-Program/?LangType=1033>, page 223.

<sup>1</sup> Source: Prince George’s County Public Schools, Capital Improvement Program, <https://offices.pgcps.org/cip/index.aspx?id=230181>

**Figure 2. PGCPS What is Required for FY 2022: Recommended Capital Budget Request**



## WHAT IS REQUESTED FOR FY22: Recommended Capital Budget Request

### Priority State Participation Projects

FY22 Priority	FY22 - FY27 Projects	FY22 State	FY22 County	FY22 Total
1	William Wirt MS Replacement*	\$10,565,705	\$10,599,275	\$21,164,980
2	New Glenridge Area Middle School *	\$11,035,860	\$14,196,925	\$25,232,785
3	Cherokee Lane ES Replacement @ Buck Lodge Site*	\$0	\$14,208,000	\$14,208,000
4	William Schmidt Outdoor Ed. Center Reno/Add.*	\$10,539,000	\$9,416,000	\$19,955,000
5	Suitland HS Complex - Renovation/Replacement	\$11,710,417	\$11,516,379	\$23,226,796
6	Cool Spring ES Renovation/Addition to the Annex	LP	\$3,020,087	\$3,020,087
7	New Northern Adelphi Area High School	LP	\$3,000,000	\$3,000,000
8	High Point HS Replacement	LP	\$8,000,000	\$8,000,000
9	New International HS at Langley Park	LP	\$0	\$0
10	Charles Flowers HS HVAC	\$2,181,000	\$3,000,000	\$5,181,000
	<b>SUBTOTAL</b>	<b>\$46,031,982</b>	<b>\$76,956,666</b>	<b>\$122,988,648</b>

\*Planning Approval received by the State in prior years

Source: "FY 2022-2027 Capital Improvement Program," Prince George's County Public Schools, <https://ektron.pgcps.org/FY-2022-2027-Capital-Improvement-Program/?LangType=1033>, page 230.

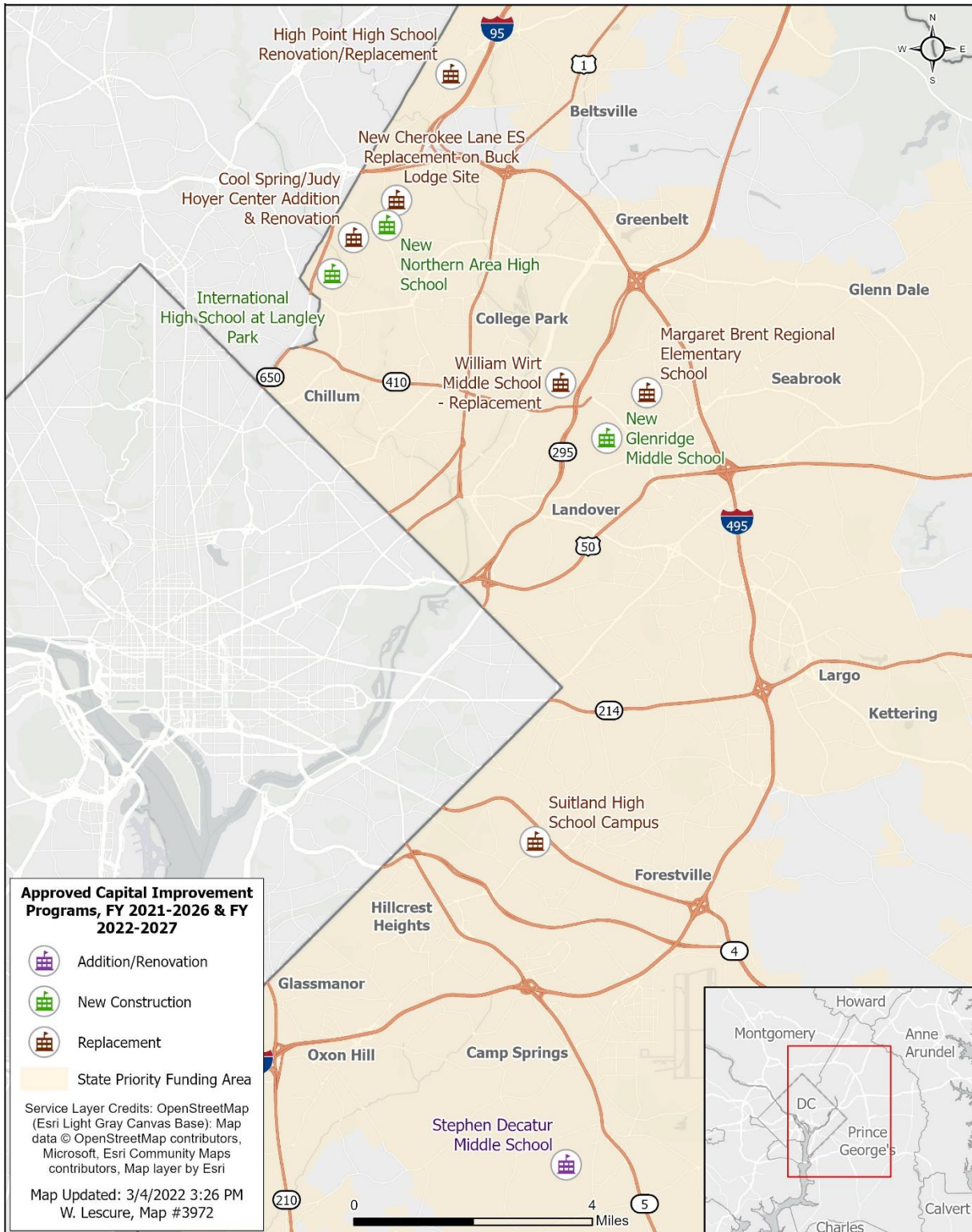
PGCPS owns 213 school facilities of which 193 were used for full-time student enrollment. Of the remaining 20 facilities, 15 are used for administrative offices, two are vacant, one is under construction, and two are supplemental science and environmental education centers. More than 50 percent of the PGCPS inventory is more than 40 years old. By industry standards these buildings and most of the major systems (HVAC, plumbing, electrical) have reached the end of their useful life and need major renovation or replacement.

Utilization varies dramatically by geography and by school type across the County. Most elementary schools in the northern area are over-capacity. With the construction of 400 new seats at Cherokee Lane Elementary School, 150 new seats at Cool Spring/Adelphi Elementary School Complex, and realignment of sixth grade to middle school, elementary school utilization in the north may decline but is not completely resolved (meaning over-capacity issues will still exist) during the next CIP cycle.

With the construction of 2,400 seats at two new middle schools, 2,300 additional seats at existing schools, and realignment of sixth grade, the middle school utilization in the north should decline but is not completely resolved during the next CIP cycle. Construction of a 2,600-seat building at the New Adelphi Area High School should prevent an enrollment crisis in the northern area. Without the addition of this facility, the seat deficit among the existing seven northern high schools would exceed 3,600 by the school year 2024-2025. Map 5 shows major school construction or replacement projects approved in the FY 2021 CIP.



## Map 5. New Schools Construction and School Replacements



## A-1-7. TRANSPORTATION FACILITIES

The Consolidated Transportation Program (CTP) is Maryland's six-year capital budget for transportation projects for FY 2022-2027. The CTP contains Maryland Department of Transportation (MDOT) projects and programs. For specific bridge, roadway, pedestrian, bicycle, and transit projects that are located in Prince George's County, visit [https://www.mdot.maryland.gov/OPCP/CTP\\_2022/CTP\\_FY2022\\_2027\\_Print.pdf](https://www.mdot.maryland.gov/OPCP/CTP_2022/CTP_FY2022_2027_Print.pdf)

MDOT remains committed to the construction of the entire 16-mile Purple Line light rail corridor which will connect Prince George's County and Montgomery County inside the Capital Beltway, with 21 stations connecting to Metro stations, MARC/Amtrak stations, local bus stops, and the University of Maryland at College Park campus (also see *Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Proposed Sectional Map Amendment* page 14). This indicates the State's commitment to public transit across the Washington, D.C. metropolitan region, where Prince George's County is an integral component. "In addition, Prince George's County offers a public transportation system that encompasses virtually every means of conveyance available for the movement of people and goods," according to the County.<sup>2</sup> The County's ridership on Metrorail and Metrobus is among the highest in the region.

In Prince George's County, there were no new projects in the FY 2021-2026 CIP and FY 2022-2027 CIP.<sup>3</sup> The CIP program highlights for both fiscal years are shown in the images on pages 18 and 19.

### FY 2021-2026 Program Highlights

- Substantial pavement rehabilitation and concrete rehabilitation work will continue in FY 2021 under the Curb & Road Rehabilitation 2 project.
- Under the Bridge Repair & Replacement 2 project, DPW&T will continue design of the Harry S. Truman Drive Bridge and Temple Hill Road culvert. The Bowie Road culvert will be advertised.
- The Transportation Enhancements 2 project continues funding for nonstandard transportation improvements which are time-sensitive, including requirements associated with the Americans with Disabilities Act, bus stop pads, traffic calming devices and landscaping.
- FY 2021 funding will support the replacement and rehabilitation of several bridges, including Chestnut Avenue, Livingston Road, Sunnyside Avenue and Temple Hill Road.
- FY 2021 funding will support the construction and repairs at DPW&T facilities, including the Brandywine and Glenn Dale facilities.
- DPW&T will continue the design and construction of the Green Street Improvement projects utilizing the complete street concept to include environmental and bio-retention facilities, pedestrian and bicyclist safety improvements, landscaping enhancements and street lights.
- DPW&T will continue construction of the Green Street Improvement projects, specifically along Ager Road and Montpelier Drive. This project provides funding for improvements along major roadways and at key intersection to improve appearance, safety and functionality while addressing environmental issues. Improvements include, but are not limited to, roadway and intersection modifications, tree planting, installation of stormwater management-related water quality and quantity measures, bicycle, sidewalk and multi-use path facility installation.
- Under the Pedestrian Safety Improvements project, which includes FY 2019's "School Access Projects" project, design along with pavement and concrete rehabilitation work will be ongoing. Marlboro Pike Phase I will continue on Race Track Road and Stuart Lane. BikeShare work will continue. DPW&T will continue conducting pedestrian road safety audits to identify critical pedestrian safety issues and offer solutions.
- The Countywide Street Light Enhancement Program will continue.
- Further development and implementation of a pavement preventive maintenance program will resume. Continuation of the Resurfacing and Sidewalk Improvement program in coordination with the following programs: ADA Right-of-Way Modifications program, County Revitalization and Restoration program, Developer Contribution Projects program and Permit Bond Default Revolving Fund program.
- In FY 2021, DPW&T will continue designing various bus shelters, upgrading sidewalk access and ensuring ADA compatibility.

### New Projects

None

### Deleted Projects

#### CIP ID # / PROJECT NAME / REASON

4.66.0016 / Hill Road III / Project is completed

4.66.0036 / Konterra Infrastructure Development / No activity

<sup>2</sup> Source: Prince George's County, Transportation Services, <https://www.princegeorgescountymd.gov/1922/Transportation-Services>

<sup>3</sup> Prince George's County, 2022 Fiscal Year Approved CIP Budget, the Prince George's County Government, <https://www.princegeorgescountymd.gov/3911/2022-Fiscal-Year-Approved-CIP-Budget>



### FY 2022-2027 Program Highlights

- Pavement and concrete rehabilitation for roadways and sidewalks will continue in FY 2022 under the Curb & Road Rehabilitation 2 project.
- Under the Bridge Repair & Replacement 2 project, DPW&T will continue design of the Harry S. Truman Drive Bridge and Temple Hill Road culvert.
- The Transportation Enhancements 2 project continues funding for nonstandard transportation improvements which are time-sensitive, including requirements associated with guardrails and thermoplastic pavement markings.
- FY 2022 funding will support the replacement and rehabilitation of several bridges, including Brandywine Road, Chestnut Avenue, Livingston Road, Sunnyside Avenue and Temple Hill Road.
- FY 2022 funding will support the construction and repairs at DPW&T facilities, including the Brandywine and Glenn Dale facilities.
- DPW&T will continue the design and construction of the Green Street Improvement projects utilizing the complete street concept including environmental and bio-retention facilities, pedestrian and bicyclist safety improvements, landscaping enhancements and street lights. Projects along Ager Road and

Montpelier Drive will be substantially complete in FY 2022.

- Under the Pedestrian Safety Improvements project, critical major pedestrian safety projects such as Metzertott Road, Marlboro Pike, Phases 1 and 2, will be under construction in FY 2022. The pedestrian safety projects on Race Track Road and Stuart Lane will continue in design in FY 2022. The design and construction work associated with the BikeShare system will continue. Design for smaller-scale pedestrian safety roadway improvements (which can be delivered as a component of pavement and concrete rehabilitation contracts) will be ongoing.
- The Countywide Street Light Enhancement Program will continue.
- Further development and implementation of a pavement preventive maintenance program will

resume. Continuation of the Resurfacing and Sidewalk Improvement program in coordination with the following programs: ADA Right-of-Way Modifications program, County Revitalization and Restoration program, Developer Contribution Projects program and Permit Bond Default Revolving Fund program.

- In FY 2022, DPW&T will continue designing various bus shelters, upgrading sidewalk access and ensuring ADA compatibility.

#### New Projects

None

#### Deleted Projects

None

## A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether the development in 2021 is consistent with contents and contexts in the following plans or reports:

- Each other regarding development patterns.
- The recommendations of the last annual report.
- The adopted plans of the local authority.
- The adopted plans of all adjoining local jurisdictions.
- The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

Development patterns, public facilities improvement, and legislative amendments in Prince George's County in 2021 continued to prove the County's commitment and success in the direction and processes regarding planning and growth management. The new residential and nonresidential development, public facilities improvements, and legislation and resolutions all compellingly proved that the County has been vigorous in maintaining its growth management policies to ensure quality and sensible development within the Priority Funding Areas (PFA) and preserve resources outside the PFA.

Prince George's County is steadfast in its dedication to continued effective collaboration with state government, County agencies, the Metropolitan Washington Council of Governments, neighboring jurisdictions, and all other stakeholders for a sustainable future. The sector plans adopted in 2021 are outlined in Section A-1-5.

The 2019 “*Housing Opportunity for All, Prince George’s County’s Comprehensive Housing Strategy*,” represents the County’s 10-year plan to serve the housing needs of all County residents, both current and future, while expanding access to opportunity through housing investments. Implementing the Housing Opportunity for All Program will help establish the County as a community of choice in the Washington, D.C. metropolitan region, a place where families and individuals can live, grow, and thrive.”<sup>4</sup> The County’s Housing Strategy can be viewed or downloaded from <https://www.princegeorgescountymd.gov/2803/Comprehensive-Housing-Strategy>

The *Formula 2040* plan is Prince George’s County’s Functional Master Plan for Parks, Recreation, and Open Space. The County is nationally recognized as having one of the best parks and recreation systems and has been awarded five national gold medals for excellence in parks and recreation management. “Formula 2040 is a recognition that parks, recreation, and leisure programming is a major component of the Department’s mission. Formula 2040 establishes a framework that will ensure the Department of Parks and Recreation can meet future programmatic and facility needs that provide the right experiences for County residents in the future,” according to DPR.<sup>5</sup> The full plan is available at <https://www.mncppc.org/DocumentCenter/View/118/2040-Functional-Master-Plan-PDF?bidId=>.

The neighboring counties develop comprehensive plans similar to Prince George’s Plan 2035 for a sustainable development and smart growth. Their plans are summarized by each respective county below:

**ANNE ARUNDEL COUNTY:** *Plan 2040* (adopted in 2021) “sets the policy framework to protect the natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. This framework also serves to overcome the many problems we continue to experience due to our history of slavery and federally financed segregated living patterns.”<sup>6</sup>

**CALVERT COUNTY:** *The Comprehensive Plan* (adopted in 2004 and amended in 2010) “is the official policy document for Calvert County that guides evaluations of proposed projects or changes to the Zoning Ordinance. The State uses the Plan to determine whether to provide state funding for a local project.”<sup>7</sup>

**CHARLES COUNTY:** “*The Comprehensive Plan 2040* (adopted in 2016) serves as the policy guide and framework for future growth, development, and preservation. The Plan addresses land use, water resources, energy, transportation, public facilities (including police, fire and emergency services, schools, and libraries), economic development, housing, natural resources, environmentally sensitive areas, and community development.”<sup>8</sup>

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<sup>4</sup> Source: Prince George’s County, Housing Opportunity for All, <https://pgccouncil.us/DocumentCenter/View/4043/Housing-Opportunity-for-All-REPORT>

<sup>5</sup> Source: M-NCPPC, Department of Parks and Recreation, Formula 2040, <https://www.pgparcs.com/222/Formula-2040>

<sup>6</sup> Source: Anne Arundel County, General Development Plan, <https://www.aacounty.org/departments/planning-and-zoning/long-range-planning/general-development-plan/>

<sup>7</sup> Source: Calvert County, Comprehensive Plan, <https://www.calvertcountymd.gov/DocumentCenter/View/254/2010ComprehensivePlan?bidId=>

<sup>8</sup> Charles County, The Charles County Comprehensive Plan, <https://www.charlescountymd.gov/home/showdocument?id=3674>

**HOWARD COUNTY:** *PlanHoward 2030* (adopted in 2012) is the County’s general plan. It is a “forward-looking approach and an exciting launch into a greener and more sustainable future environmentally, economically, and for our communities. *PlanHoward 2030* celebrates accomplishments and charts the next steps forward so Howard County can continue to enhance our high quality of life.”<sup>9</sup>

**MONTGOMERY COUNTY:** *Thrive Montgomery 2050* (adopted in 2021) “sets a vision for the county and encompasses broad, countywide policy recommendations for land use, zoning, housing, the economy, equity, transportation, parks and open space, the environment, and historic resources. (The Plan) provides guidance for future General Plans, county and state capital improvement processes, and other public and private initiatives.”<sup>10</sup>

### A-3. Process Improvements

Prince George’s County continues to implement the policies and actions of Plan 2035 that will improve the development process and planning activities. The water and sewerage master plan revisions, zoning changes, investment in public school facilities, road improvements within the PFA, and parks and recreation demonstrate the County’s devotion to enhancing the planning and development process for the betterment of its residents.

### A-4. Ordinances or Regulations

In 2021, the adoption of legislative bills and resolutions pertinent to planning was consistent to the planning visions of the state *Land Use Article*. Prince George’s County will continue to ensure that future amendments to legislation or regulations (Section A-1-3 and A-1-4) successfully implement Plan 2035 recommendations and follow the state’s planning goals and objectives.

## Section B. Adequate Public Facilities

### B-1. Adequate Public Facilities Ordinance for Schools

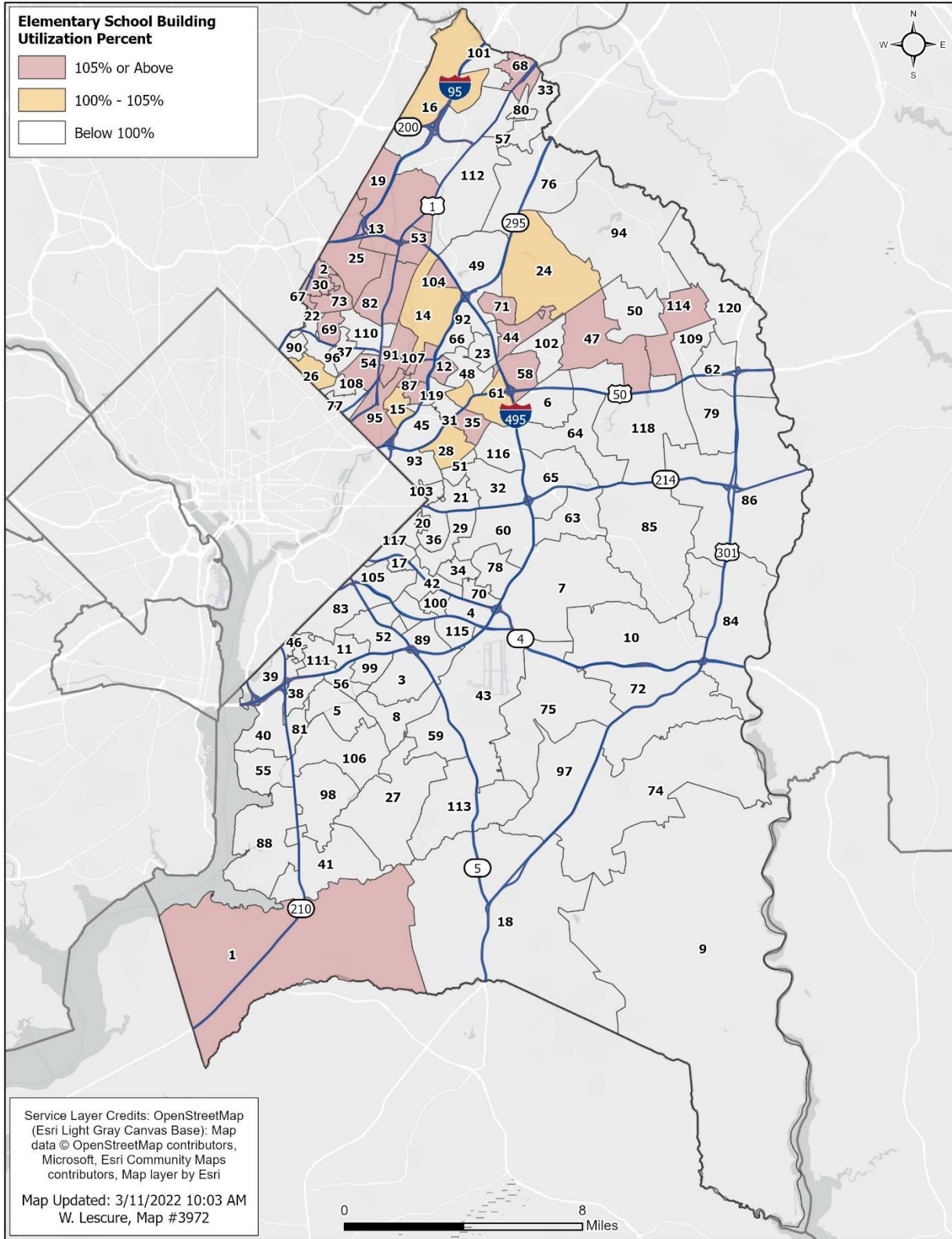
County Code Sec. 24-122.02 - School Facilities Tests states: “At the time of a preliminary plan of subdivision, the Planning Board shall apply an adequacy of school facilities test in accordance with this Subsection. The test shall be applied to a proposed subdivision as it affects school clusters, which are groupings of elementary, middle, and high schools to be impacted by the subdivision. A subdivision meets the test, unless otherwise provided below, if the number of students generated by the proposed subdivision at each stage will not exceed one hundred five percent (105%) of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters, as determined by the Planning Board.” Maps 6a, 6b, and 6c highlight schools that exceed 100 percent or 105 percent of the state-rated capacity (SRC). Overcrowded conditions are more common to schools in the northern part of the County.

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<sup>9</sup> Howard County, PlanHoward 2030 Executive Summary, <https://www.howardcountymd.gov/sites/default/files/2021-03/PlanHoward2030Amended.pdf>

<sup>10</sup> M-NCPPC Montgomery County Planning Department, Thrive Montgomery 2050, <https://montgomeryplanning.org/wp-content/uploads/2021/04/Thrive-Planning-Board-Draft-web.pdf>

# Map 6a. Capacity Utilization Rate of Elementary Schools



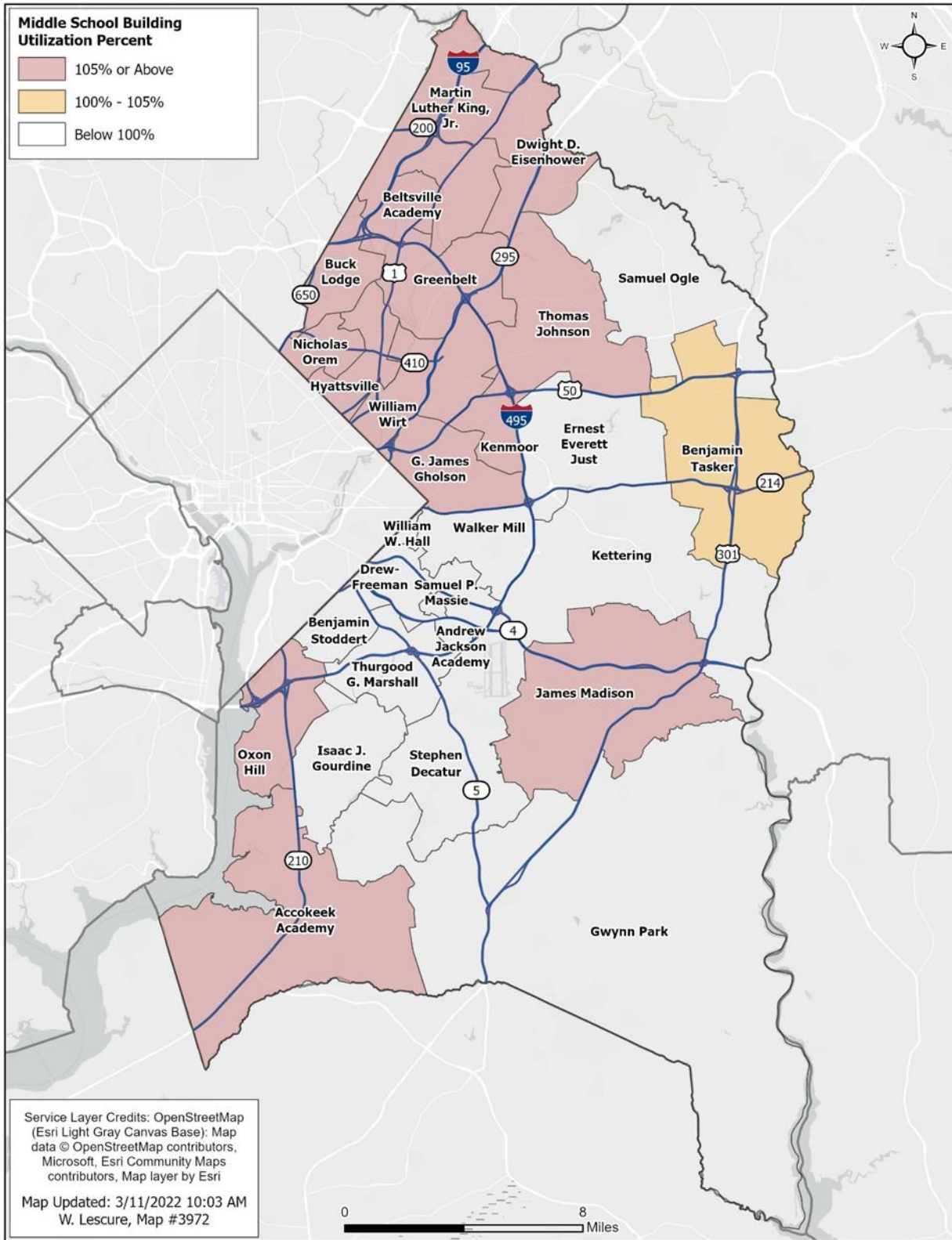


## Index for Map 6a: Elementary School Districts

Map Index Number	Elementary School Name
6	Accokeek Academy
7	Adelphi Elementary School
9	Allenwood Elementary School
8	Andrew Jackson Academy
10	Apple Grove Elementary School
11	Ardmore Elementary School
12	Arrowhead Elementary School
13	Avalon Elementary School
14	Baden Elementary School
20	Barack Obama Elementary School
15	Barnaby Manor Elementary School
16	Beacon Heights Elementary School
17	Beltsville Academy
18	Berwyn Heights Elementary School
19	Bladensburg Elementary School
1	Bond Mill Elementary School
2	Bradbury Heights Elementary School
3	Brandywine Elementary School
4	Calverton Elementary School
5	Capitol Heights Elementary School
21	Carmody Hills Elementary School
25	Carole Highlands Elementary School
22	Carrollton Elementary School
37	Catherine T. Reed Elementary School
24	Cherokee Lane Elementary School
26	Chillum Elementary School
23	Clinton Grove Elementary School
27	Columbia Park Elementary School
28	Concord Elementary School
35	Cool Spring Elementary School
36	Cooper Lane Elementary School
38	Cora L. Rice Elementary School
40	Deerfield Run Elementary School
41	District Heights Elementary School
42	Dodge Park Elementary School
39	Doswell E. Brooks Elementary School
43	Edward M. Felegy Elementary School
46	Flintstone Elementary School
47	Forest Heights Elementary School
48	Fort Foote Elementary School
49	Fort Washington Forest Elementary School
45	Francis Scott Key Elementary School
44	Francis T. Evans Elementary School
50	Gaywood Elementary School
33	Gladys Noon Spellman Elementary School
31	Glassmanor Elementary School
30	Glenn Dale Elementary School
32	Glenridge Elementary School
29	Greenbelt Elementary School
34	High Bridge Elementary School
51	Highland Park Elementary School
52	Hillcrest Heights Elementary School
53	Hollywood Elementary School
54	Hyattsville Elementary School
67	Indian Queen Elementary School
69	J. Frank Dent Elementary School
70	James H. Harrison Elementary School
71	James McHenry Elementary School
72	James Ryder Randall Elementary School
68	John H. Bayne Elementary School

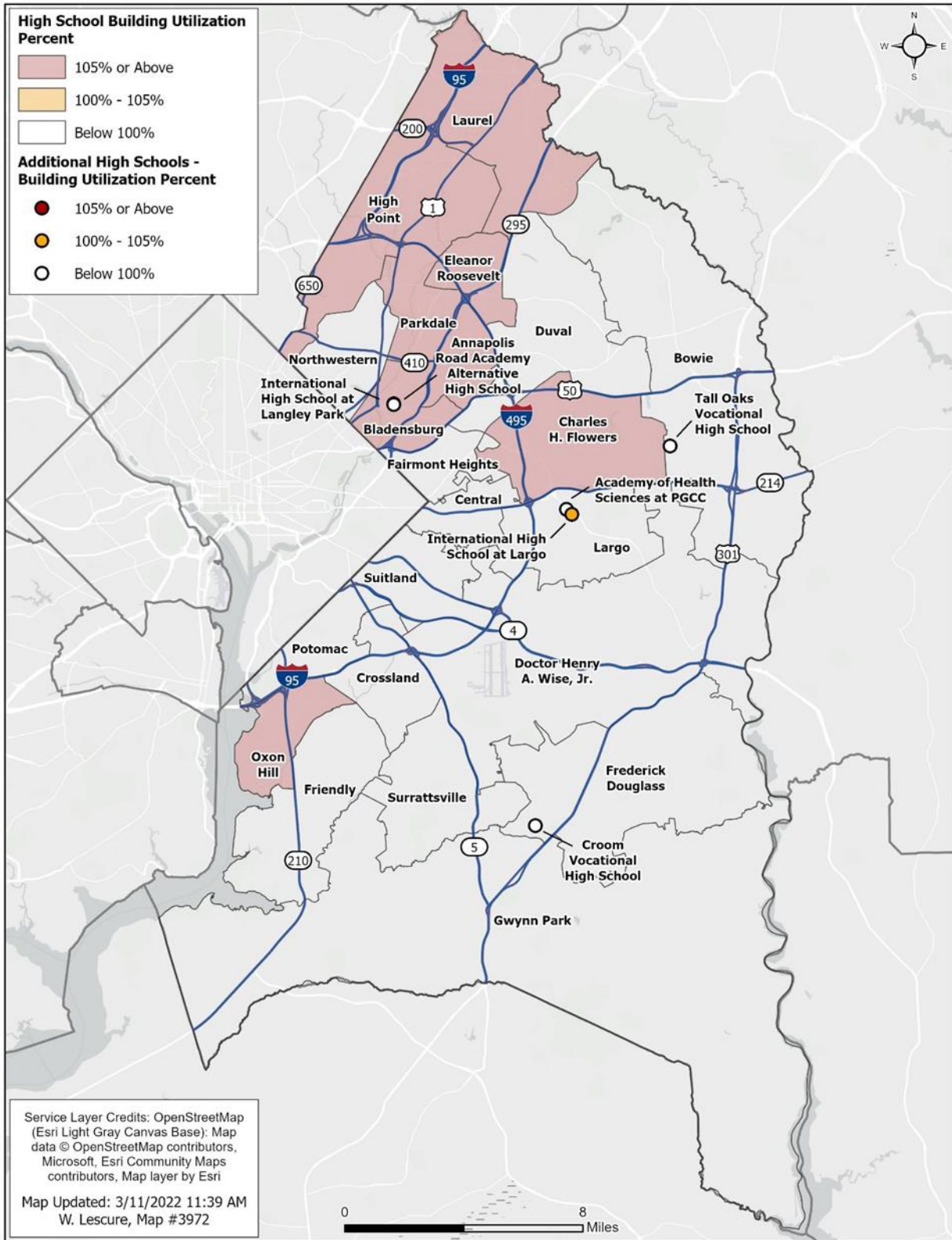
Map Index Number	Elementary School Name
73	Judge Sylvania W. Woods, Sr. Elementary School
74	Kenilworth Elementary School
75	Kettering Elementary School
76	Kingsford Elementary School
77	Lake Arbor Elementary School
78	Lamont Elementary School
56	Langley Park-McCormick Elementary School
79	Laurel Elementary School
80	Lewisdale Elementary School
55	Longfields Elementary School
57	Magnolia Elementary School
58	Marlton Elementary School
59	Mary Harris "Mother" Jones Elementary School
60	Mattaponi Elementary School
61	Melwood Elementary School
62	Montpelier Elementary School
63	Mount Rainier Elementary School
64	North Forestville Elementary School
65	Northview Elementary School
66	Oaklands Elementary School
81	Oxon Hill Elementary School
82	Paint Branch Elementary School
83	Panorama Elementary School
84	Patuxent Elementary School
85	Perrywood Elementary School
88	Pointer Ridge Elementary School
86	Port Towns Elementary School
87	Potomac Landing Elementary School
89	Princeton Elementary School
92	Ridgecrest Elementary School
100	Riverdale Elementary School
90	Robert Frost Elementary School
91	Robert R. Gray Elementary School
101	Rockledge Elementary School
102	Rogers Heights Elementary School
103	Rosa L. Parks Elementary School
104	Rosaryville Elementary School
105	Rose Valley Elementary School
106	Samuel Chase Elementary School
107	Samuel P. Massie Academy
111	Scotchtown Hills Elementary School
108	Seabrook Elementary School
109	Seat Pleasant Elementary School
110	Springhill Lake Elementary School
112	Suitland Elementary School
113	Tayac Elementary School
114	Templeton Elementary School
116	Thomas S. Stone Elementary School
115	Tulip Grove Elementary School
93	University Park Elementary School
95	Valley View Elementary School
94	Vansville Elementary School
96	Waldon Woods Elementary School
99	Whitehall Elementary School
97	William Beanes Elementary School
119	William Paca Elementary School
98	William W. Hall Academy
117	Woodmore Elementary School
118	Woodridge Elementary School
120	Yorktown Elementary School

**Map 6b. Capacity Utilization Rate of Middle Schools**





### Map 6c. Capacity Utilization Rate of High Schools



## B-2. Water, Sewerage, and Transportation Capacity

The Prince George’s County Capital Improvement Program (CIP) is a legal tool to implement Plan 2035’s recommendations for planning, designing, and constructing public facilities to meet communities’ needs and ensure that growth occurs within the state PFA. Prince George’s County established its first CIP in 1967. Since then, the County has refined the CIP to make programming more precise in scope and timing to improve coordination among the government agencies that provide and use public facilities.

“In the newly developing areas, the availability of appropriate support facilities can be critical to the operation of a new project. Likewise, the capacity of existing roads, sewers, and water supply lines is an important consideration in building or expanding public facilities in highly developed areas,” according to the approved FY 2022 Capital Improvement Program and Capital Budget.<sup>11</sup>

### B-2-1. WATER AND SEWERAGE

Environment Article Title 9, Subtitle 5, of the Maryland Annotated Code sets procedures for amendments and revisions to the Prince George’s County *Adopted 2018 Water and Sewer Plan* (Water and Sewer Plan). The Water and Sewer Plan assigns a category to every property in the County. It states: “The categories determine whether land can be developed using public (or community) water and sewer or individual well and septic systems. A category change is required for a development proposal that requires a subdivision or that disturbs more than 5,000 square feet of land.”

“Requests for changes to these categories can be achieved through two processes:

- The Legislative Amendment process is used when changes are proposed from Category 5 or 6 to Category 4.
- The Administrative Amendment process is used when changes are proposed from Category 4 to Category 3 and for public use allocations.

“Both processes require the filing of an Application for Water and Sewer Plan Amendment.”

The category definitions are available online from the Department of Parks and Recreation at <https://www.pgparcs.com/DocumentCenter/View/1495/Appendix-1-Water-and-Sewer-Category-Definitions-PDF?bidId=>.

### LEGISLATIVE AMENDMENTS

For the Legislative Amendment process, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission (M-NCPPC) and Washington Suburban Sanitary Commission (WSSC), and the Prince George’s County Health Department for recommendations at least 30 days prior to the public hearing on the amendments. The Water and Sewer Plan provides four cycles for consideration of amendments to the plan. These occur in March, June, September, and December of each year. The fourth cycle is often approved in the following calendar year.

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<sup>11</sup> Prince George’s County, FY 2022 Approved Operating Budget, Capital Improvement Program and Capital Budget, <https://www.princegeorgescountymd.gov/DocumentCenter/View/35007/Capital-Budget-and-Program>

The December 2020 cycle, which had seven applications, was approved by the Prince George’s County Council in April 2021. There were three cycles of amendments between January and December 2021. There were no applications for the March 2021 cycle, six applications for June 2021, and seven applications for September 2021 presented to the Prince George’s County Council for approval between September 2021 and November 2021. The December 2021 Cycle of Amendments is currently pending review by the Prince George’s County Council. Table 4 lists the legislative amendments requested in calendar year 2021.

**Table 4. Legislative Amendments Requested in 2021**

Sewershed Case #	Case Name	Legislative Cycle	Water (W) and Sewer (S) Change Request
20/W-05	Mill Branch Crossing	December 2020	5 to 4
20/W-06	Rock Creek Baptist Church	December 2020	5 to 4
20/W-07	Spirit of God Deliverance Church	December 2020	5 to 4
20/P-07	Miller Property	December 2020	5 to 4
20/P-08	104800 Livingston Road	December 2020	5 to 3
20/M-02	ELP DC	December 2020	5 to 4
WWP/POD	William Schmidt Outdoor Environmental Center	December 2020	Water Withdrawal
18/W-07	The Redeemed Christian Church of God (Victory Temple)	May 2021	5 to 4
21/W-01	Huntington, Parcel 345	June 2021	5 to 3
21/W-02	Charles Property	June 2021	5 to 3
21/W-03	Hawkins Property	June 2021	5 to 4
21/W-04	Prince George’s County Boys and Girls Club	June 2021	5 to 6
21/P-01	Miller Property	June 2021	5 to 4
21/PW-01	Janoske Property	September 2021	5 to 4
21/W-01	Alexander Property	September 2021	5 to 4
21/P-03	Townes of Brandywine	September 2021	5 to 4
21/P-04	Moore’s Road Development	September 2021	5 to 4 (Retain 5)
21/P-05	Refuge Temple Worship Center	September 2021	S5 to S4 (Retain S5)
21/M-01	Brandywine Woods	September 2021	4 to 3
21/M-02	Morton Farm Property	September 2021	5 to 4

Source: Prince George’s County Department of Permitting, Inspections and Enforcement, March 2022.

## ADMINISTRATIVE AMENDMENTS

The Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) accepts applications for the administrative amendment process. These applications can be submitted to DPIE after the Planning Board has approved the associated preliminary plan of subdivision or detailed site plan. DPIE transmits a report to the County Executive and County Council for a 30-calendar day review and comment period.

During the 30-day review period, the County Executive or County Council may request that an application be processed as a Legislative Amendment. If no comments are made, the Director of DPIE may approve each application included in the transmitted report. In 2021, DPIE accepted 16 applications for administrative amendments. Table 5 lists the administrative approvals in calendar year 2021.

**Table 5. Administrative Amendments Year 2021 Approvals**

Council Resolution	Project Name	Administrative Cycle	Approval Date
CR-32-2002	The Fairways (formerly Shields Property)	January 2021	2/10/2021
	Fallen Oak (8.94 acres)	February 2021	3/22/2021
CR-82-2010	Branch Avenue M-X-T (formerly Vista Preserve; 72.23 acres)	March 2021	4/15/2021
	Woodyard Station (21.82 acre)	March 2021	4/15/2021
CR-18-2019	Waste Management Maintenance Facility (7.77 acres)	April 2021	5/18/2021
	Harbor View (4.69 acres)	April 2021	5/18/2021
CR-34-2018	Calm Retreat (72.10 acres)	April 2021	5/18/2021
Pre-dates 2008 & 2018 Water/Sewer Plans	Dobson Ridge (80.94 acres)	May 21, 2022	6/9/2021
Public Use Allocation*	U.S. Bureau of Engraving and Printing (BEP)	May 2021	June 2021**
CR-22-2021	ELP DC (25.48 acres)	June 2021	7/14/2021
CR-23-2017	Three Roads Corner (formerly Old Brandywine Road Property)	June 2021	7/14/2021
Public Use Allocation*	Federal Law Enforcement Training Center	June 2021	7/21/2021
CR-21-2006	Brandywine Woods	July 2021	September 2021**
CR-52-2009	12318 Cherry Tree Crossing Road (formerly p/o Canterbury/Dhalwala property)	July 2021	8/24/2021
CR-23-2017	The Preserve at Westphalia (formerly the Bean Property)	September 2021	10/21/2021
CR-34-2018	Hope Village Center-Phase 1 (Royal Farms)	October 2021	11/12/2021

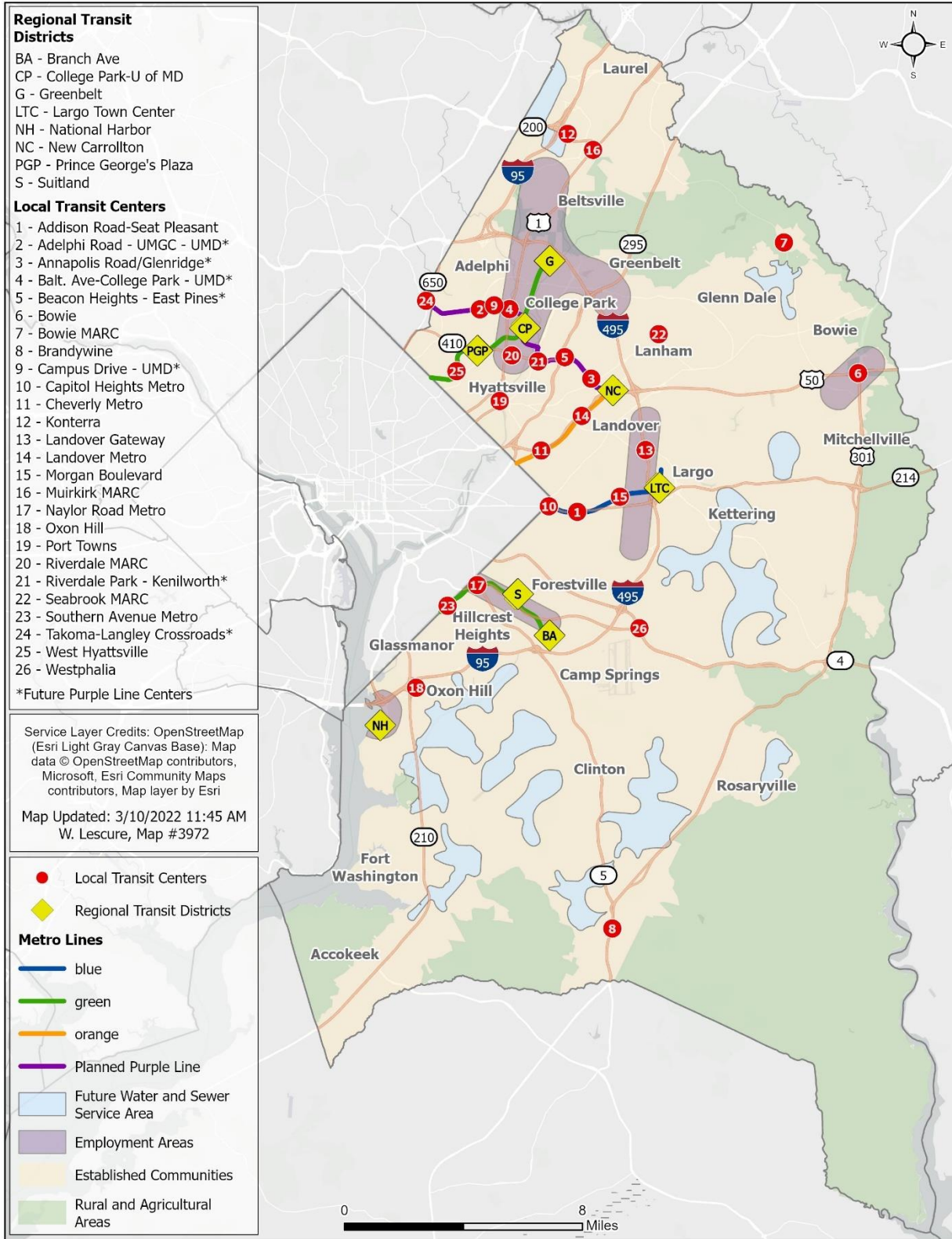
Source: Prince George’s County Department of Permitting, Inspections and Enforcement, March 2022.  
 \*For public uses such as federal, state or municipal projects.  
 \*\*Deferred to the Legislative Amendment Cycle by County Council: for those administrative requests that the County Council bumps up to a legislative amendment.

## B-2-2. TRANSPORTATION

On September 21, 2021, the County Council approved the initiation of the Countywide Master Plan of Transportation 2035 (MPOT 2035), as well as the approval of the project's recommended goals, concepts, and guidelines and the public participation plan. The ultimate goal is to provide and maintain a safe, affordable, accessible, and energy efficient multimodal transportation network that supports the County's desired land use patterns and Plan 2035 goals. Map 7 displays MPOT 2035 plan areas including regional transit districts and local transit centers. Other important land use elements are shown on the map as well. Road, bridge, and transit projects in 2021 as well as bicycle and pedestrian Adequate Public Facility improvements required in 2021 are in Appendix B.



# Map 7. 2035 Master Transportation Plan Areas





## Section C. Smart Growth Goals, Measures, and Indicators

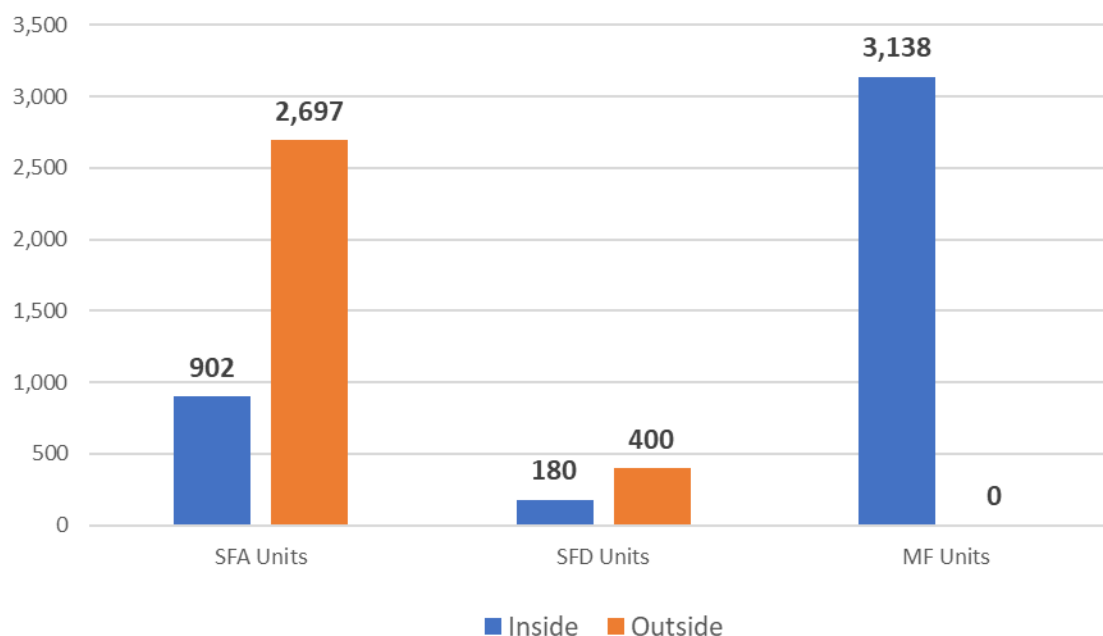
### C-1. Measures and Indicators

This section performs an analysis on residential and nonresidential development in 2021 with reference to Maryland’s Priority Funding Areas (PFAs). The analysis shows that Prince George’s County continued to direct its development within the PFA and make progress toward achieving its preservation goals for areas outside the PFA.

#### C-1-1. GROWTH INSIDE AND OUTSIDE THE PFA

As indicated in Table 1 on page 3, 7,317 new units were approved on approximately 1,060 acres of land. Among total proposed units, 57.7 percent were inside the PFA. All proposed multifamily units are inside the PFA. Chart 5 shows that the majority of single-family attached and detached units are outside the PFA. Of the total 3,599 single-family attached units in the County, 902 or 25.06 percent are inside the PFA. One-third (180 units out of 580 units) of proposed single-family detached units are inside the PFA.

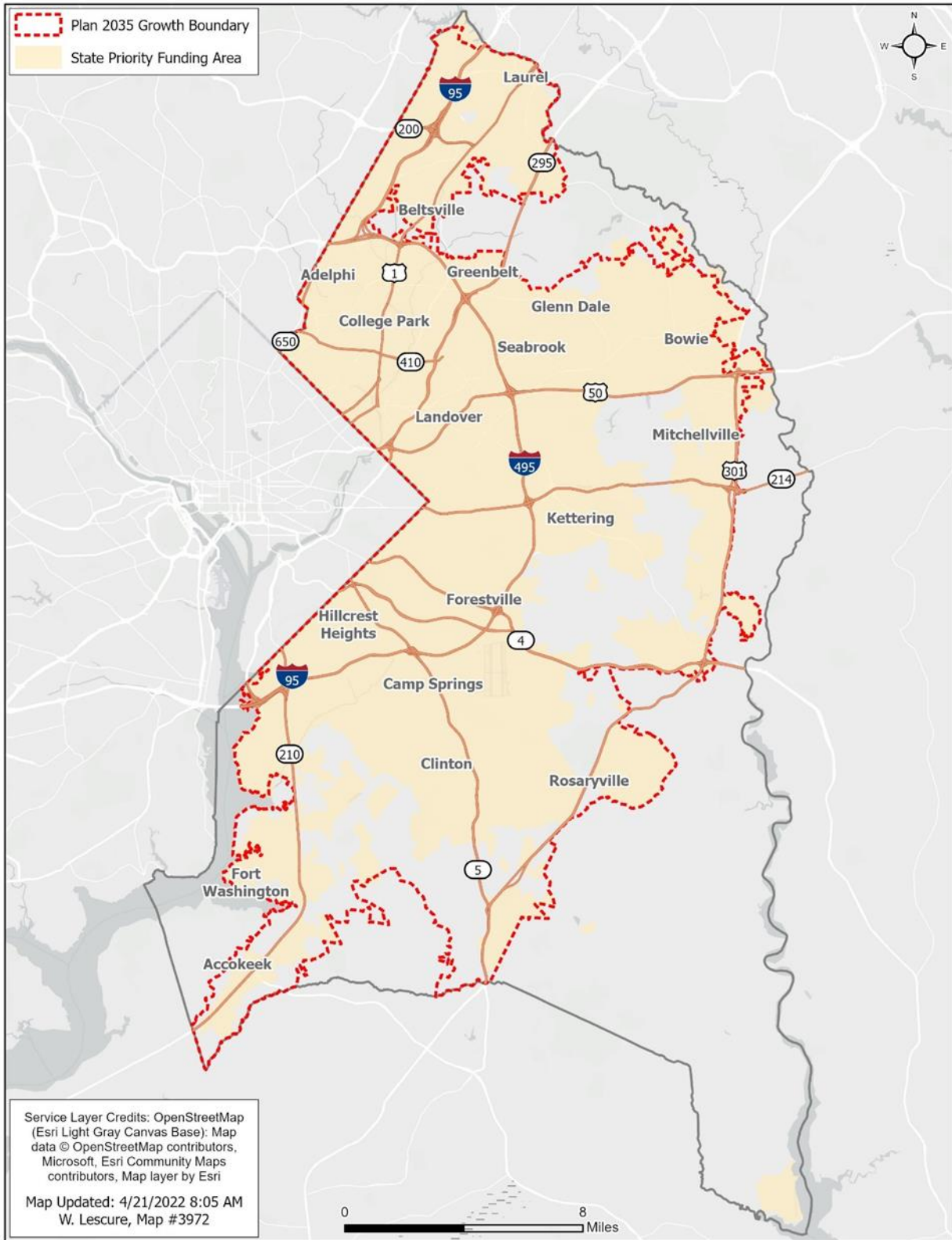
**Chart 5. Proposed Housing Units Inside or Outside PFA, 2021**



Source: Prince George’s County Planning Department, February 2022.

In Prince George’s County, the growth boundary delineated in the Plan 2035 is larger than the state PFA (see Map 8 on page 32).

### Map 8. State PFA and Plan 2035 Growth Boundary



The growth boundary designates the areas that are eligible to receive public water and sewer service and affects where the County grows and develops, while protecting and conserving natural, cultural, and agricultural resources. All the units in the approved plans were within the County's growth boundary.

Among nonresidential development approved in 2021 (Table 6), all but 7.62 percent of total acres or 0.22 percent of total gross floor areas (square feet) were inside the PFA. The only uses outside the PFA were a Royal Farms development and a community building (Table 2, page 7).

**Table 6. Approved Nonresidential Development**

Land Use Type	Inside PFA		Outside PFA	
	Acres	Gross Floor (sf)	Acres	Gross Floor (sf)
Industrial	696.74	4,329,727.00	0.00	0
Institutional	34.23	91,445.00	0.00	0
Mixed-Use	81.14	983,081.00	0.00	0
Office	3.58	100,000.00	0.00	0
Other	155.30	291,074.56	58.03	5,000.00
Retail	188.09	592,562.00	37.59	9,300.00
<b>Sum</b>	<b>1,159.08</b>	<b>6,387,889.56</b>	<b>95.62</b>	<b>14,300.00</b>
Total acres:	1,254.70	-	7.62%	-
Total square feet (sf):	6,402,189.56	-	-	0.22%

Source: Prince George's County Planning Department, February 2022.

Table 7 shows the number and type of units with residential occupancy permits issued in 2021. Of the 1,435 total units, about 86 percent were inside the PFA and 13.66 percent were outside the PFA. All the units outside the PFA were single-family detached or attached units. The new unit construction trend differs from those in approved development where 57.67 percent housing units were inside the PFA (Reference to C-1-1).

**Table 7. Units in Residential Occupancy Permits by PFA**

PFA	Housing Type	Number of Units	Percent Share of Total
Inside	Condominium	160	11.15%
	Multifamily	352	24.53%
	Senior Living Duplex	8	0.56%
	Senior Apartment	55	3.83%
	Single-Family Detached	25	1.74%
	Single-Family Attached	639	44.53%
	<b>Sum</b>	<b>1,239</b>	<b>86.34%</b>
Outside	Single-Family Detached	115	8.01%
	Single-Family Attached	81	5.64%
	<b>Sum</b>	<b>196</b>	<b>13.66%</b>
<b>Total</b>		<b>1,435</b>	<b>100.00%</b>

Source: Prince George's County Planning Department, February 2022.

The majority of square feet (98 percent) for nonresidential uses in occupancy permits were inside the PFA, as shown in Table 8. The only two uses outside the PFA were a convenience store with a gas station and a new storage facility.

**Table 8. Square Feet in Nonresidential Occupancy Permits by PFA**

PFA	Use Type	Square Feet	Percent Share of Total
Inside	Industrial	151,209	39.90%
	Other	200,747	52.97%
	Retail	19,138	5.05%
	Sum	371,094	97.92%
Outside	Other	2,800	0.74%
	Retail	5,100	1.35%
	Sum	7,900	2.08%
<b>Total</b>		<b>378,994</b>	<b>100.00%</b>

Source: Prince George's County Planning Department, February 2022.

### C-1-3. NET DENSITY IN DEVELOPMENT

For all approved residential plans in 2021, the overall net density for residential units per acre within the PFA was considerably higher than that outside the PFA (12.13 units per acre and 4.35 units per acre respectively), which follows the Maryland Smart Growth Principles and goals in Plan 2035 (see Table 9).

**Table 9. Total Acres and Density in Approved Residential Development**

PFA	Acreage	Total Unit	Net Density
Inside	348.02	4,220	12.13
Outside	712.60	3,097	4.35
<b>Sum</b>	<b>1,060.62</b>	<b>7,317</b>	<b>6.90</b>

Source: Prince George's County Planning Department, February 2022.

**Table 10. Total Acres and Density in Approved Nonresidential Development**

PFA	Acreage	Square Feet	Net Density (sf per acre)
Inside	1,159.08	6,387,889.56	5,511.17
Outside	95.62	14,300.00	149.55
<b>Sum</b>	<b>1,254.70</b>	<b>6,402,189.56</b>	<b>5,102.57</b>

Source: Prince George's County Planning Department, February 2022.



In 2021, the net density (square feet per acre) for nonresidential uses was higher inside the PFA than that outside the PFA (see Table 10). This indicates the continued success of growth management by directing nonresidential development inside the PFA where existing or planned infrastructure is in place. Development outside the PFA included two limited exemption plans for institutional use with a 6,000-square-foot addition to an existing retreat center and a replacement of a church (13,706 square feet) in the Kingsville area.

#### C-1-4. DEVELOPMENT CAPACITY ANALYSIS

Prince George's County development capacity analysis per work requests is based on a GIS model that identifies residential vacant or under-developed parcels and calculates the potential for new residential units based on zoning, existing land use, the state growth tiers, and environmental constraints in the model year for land within the PFA. The most recent development capacity analysis was performed using zoning prior to April 1, 2022; the report currently in production is for calendar year 2021. The most recent model shows that the number of potential units could range from 40,157 to 47,063 dwelling units countywide. These figures do not include redevelopment potential. This analysis is more restrictive for "developable" land, taking into consideration environmental constraints. It eliminates properties that have \$15,000 or more in improvements (as per the State Department of Assessment and Taxation).

#### C-1-5. LAND PRESERVATION

"Agriculture is a significant part of Prince George's County, both as an industry and as a contributor to the County's character. It is a goal of the Prince George's Soil Conservation District to preserve land that will produce high quality local commodities, protect scenic vistas and environmentally sensitive areas. Land preservation programs administered by the District include Maryland Agricultural Land Preservation Foundation (MALPF), Rural Legacy and the Historic Agricultural Resource Preservation Program (HARPP). All three programs accomplish the goal of preserving valuable land by purchasing development rights while allowing the landowner to retain their property," according to the Prince George's Soil Conservation District.<sup>12</sup>

"HARPP is a program of M-NCPPC Prince George's County Department of Parks and Recreation designed for farm and forest landowners in Prince George's County for preserving their land in the Rural and Agricultural Areas of the County for agricultural uses."<sup>13</sup> As of December 2021, via the locally funded agricultural preservation program, 4,245 acres of agricultural land was preserved cumulatively for 48 properties in Prince George's County, amounting to \$29,471,316.

In 2021, Prince George's County was one of 17 counties in Maryland certified through joint action by the Maryland Department of Planning and the MALPF Board. In the County, there were 20 easements totaling 1,972 acres with an acquisition cost of \$15,524,196. In FY 2021, one

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<sup>12</sup> Prince George's Soil Conservation District, Agricultural Land Preservation, <https://www.pgscd.org/agricultural-land-preservation>

<sup>13</sup> M-NCPPC, Historic Agricultural Resources Preservation Program, <https://www.pgpcps.com/4929/Historic-Agricultural-Resources-Preserva>

easement was settled on a 235-acre land costing \$788,991 to acquire, according to the [FY 2021 Annual Report](#), Maryland Agricultural Land Preservation Foundation.

The Patuxent River Rural Legacy Area of Prince George's County "contains rural scenic roads, historic villages, farmland, forests, the Patuxent River Park, the Patuxent River Natural Resource Management Area, and the Merkle Wildlife Management Area at Jug Bay," totaling 34,984 acres.<sup>14</sup>

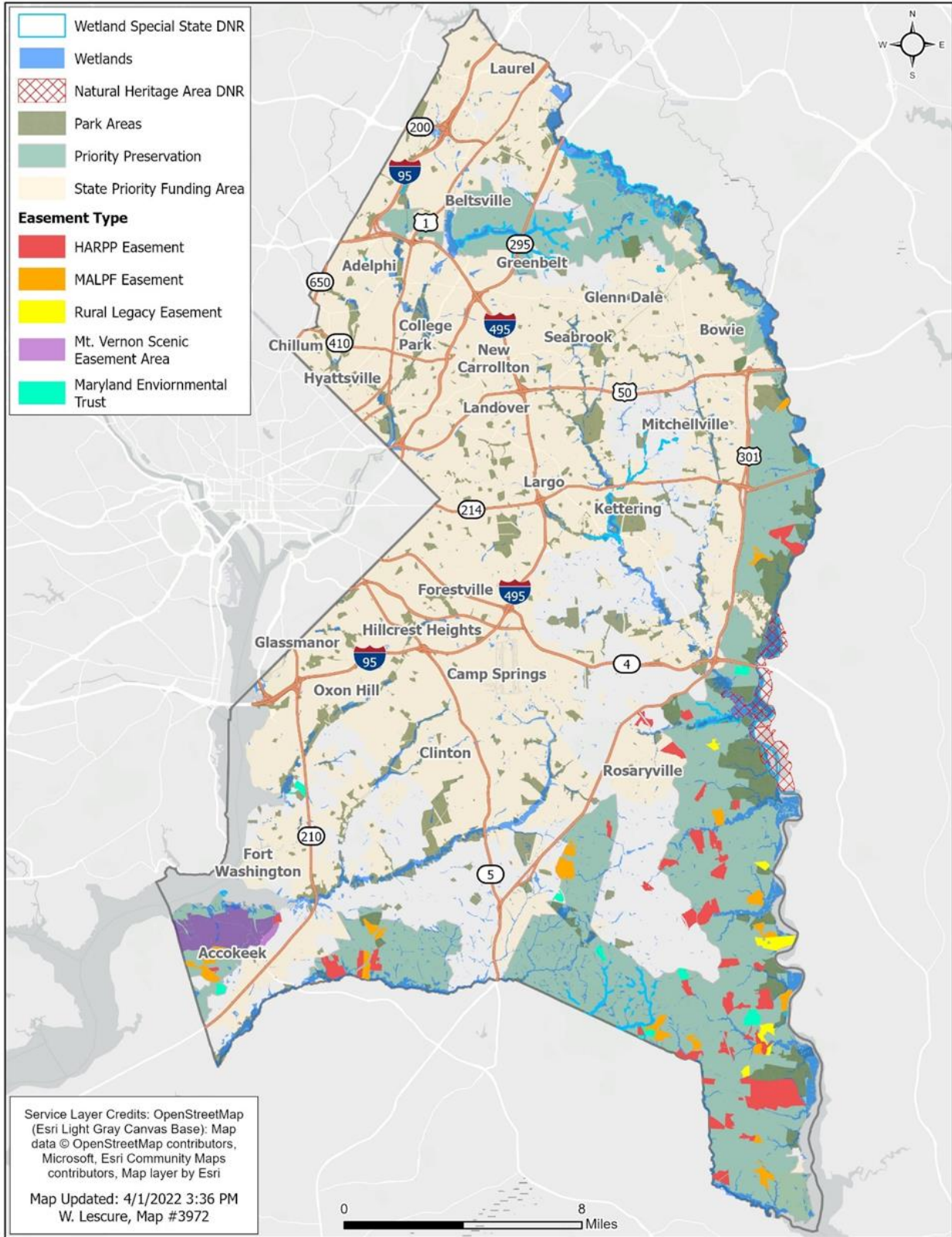
The 2012 *Adopted and Approved Priority Preservation Area (PPA) Functional Master Plan* "was developed for Prince George's County in accordance with House Bill 2 (HB2), the Agricultural Stewardship Act of 2006. Part of the PPA requirements is to achieve the goals of the Maryland Agricultural Land Preservation Foundation (MALPF) program before land succumbs to development."<sup>15</sup>

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<sup>14</sup> Maryland Department of Natural Resources, Land Acquisition and Planning, Patuxent -River Prince George's, <https://dnr.maryland.gov/land/pages/rurallegacy/all-rural-legacy-areas.aspx>

<sup>15</sup> Prince George's County Planning Department, Priority Preservation Area Functional Master Plan," <https://www.mncppc.org/1109/Priority-Preservation-Area-Functional-Ma>

# Map 9. Preservation Easement



## C-2. Compliance with the County Land Use Goals

Prince George's County is the second largest jurisdiction in population in Maryland, behind Montgomery County. In the past decade, the County's population grew by 103,790 from 863,420 in 2010 to 967,210 in 2020, according to decennial census enumerations by the U.S. Census Bureau. Approximately 92.70 percent of its population resides within the state PFA, indicating a success in implementation of the County's growth management policy as outlined in the County's Plan 2035.

As a maturing jurisdiction in the Washington, D.C. metropolitan region, the County manages its growth and strives for sustainable development via comprehensive planning. As a comprehensive 20-year general plan, Plan 2035 is a blueprint for long-term growth and development in Prince George's County. It charts a new course for our future, communicates our shared vision and priorities, and changes. The purpose of Plan 2035 is to make Prince George's County a competitive force in the regional economy, a leader in sustainable growth, a community of strong neighborhoods and municipalities, and a place where residents are healthy and engaged.

Based on its vision, Plan 2035 establishes a framework to capture a greater share of our region's forecasted job growth, meet the needs of our changing population, and preserve our valuable natural and historic resources. Plan 2035 strategically capitalizes on the County's local and regional strengths and focuses our resources on targeted areas best suited to mature into strong economic engines, leverage our investments, and catalyze job growth across the County.

Directing the majority of the County's incentives and new infrastructure to a limited number of places in the near-term will accelerate their development as viable economic engines that strengthen our existing neighborhoods; realize the potential of other transit-rich centers; preserve our environmentally-sensitive and rural areas; provide state-of-the-art public facilities, schools, and parks and recreation services; address our growing obesity crisis and other health needs; and restore and celebrate our historic and cultural amenities.

Plan 2035 pursues this course by:

- Promoting regionally competitive, mixed-use development in three Downtowns through targeted public investments and incentives.
- Reclassifying the scale and type of development appropriate for existing centers based on their primary function in the County.
- Facilitating cutting-edge economic growth in the County's Innovation Corridor through targeted public investments and incentives.
- Locating areas where near-term water and sewer service is deferred until additional residential capacity is needed.
- Reenforcing areas identified for preservation.
- Identifying priority action steps over the next decade.



## Appendix A: Legislative Bills

**CB-1-2021 (DR-3):** (Davis, Franklin, Glaros, Harrison, Hawkins, Streeter, Taveras, Turner, Dernoga, Ivey, and Anderson-Walker) A bill for the purpose of defining a new use, Qualified Data Centers, in the Zoning Ordinance and permitting the use in the Rural Residential (R-R), Commercial Office (C-O), Commercial Shopping Center (C-S-C), Major Activity Center (M-A-C), Residential Suburban Development (R-S), Employment and Industrial Area (E-I-A), Mixed-Use Transportation-Oriented (M-X-T), and Industrial Zones of Prince George’s County, under certain circumstances.

**CB-8-2021(DR-2):** (Turner, Hawkins, Davis, Franklin, Streeter, and Harrison) A bill for the purpose of amending the Commercial Table of Uses Permitted to permit Townhouse or Two-Family Attached Dwelling uses in the Commercial Office (C-O) Zone, under certain circumstances. (Properties impacted Central Avenue and Lanham Severn Road [Tax IDs 2119303, 2119295, and 1588755].)

**CB-13-2021 (DR-3):** (Turner Davis, Dernoga, Franklin, Glaros, Harrison, and Ivey) A bill for the purpose of providing a definition for Farm Brewery, amending the Residential Table of 3 of Uses in the Zoning Ordinance to permit Farm Brewery uses in the Open Space (O-S) Zone of Prince George’s County, subject to certain specified requirements. (Properties 3,293 wholly or split zoned).

**CB-14-2021 (DR-2):** (Ivey, Streeter, Hawkins, Harrison, and Franklin) A bill for the purpose of permitting by right, Townhouse uses in the Commercial Shopping Center (C-S-C) Zone of Prince George’s County, under certain circumstances. (Impacts three properties—Martin Luther King Highway, 8803 Annapolis Road, 5474 St Barnabas Road [Tax IDs 2256345, 3109196, and 2753580].)

**CB-16-2021 (DR-2):** (Dernoga, Hawkins, Glaros, Anderson-Walker, Turner, and Ivey) A bill for the purpose of amending the criteria in the Zoning Ordinance for granting zoning appeals involving variances. (Impacts all properties that require an area variance.)

**CB-23-2021 (DR-3):** (Harrison, Dernoga, Hawkins, Davis, Glaros, and Franklin) A bill for the purpose of amending the Industrial Table of Uses in the Zoning Ordinance to permit, on a limited legislative basis, Moving and Storage; Parking Lot, or Garage or Loading Area; Parking of Vehicles to an Allowed Use; and Warehousing uses in the Planned Industrial/Employment Park (I-3) Zone of Prince George's County, under certain specified circumstances. (8721 Timothy Road, Brandywine, Maryland [Tax ID3245925].)

**CB-33-2021 (DR-2):** (Ivey, Hawkins, Anderson-Walker, Franklin, Taveras, and Streeter) A bill for the purpose of amending the definition for the Group Residential Facility use in the Zoning Ordinance. (3000 Lottsford Vista Road Bowie, Maryland.)

**CB-39-2021 (DR-2):** (Davis, Turner, Glaros, Streeter, Taveras, Franklin, and Anderson-Walker) A bill to clarify the legislative intent of the Council to repeal the development regulations in the Zoning Ordinance related to bedroom percentages.

**CB-40-2021 (DR-2):** (Glaros, Streeter, Davis, Hawkins, Harrison, and Turner) A bill to amend the local land use and development requirements for Health Campus uses in the Single-Family Detached Residential (R-80) Zone of Prince George's County, subject to certain specified requirements. (Doctors Hospital.)

**CB-41-2021 (DR-2):** (Taveras, Hawkins, Davis, Glaros, Streeter Harrison, Turner, Ivey, and Franklin) A bill for the purpose of altering the additional requirements related to Medical Cannabis uses in the M-U-I, M-X-T, C-O, and C-S-C Zones. (Impacts all future medical cannabis dispensaries in the M-U-I, M-X-T, C-O, and C-S-C Zones).

**CB-42-2021:** (Streeter, Davis, Ivey, Franklin, Taveras, Glaros, Hawkins, Turner, Harrison, and Anderson-Walker) A bill for the purpose amending the Single-Family Detached (R-55) Zone to include the adaptive reuse of a former public-school building used by as eleemosynary or philanthropic institution. (Mission of Love Charities, Inc. at 6181 Old Central Avenue, Capitol Heights, Maryland.)

**CB-44-2021 (DR-2):** (Ivey) A bill for the purpose of amending the Industrial Table of Uses in the Zoning Ordinance to clarify that Department or Variety Store uses under 13,000 square feet are permitted uses in the Planned Industrial/Employment Park (I-3) Zone of Prince George's County. (403 Brightseat Road, Capitol Heights.)

**CB-48-2021 (DR-2):** (Glaros, Hawkins, Taveras, Dernoga, Turner, Anderson-Walker, Ivey, Davis, and Harrison) A bill for the purpose of amending the definition of Gas Station uses in the Zoning Ordinance and requiring that Special Exceptions approved for Gas Station uses include a minimum distance from residential uses and at least two electric vehicle charging stations. (Impacts all existing and future gas stations, although the principal effect will be on gas stations that require a Special Exception.)

**CB-49-2021 (DR-2):** (Glaros) A bill for the purpose of permitting development of multifamily residential uses, by right, in the Commercial Office (C-O) Zone of Prince George's County, under certain circumstances. (4825 and 4851 Ellin Road.)

**CB-50-2021 (DR-3):** (Davis) A bill to amend the residential table of uses to permit the development of a mix of residential and commercial/retail uses in the Residential Estate (R-E) Zone of Prince George's County, under certain circumstances. (12205, 12105 Annapolis Road; and 5015 Enterprise Road.)

**CB-51-2021 (DR-4):** (Davis) A bill to permit certain Warehouse and Distribution uses in the Mixed-Use Transportation-Oriented (M-X-T) Zone of Prince George’s County, and permitting Townhouse uses in the Single-Family Detached Residential (R-55) Zone, under certain circumstances. (BG Glenwood, LLC, Berman properties, 6915 Central Avenue and Karen Boulevard.)

**CB-53-2021(DR-2):** (Glaros, Hawkins, and Davis) A bill for the purpose of providing a maximum parking regulation for development of property in the Mixed-Use Transportation-Oriented (M-X-T) Zone of Prince George's County. (Impacts all parking spaces for M-X-T-zoned properties outside of a Development District Overlay Zone [DDOZ] or Transit District Overlay Zone [TDOZ].)

**CB-54-2021:** (Glaros) A bill for the purpose of amending the requirements of a Digital Billboard to include notice requirements for adjoining properties, municipalities, and all civic associations registered with the Commission for the area which includes the property. (Impacts all future nonconforming use certification applications for digital billboards.)

**CB-55-2021 (DR-2):** (Streeter, Hawkins, Davis, Franklin, Glaros, and Harrison) A bill for the purpose of modifying certain regulations related to single-family development in the Single-Family Detached Residential (R-55) Zone on transit-oriented properties. (Seven properties located on Swann Road in Suitland inside the Green Line Station Sector Plan.)

**CB-65-2021 (DR-2):** (Hawkins) A bill for the purpose of amending the development regulations in the Planned Industrial/Employment Park (I-3) Zone for warehousing uses on properties with certain minimum acreage and location requirements. (14 properties impacted.)

**CB-67-2021 (DR-2):** (Glaros) A bill for the purpose of amending the powers and duties of the County Board of Zoning Appeals to authorize the consideration and disposition of applications for variances from the strict application of the prohibition of front yard driveways for property in the R-55 (Single-Family Detached Residential) and T-D-O (Transit District Overlay) Zones, and the R-55 (Single-Family Detached Residential) and D-D-O (Development District Overlay) Zones of Prince George’s County.

**CB-69-2021:** (Davis, Ivey, Glaros, Turner, Anderson-Walker, Taveras, Hawkins, and Harrison) A bill for the purpose of amending the definition of the use Home Occupation in the Zoning Ordinance to include Pet Grooming Service businesses as a Home Occupation in the Residential Zones of Prince George’s County under certain circumstances.

**CB-71-2021:** (Davis, Turner, and Franklin) A bill for the purpose of permitting to authorize the Prince George’s County Planning Board to approve preliminary plans of subdivision for development containing certain easements to serve a private school as a permitted use, subject to specified circumstances. (4600 Fairwood Vista Drive in Bowie.)

**CB-77-2021:** (Hawkins, Dernoga, Glaros, Harrison, Taveras Turner, Davis, and Ivey) A bill for the purpose of removing an obsolete Subtitle of the County Code. (Urban Centers and Corridor Nodes Code.)

**CB-80-2021 (DR-2):** (Harrison, Hawkins, and Davis) A bill for the purpose of permitting nursing or care homes in the R-80 Zone under certain circumstances. (9106 Pineview Lane, Clinton, Maryland).

**CB-81-2021 (DR-2):** (Harrison, Hawkins, Turner, and Davis) A bill for the purpose of allowing varied residential density and lot size consistent with the Subregion 6 General Plan on R-A Zone land currently used for equestrian recreational activity. (Troutman Farm, 6406 and 6412 South Osborne Road.)

**CB-83-2021 (DR-2):** (Turner, Davis, and Hawkins) A bill for the purpose of permitting Apartment Housing for the Elderly in the R-18 Zone, subject to Detailed Site Plan but not Special Exception review, under certain circumstances. (4.5-acre site in the City of Greenbelt.)

**CB-84-2021 (DR-2):** (Glaros, Hawkins, Harrison, Taveras, Turner, Davis, and Franklin) A bill for the purpose of revising the Landscape Manual of Prince George's County, being also and the same Subtitle 27 of the County Code, adopted by the County Council of Prince George's County sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, as CB-65-2018 on October 23, 2018.

**CB-85-2021 (DR-3):** (Harrison, Hawkins, Turner, and Davis) A bill for the purpose of permitting the use of flex space in the M-X-T (Mixed-Use Transportation-Oriented) Zone, under certain circumstances. (8200, 8201, 8300, and 8301 Cattail Way; 13900 Brandywine Road; and 13900 Mattawoman Drive-Stephen's Crossing project.)

**CB-87-2021:** (Taveras and Ivey) A bill for the purpose of permitting by right, a carpet or floor covering store and a paint or wall covering store in the Commercial Office (C-O) Zone of Prince George's County, under certain circumstances. (31 properties in C-O Zone.)

**CB-88-2021 (DR-3):** (Glaros, Harrison, Hawkins, Taveras, Davis, Franklin) A bill for the purpose of reconciling certain terms, procedures, and other language of the new Subdivision Regulations adopted as CB-15-2018, Attachment A on October 23, 2018.

**CB-89-2021 (DR-2):** (Hawkins, Turner, Glaros, and Davis) A bill for the purpose of permitting certain residential development in the Commercial Office (C-O) Zone, and Light Industrial (I-1) Zone under certain circumstances. (Walker Mill Development, LLC property at 6666 Walker Mill Road and 1417 Addison Road South.)



**CB-90-2021 (DR-3):** (Glaros, Harrison, Hawkins, Taveras, Turner, Davis, Franklin, and Ivey) A bill for the purpose of revising certain requirements pertaining to the designation of and potential development standards applicable to the Neighborhood Conservation Overlay (NCO) Zone within the new Zoning Ordinance enacted by the Council on October 23, 2018, via adoption of Chapter 37, 2018 Laws of Prince George’s County, Maryland (CB-13-2018 Attachment A).

**CB-93-2021 (DR-3):** (Hawkins, Davis, Turner, Franklin, Glaros, and Harrison) A bill for the purpose of permitting the Prince George’s Planning Board of the Maryland-National Capital Park and Planning Commission to approve certain extensions to validity period of subdivisions, subject to specified circumstances.

**CB-98-2021 (DR-4):** (Glaros, Harrison, Hawkins, Taveras, Turner, Davis, and Franklin) A bill for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George's County, and adopted as CB-13-2018 Attachment A on October 23, 2018; revising certain procedures and regulations; and adding clarification language to effectuate successful implementation and meet the County’s goals for a new, modern, streamlined Zoning Ordinance.

**CB-99-2021 (DR-3):** (Glaros, Harrison, Hawkins, Taveras, Turner, Franklin, and Davis) A bill for the purpose of amending several provisions of the County Code to modernize and reconcile references to the Zoning Ordinance and Subdivision Regulations, and update references to County policy areas revised and established by the current general plan, Plan 2035.

**CB-101-2021 (DR-3):** (Ivey and Hawkins) A bill for the purpose of permitting Funeral Parlor in the Light Industrial (I-1) Zone, under certain specified circumstances. (Pope Funeral Home.)

**CB-103-2021 (DR-3):** (Hawkins, Turner, Taveras, Glaros, Harrison, Davis, and Franklin) A bill for the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Mount Rainier.

**CB-104-2021 (DR-3):** (Hawkins, Glaros, Harrison, Taveras, Turner, Davis, and Franklin) A bill for the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to Designated portions of the City of Greenbelt.

**CB-106-2021 (DR-2):** (Davis and Turner) A bill for the purpose of permitting single-family attached dwellings for the elderly in the Rural Residential (R-R) Zone, under certain circumstances. (9401 Westphalia Road.)

## Appendix B: Transportation Facilities

### Road, Bridge, and Transit Projects, 2021

Road Project	Agency*	Status	PFA
Cherry Hill Rd. at Maryland Farms intersection improvements	DPW&T	Complete	Yes
Contee Rd. Extended - US-1 to Konterra Drive roadway improvement	DPW&T	Complete	Yes
Complete/green street improvements along Swann Rd	DPW&T	Complete	Yes
Complete/green street improvements along Ager Rd and Hamilton St	DPW&T	Construction	Yes
Marlboro Pk. Pedestrian Safety Improvements Ph. 1	DPW&T	Construction	Yes
Complete/green street improvements along Montpelier Dr	DPW&T	Construction	Yes
Sunnyside Ave. Bridge Replacement over Indian Creek	DPW&T	Construction	Yes
Temple Hill Rd. Bridge Replacement over Pea Hill Branch	DPW&T	Construction	Yes
Addison Rd. at Walker Mill Rd. Intersection Improvement	DPW&T	In Design	Yes
Brandywine Rd. Bridge Replacement	DPW&T	In Design	Yes
Complete/green street improvements along Campus Dr.	DPW&T	In Design	Yes
Chillum Rd., Knollbrook Dr intersection improvement	DPW&T	In Design	Yes
Complete/green street improvements along Harry S. Truman Dr	DPW&T	In Design	Yes
Harry S. Truman Dr. Bridge Replacement	DPW&T	In Design	Yes
Livingston Rd. Bridge Replacement over Piscataway Creek	DPW&T	In Design	Yes
Marlboro Pk. Pedestrian Safety Improvements Ph. 2	DPW&T	In Design	Yes
Metzerott Rd., MD 650 to Adelphi Rd. Pedestrian Safety Improvements	DPW&T	In Design	Yes
Molly Berry Rd. Bridge Replacement	DPW&T	In Design	Yes
Old Landover Rd. Bridge Replacement	DPW&T	In Design	Yes
Race Track Rd. Pedestrian Safety Improvements	DPW&T	In Design	Yes
Ritchie Marlboro Rd., Brooke Ln. intersection improvement	DPW&T	In Design	Yes
Stuart Ln. Pedestrian Safety Improvements	DPW&T	In Design	Yes
Temple Hill Rd. Bridge/Culvert Replacement at Tinkers Creek	DPW&T	In Design	Yes
I-95/I-495, Capital Beltway replacement of Overpasses over Suitland RD	SHA	Construction	Yes
I-95/I-495, Capital Beltway replacement of Overpasses over Suitland RD	SHA	Construction	Yes
I-95/I-495, Capital Beltway replacement of Overpasses over MD 214	SHA	Construction	Yes
MD 4/Suitland Parkway Interchange	SHA	Construction	Yes
MD 4 replacement bridges over MD 717 and Race Track Road	SHA	Construction	Yes
MD 5 and 637 Multimodal improvements	SHA	Construction	Yes
MD 210/Kerby Hill Road interchange	SHA	Construction	Yes
MD 277 Riverdale Road bridge replacement over Northeast Branch Anacostia River	SHA	Construction	Yes
Improvements along MD 212A (Powder Mill Road) between US 1 and Pine Street	SHA	Construction	Yes
MD 382, Croom Road bridge replacement over Charles Branch	SHA	In Design	Yes
Improvements along MD 500 from MD 208 to the District of Columbia line	SHA	Construction	Yes
US 1 from College Avenue to MD 193	SHA	Construction	Yes
I-95/I-495 at Greenbelt Metro Access	SHA	In Design	Yes
I-95/I-495 interchange at Medical Center Drive	SHA	In Design	Yes
Study to upgrade existing MD 4 to a multilane freeway from MD 223 to I-95/I-495	SHA	Complete	Yes
MD 210 multimodal improvements from I-95/I-495 to MD 228	SHA	In Design	Yes
Feasibility study for US 50 from the District of Columbia to MD 704	SHA	Complete	Yes
Study of MD 28/MD 198 corridor safety between MD 97 and I-95	SHA	In Design	No
MD 197, Collington Road upgrade and widening to a multilane divided highway from Kenhill Drive to MD 450	SHA	In Design	Yes
MD 223 Corridor study from Steed Road to MD 4	SHA	Complete	Yes
US 1, Baltimore Avenue multimodal improvements study	SHA	Complete	Yes

Sources:

DPW&T FY 2021-2026 APPROVED CAPITAL IMPROVEMENT PROGRAM & BUDGET

<https://www.princegeorgescountymd.gov/DocumentCenter/View/34979/Public-Works-and-Transportation>

FY2022-FY2027 MARYLAND'S CONSOLIDATED TRANSPORTATION PROGRAM 2022 Report on Transportation

[https://www.mdot.maryland.gov/OPCP/CTP\\_2022/CTP\\_FY2022\\_2027\\_Web.pdf](https://www.mdot.maryland.gov/OPCP/CTP_2022/CTP_FY2022_2027_Web.pdf)

\*: SHA - State Highway Administration. DPW&T - Prince George's County Department of Public Works and Transportation.

**Bicycle and Pedestrian Adequate Public Facility Improvements Required in 2021**

Case Number	Case Name	Case Type	Location of Improvement	Type of Infrastructure Affected	Proposed Resolution
4-20017	Aspen	Preliminary Plan of Subdivision	Knox Road and Guilford Road	Sidewalks, bike racks, trash receptacles	6-foot-wide sidewalks along Knox Road and Guilford Road. Special decorative sidewalk used for sidewalks along Knox Road and Guilford Road. Provide two bicycle racks at a location convenient to the entrance of each building. Trash receptacles at a location convenient to the subject site entrance.
4-20002	Dobson Ridge	Preliminary Plan of Subdivision	McKendree Road and Lavender Dream Lane; McKendree Road and Desert Peace Court; McKendree Road and English Point Lane; McKendree Road and Dawn Chorus Lane	Crosswalks, signage, sharrows	Condition 5 required: 1)Crosswalk across north leg of McKendree Road, crosswalk across Lavender Dream Lane, one new ramp along McKendree Drive, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk. 2) Crosswalk across south leg of McKendree Road, crosswalk across Desert Peace Court, one new ramp along McKendree Road, two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk. 3) Crosswalk across English Point Lane, crosswalk across McKendree Road, Americans with Disabilities Act ramps on both sides of McKendree Road, and two pedestrian-crossing signs along McKendree Road at the edges of the crosswalk. 4) crosswalk across Dawn Chorus Lane. AND Condition 6 required: 1) one bikeway signage along the subject site frontage of McKendree Road. 2) A sharrow along the subject site frontage of McKendree Road.
4-20003	Hope Village Center	Preliminary Plan of Subdivision	Marlboro Pike, MD 223	Sharrows, sidewalks, bike racks	Condition 5 required: 1) Bikeway signage and shared lane markings (e.g., "sharrow") along the subject site's frontage of Marlboro Pike 2) eight-foot-wide shared-use path along the subject site frontage of MD 223 3)two bicycle parking racks near the entrance
A-9968-02	National Capitol Business Park		Leeland Rd	shared-use path	provide a 10-foot-wide shared use path along Leeland Rd
4-19011	Townes At Brandywine Crossing	Preliminary Plan of Subdivision	Timothy Branch Drive, Matapeake Business Drive	Sidewalks, crosswalks, ADA ramps	Condition 4 required: 1) Upgrade two existing crosswalks along Timothy Branch Drive 2) Upgrade existing crosswalks along Matapeake Business Drive 3) 5-foot-wide sidewalk along the portion of Matapeake Business Drive at Robert Crain Highway AND Condition 6 required: 1) Eight-foot-wide side path along the frontage of Matapeake Business Drive 2) Crosswalks crossing Matapeake Business Drive
4-17022	Spirit of God Deliverance Church	Preliminary Plan of Subdivision	Rock Spring Dr, Westphalia Rd	Signage, sharrows, shared-use path, crosswalks, bike racks	Condition 10 required: 1) Bikeway signage and sharrows along Rock Spring Drive 2) 10-foot-wide shared-use path along Westphalia Road 3) 10-foot-wide shared-use path along Rock Spring Drive 4) crosswalks and curb ramps crossing all entrances along Westphalia Road, the intersection of Rock Spring Drive and Westphalia Road, and all entrances along Rock Spring Drive 5) two inverted U-style bicycle parking racks
4-19050	Mill Branch Crossing	Preliminary Plan of Subdivision	Mill Branch Rd, US 301	Signage, sidewalks, crosswalks, bike parking	Condition 20 required: 1) Bikeway signage and sharrows along Mill Branch Road 2) A wide crosswalk with a pedestrian island crossing US 301 at Mill Branch Road 3) Long- and short-term bicycle parking at the proposed multifamily building, hotel, and commercial spaces AND Condition 21 required a continental style crosswalk crossing the north leg of US 301 at its intersection with Mill Branch Road
4-19012	Enclave at Westphalia	Preliminary Plan of Subdivision	Bridle Vale Road, Melwood	Crosswalks, signage	Condition 5 required crosswalks crossing both points of vehicle entry along Bridle Vale Road AND Condition 6 required signage and sharrows along Melwood Road
4-19014	Collington NASA FCU	Preliminary Plan of Subdivision	Prince George's Blvd	Signage, sharrows, sidewalks, crosswalks, bike parking	Condition 2 required sharrows and bikeway signage along Prince George's Boulevard AND Condition 3 required 1) five-foot-wide sidewalk and crosswalk to connect the existing bus stop located along the Prince George's Boulevard 2) Long term bicycle parking
4-19044	Metro City	Preliminary Plan of Subdivision	Addison Rd South, Rollins	Sidewalks, bike lane	Condition 16 required 1) Eight foot wide sidewalks along Addison Road South 2) Eight-foot-wide sidewalks along Rollins Avenue 3) Bicycle lane along Addison Road South 4) Bicycle lane along Rollins Avenue

Source: Prince George's County Planning Department, March 2022.



**Bicycle and Pedestrian APF Improvements Required in 2021 (Continued)**

Case Number	Case Name	Case Type	Location of Improvement	Type of Infrastructure Affected	Proposed Resolution
4-20022	Vista Gardens West	Preliminary Plan of Subdivision	MD 704, MD 450, Vista Glen Lane, Vista Sola Way, Vista Green Lane	Shared-use path, sidewalks, crosswalks, bike lane	Condition 6 required 1) Ten-foot-wide shared-use path along MD 704 2) A standard sidewalk along Business Parkway 3) Marked crosswalks crossing all legs of both intersections of Vista Sola Way and Vista Green Lane; Vista Glen Lane and Vista Sola Way; and the intersection of Vista Green Lane and Vista Glen Lane 4) A bicycle lane along the subject property's frontage of Business Parkway
4-20021	Brandywine Woods	Preliminary Plan of Subdivision	Tower Road	sidewalks, sharrows	Condition 11 required: 1) 5-foot-wide sidewalks along Tower Road 2) sharrows and bicycle signage along Tower Road
4-20007	Schultz Road Senior Housing	Preliminary Plan of Subdivision	Schultz Rd, Weimar Court	Sidewalks, shared-use path	Condition 1 required sidewalk and crosswalk improvements at the intersection of Schultz Road and Weimar Court AND Condition 2 required 10-foot-wide shared-use path along Schultz Road
4-19006	Clinton Market Place North	Preliminary Plan of Subdivision	MD 223	Sidewalks, crosswalks	Condition 1 required crosswalks crossing all vehicular access points from MD 223 AND Condition 18 required 8-foot-wide sidewalk along MD 223
4-19051	Timothy Branch	Preliminary Plan of Subdivision	Brandywine Rd, Mattawoman Dr	Sidewalks, crosswalks, bike lane	Condition 13 required: 1) 8-foot-wide shared use path along Brandywine Road 2) Bicycle lanes along the property frontage of Brandywine Road 3) crosswalks along all vehicular access points along Mattawoman Drive
4-20033	Suitland Self Storage	Preliminary Plan of Subdivision	MD 337 (Forestville Rd)	Sharrows, signage, sidewalks	Condition 10 required sharrows, bikeway signage and standards sidewalks along MD 337
4-19039	Hargrove Industrial	Preliminary Plan of Subdivision	MD 704	Shared-use path, sidewalk	Condition 15 required a shared-use path and six-foot-wide sidewalk along frontage
4-20008	Heppe Property	Preliminary Plan of Subdivision	Westphalia Rd	Shared-use path	Condition 15 required a 10-foot-wide shared-use path along Westphalia Road
4-20032	National Capital Business Park	Preliminary Plan of Subdivision	Leeland Rd	Shared-use path	Condition 8 required 10-foot-wide shared-use path along Leeland Road
4-20040	West Hyattsville	Preliminary Plan of Subdivision	Ager Rd, West Hyattsville Metro Station, MD 501, Longford Dr, Jamestown Rd	Trail widening, lighting, crosswalks	Condition 4 required: 1) Widen the West Hyattsville Metro Connector trail, between Ager Road and the West Hyattsville Metro Station 2) Improve trail lighting along the West Hyattsville Metro Connector trail 3) Upgrade to continental-style crosswalks along the northern approach at MD 501 and 18th Avenue, the northern approach at MD 501 and Longford Drive, the southern approach at MD 501 and 20th Avenue, the southern approach at MD 501 and 21st Street, the northern approach of Jamestown Road and 29th Avenue, the northern approach of Jamestown Road and 30th Avenue, and the northern and southern approach at Jamestown Road and 31st Avenue.
4-20016	LIW Iron Works	Preliminary Plan of Subdivision	MD 210, Cornett St	Sharrows, signage, sidewalks	Condition 6 required 1) bikeway signage and sharrows along MD 210 2) A 5-foot-wide sidewalk along MD 210 3) 5-foot-wide sidewalk along Cornett Street
4-21006	6400 America Boulevard	Preliminary Plan of Subdivision	America Boulevard, MD 410	Sharrows, bike signage	Condition 5 required: 1) sharrows on America Boulevard 2) bikeway signage on MD 410
4-20020	Lottsford Court Medical Arts Building	Preliminary Plan of Subdivision	Lottsford Court, Lottsford Rd, MD 202	Sidewalk, signage, crosswalks, bus shelter	Condition 10 required: 1) Replace sidewalk on the south side of Lottsford Court 2) bikeway signage along Lottsford Road 3) replace the crosswalks at the intersection of MD 202 4) Provide a crosswalk along the western approach at the intersection of Lottsford Road and Lottsford Court 5) replace the crosswalks at the intersection of MD 202 6) Install bus shelters along Lottsford Road
4-19052	The Promise	Preliminary Plan of Subdivision	Wheeler Rd	Street lights, sidewalk, bikeshare station	Condition 12 required: 1) Upgrade streetlights off-site 2) upgrade sidewalk on Wheeler Rd 3) Install a bikeshare station within the public right-of-way

Source: Prince George's County Planning Department, March 2022.