



June 12, 2025

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 2024 Annual Report on Growth

Dear Mr. Dahlstrom,

At its meeting on June 12, 2025, the Prince George's County Planning Board voted to approve the Prince George's County 2024 Annual Report on Growth, prepared by the Planning Department staff, as Agenda Item 4D.

The attached report adheres to Section 1-208(e) of the Land Use Article in the Annotated Code of Maryland (Maryland Code), which mandates charter counties to prepare the Annual Report on Growth. This report documents all development-related changes and resource preservation activities that occurred in 2024. It also evaluates whether these changes align with the state and county goals for sustainable growth.

Sincerely,



[Lakisha Hull \(Jun 17, 2025 15:33 EDT\)](#)

Lakisha Hull, AICP, LEED AP BD+C
Planning Director
Prince George's County Planning Department

Attachment.

C: Charles W. Boyd, AICP, Assistant Secretary for Planning Coordination
Members of the Planning Board
Tony Felts, AICP, Deputy Planning Director for Administration
James Hunt, Deputy Planning Director for Operations
James Cannistra, C.P., GISP, Chief, Information Management Division
Katina Shoulars, Chief, Countywide Planning Division
Sherri K. Conner, Acting Chief, Development Review Division
Kui Zhao, AICP, Planning Supervisor, Information Management Division
Retha Pompey-Green, Administrative Supervisor, Development Review Division

2024 Annual Report on Growth

 PRINCE GEORGE'S COUNTY
Planning Department

MAY 2025



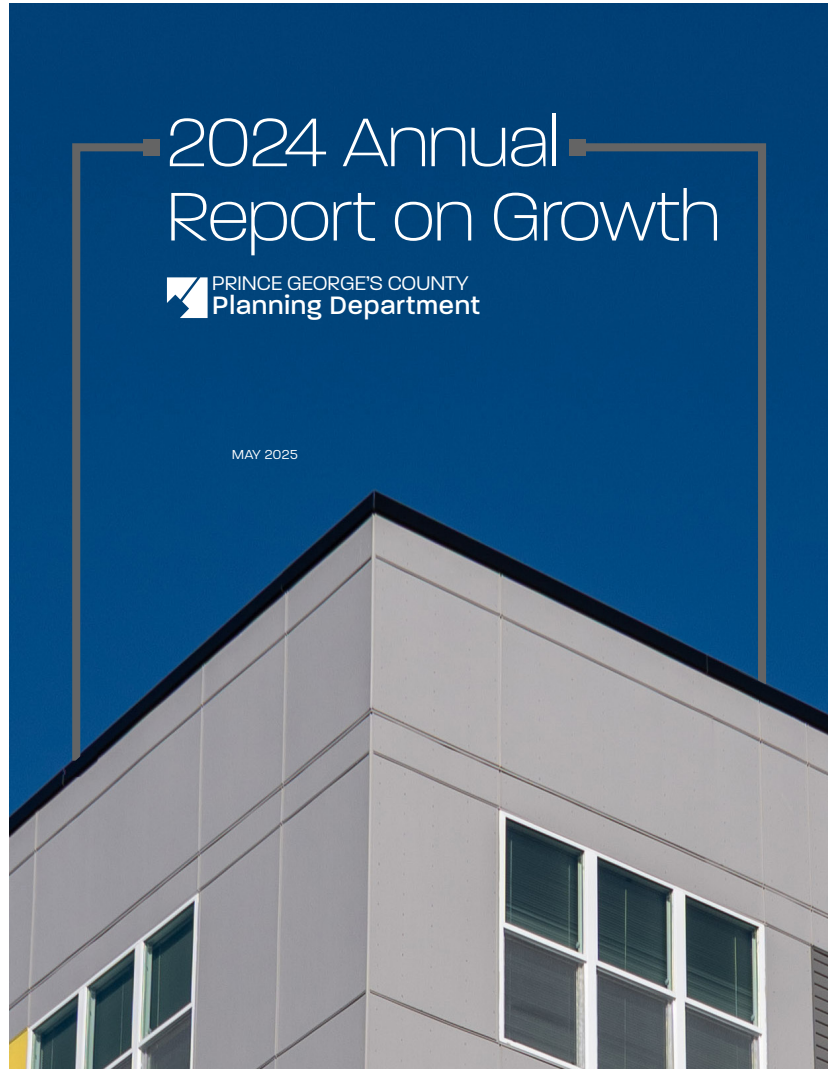
Abstract

Date	May 2025
Title	The 2024 Annual Report on Growth, Prince George's County, Maryland
Author	The Maryland-National Capital Park and Planning Commission
Subject	Annual Report on Growth
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As stated in the Local Government Annual Reporting, "Section 1-208(e) of the Land Use Article, Annotated Code of Maryland (Maryland Code), requires the Maryland Department of Planning (MDP) to report on the smart growth goals, measures, and indicators submitted by each jurisdiction with planning and zoning authority. The indicators provide an annual snapshot of growth-related changes, and the amount of permit activity within the state's identified investment areas, Priority Funding Areas (PFAs), along with remaining development potential and local farmland preservation."

Additionally, Maryland House Bill 131 (HB131) requires "local jurisdictions with at least 150,000 residents to report certain information for each building or development permit application that includes a residential housing component as part of the development to the [Maryland] Department of Housing and Community Development and the [Maryland] Department of Planning on or before July 1 each year."

Per the state law, this 2024 Annual Report on Growth for Prince George's County summarizes residential and nonresidential development in 2024. It analyzes consistency with the County's growth management policies that are outlined in the Plan Prince George's 2035 (Plan 2035) land use goals per the State smart growth principles. The 2024 Annual Report on Growth is due by July 1, 2025, to the Maryland Department of Planning.



May 2025

The Maryland-National Capital Park and Planning Commission

Prince George's County Planning Department

1616 McCormick Drive

Largo, MD 20774

www.pgplanning.org

The Maryland-National Capital Park and Planning Commission

Artie L. Harris, Jr., Chair
Peter A. Shapiro, Vice Chair

Officers

William Spencer, Acting Executive Director
Gavin Cohen, Secretary-Treasurer
Debra Borden, General Counsel

The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change

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County Council

The County Council has three main responsibilities in the planning process: setting policy, plan approval, and plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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Clerk of the Council: Donna J. Brown

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Introduction

This report summarizes residential and nonresidential development in Prince George's County in 2024. It also analyzes consistency with the County's growth management policies that are outlined in the *Plan Prince George's 2035* land use goals per the State smart growth principles.





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Growth Related Changes



Changes to Development Patterns

New Subdivisions

In the 2024 report, the approved preliminary plans that meet the following requirements are included per the current Zoning Ordinance of Prince George's County (Section 27-3605) to avoid double-counting the approved development:

- Townhouse or multifamily development with 10 or more units
- Nonresidential use over 25,000 square feet of the gross floor area
- Mixed-use development with more than 10,000 square feet of gross floor area and/or 10 or more dwelling units

In 2024, 16 residential development projects were approved, comprising seven Detailed Site Plans (DSP or DET), four Specific Design Plans (SDP), and five preliminary plans (Table 1, Figure 1, and Map 1), totaling 3,042 dwelling units. Among them, 43.4 percent were single-family attached (generally referred to as townhouses), 22.7 percent were single family detached, and 33.9 percent were multifamily.

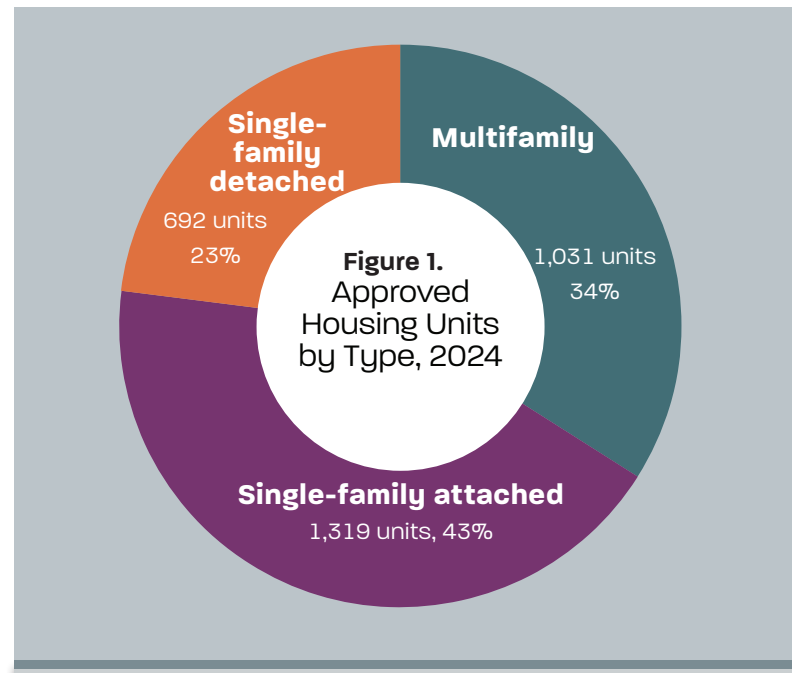
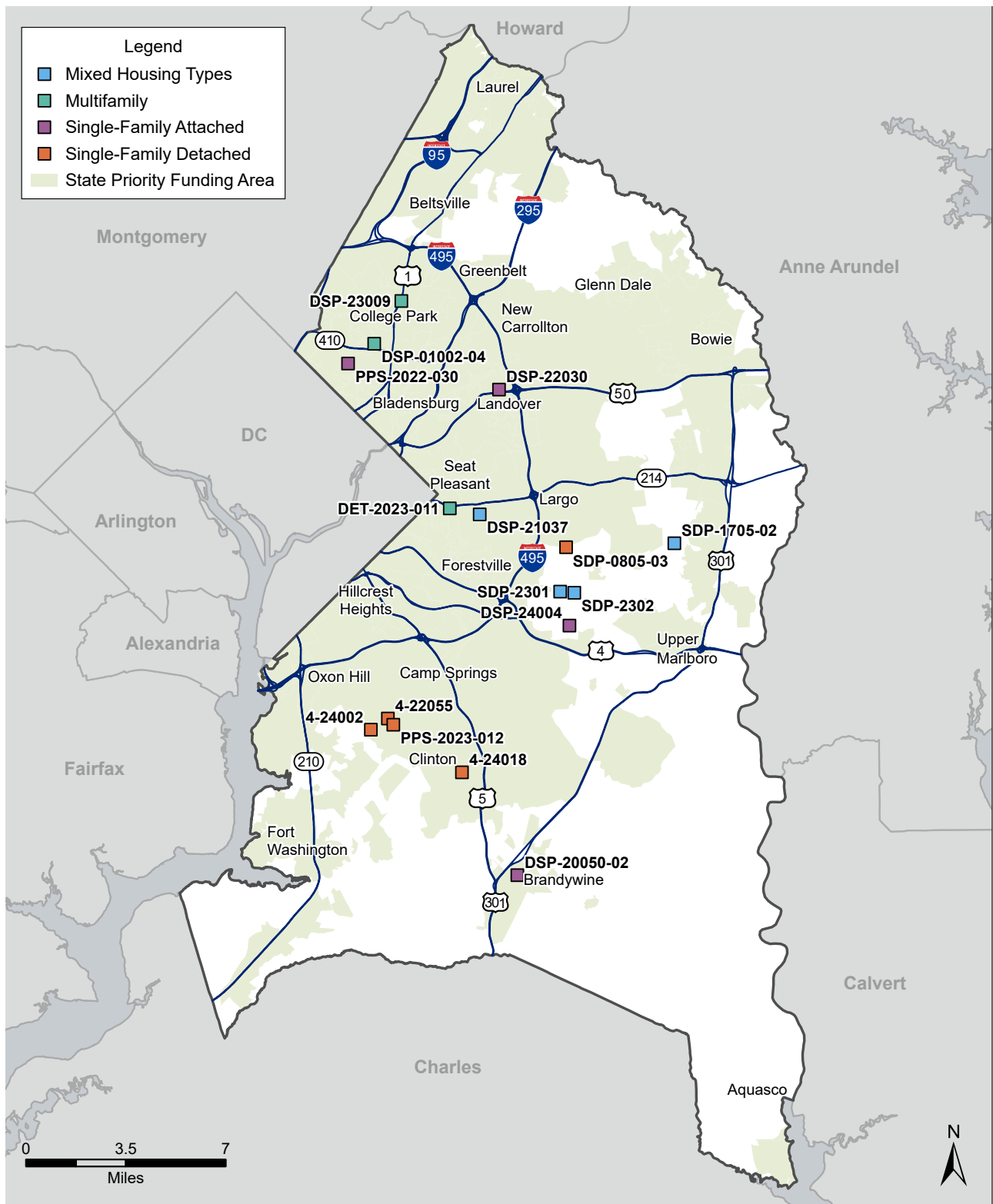


Table 1. Approved Residential Development, 2024

Development Case Number	Development Case Title	Single-Family Attached	Single-Family Detached	Multifamily	Total Units
DSP-21037	Glenwood Hills*	132	0	230	362
DSP-01002-04	Library Apartments (Toledo Road Garage Redevelopment)	0	0	209	209
DSP-23009	Project Turtle*	0	0	299	299
DSP-22030	New Carrollton Multifamily IV	364	0	0	364
SDP-1705-02	Locust Hill	50	285	0	335
SDP-0805-03	Kenwood	0	142	0	142
SDP-2302	Woodside Village Meadows at Westmore	262	14	0	276
SDP-2301	Case Yergat	117	233	0	350
PPS-2022-030	Hok Subdivision - Ager Road Townhomes (Minor)	5	0	0	5
PPS-2023-012	Tracy George Property	0	2	0	2
4-22055	Lumar Subdivision	0	2	0	2
4-24002	Bird Lawn	0	5	0	5
4-24018	Addition To Glorious Subdivision	0	9	0	9
DET-2023-011	Addison Park**	0	0	293	293
DSP-20050-02	Stephen's Crossing At Brandywine	33	0	0	33
DSP-24004	Enclave At Westphalia	356	0	0	356
Total units		1,319	692	1,031	3,042
% Total		43.4%	22.7%	33.9%	100%

Source: Prince George's County Planning Department, March 2025. *: Mixed with nonresidential development. Also see Table 2. **: Senior Housing.

Map 1. Approved Residential Development, 2024



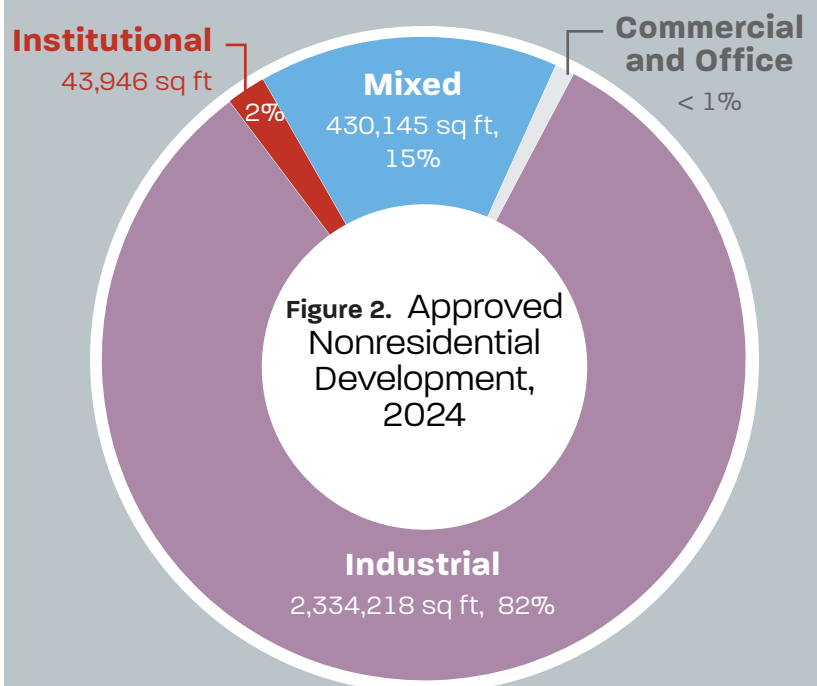
In 2024, 20 nonresidential development cases were approved for commercial, industrial, institutional, mixed, and office development (Table 2, Figure 2, and Map 2). The approved development for industrial uses was predominant, amounting to 82 percent of all approved nonresidential development and 2,831,558 square feet. The two mixed-use development projects, Glenwood Hills and Project Turtle, included residential development units (also see Table 1). The gross floor area does not include the residential units in these mixed-use developments.

Table 2. Approved Nonresidential Development, 2024

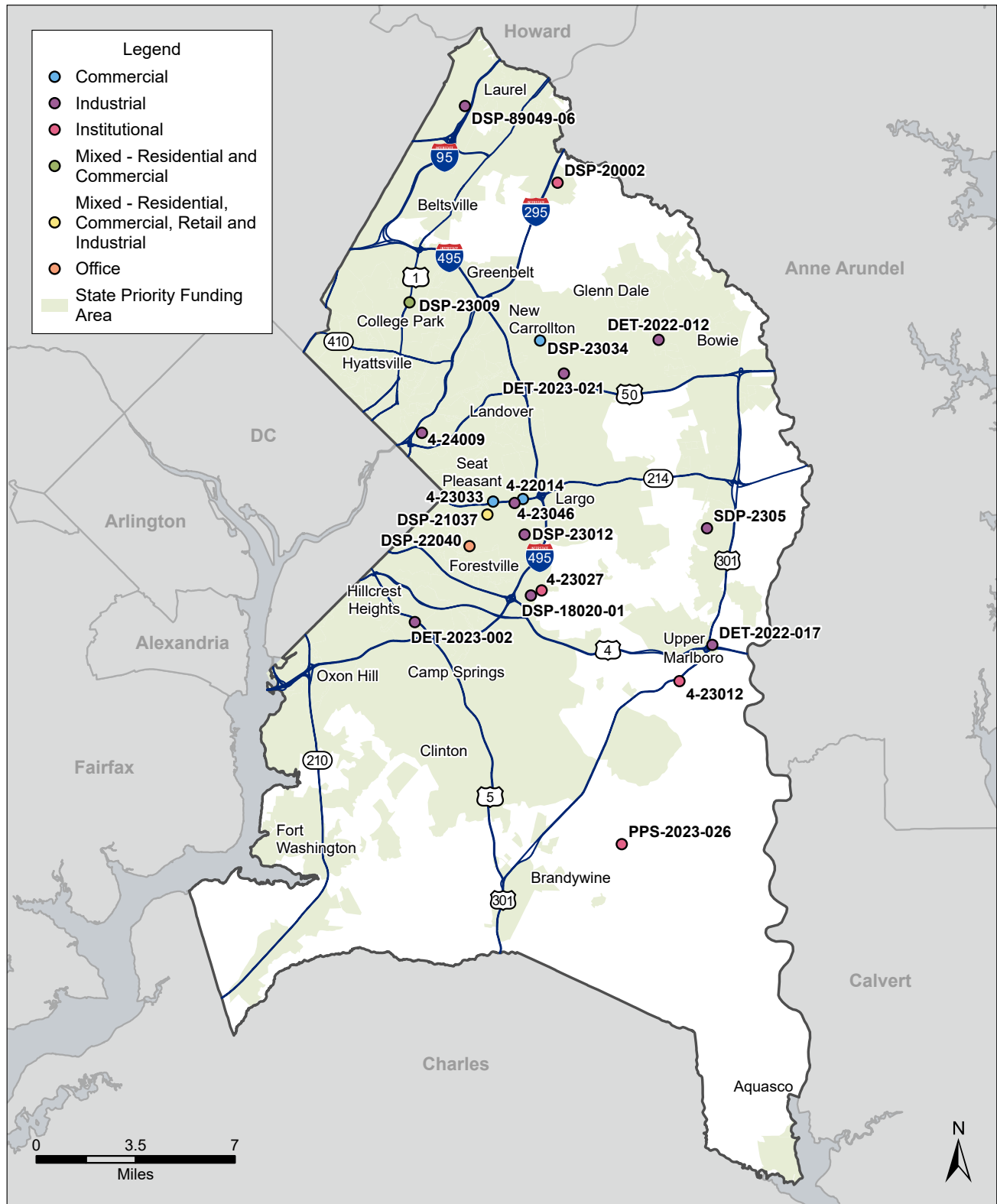
Development Case Number	Development Case Title	Use Type	Gross Square Feet
DSP-20002	Giac Son Buddhist Temple	Institutional	4,625
DSP-21037	Glenwood Hills*	Mixed	414,242
DET-2022-017	Upper Marlboro Self Storage	Industrial	157,500
DET-2023-002	Temple Hills Storage	Industrial	119,000
DSP-22040	Walker Mill Business Park, Lots 6 & 7	Office	4,900
DSP-89048-06	Maryland 95 Corporate Park	Industrial	5,000
DSP-23012	Walker Mill Self Storage	Industrial	107,122
DET-2022-012	Premier A-2 Bowie	Industrial	80,189
DET-2023-021	Willowdale Self Storage	Industrial	122,324
DSP-23034	9395 Lanham Dunkin	Commercial	2,427
DSP-18020-01	Capital Electric	Industrial	162,240
DSP-23009	Project Turtle*	Mixed	15,903
SDP-2305	National Capital Business Park - Phase 2	Industrial	1,543,815
PPS-2023-026	Iglesia De Jesucristo Palabra Miel	Institutional	10,247
4-23027	Spirit Of God Deliverance Church	Institutional	18,112
4-22014	Hill Road Property	Commercial	8,574
4-23046	Central Industrial Park	Industrial	22,028
4-23012	Renewal Christian Center	Institutional	10,962
4-24009	Kenilworth Interchange Industrial Park (Lot 23, Block B)	Industrial	15,000
4-23033	Autozone Hyattsville	Commercial	7,348
Sum			2,831,558

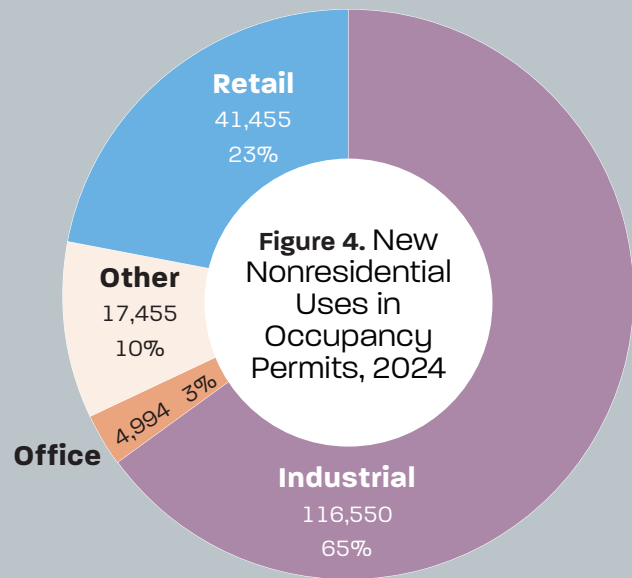
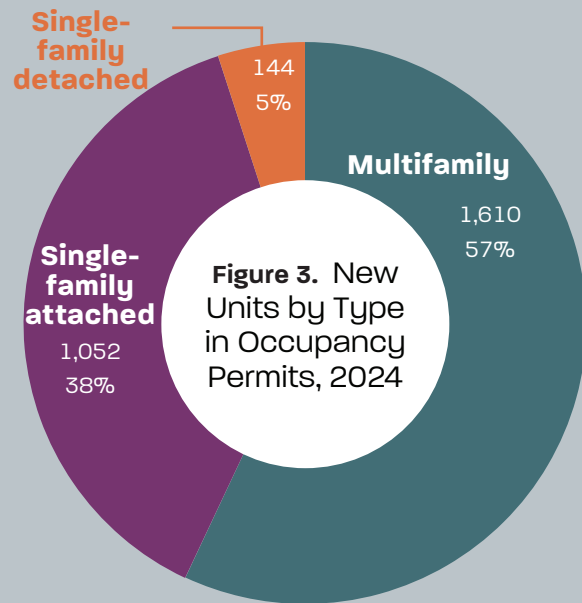
Source: Prince George's County Planning Department, March 2025

*: Mixed with residential development. Also see Table 1.



Map 2. Approved Nonresidential Development, 2024





Source: Prince George's County Planning Department and Department of Permitting, Inspections and Enforcement (DPIE), March 2025.

Occupancy Permits

There were 2,806 new units in occupancy permits in Prince George's County in 2024. These units were new from the occupancy permits in the County's Department of Permitting, Inspections and Enforcement (DPIE) e-Permits and Momentum Permitting systems. Figure 3 shows that single-family attached units including townhouses were the largest in number, representing 57.4 percent of all new units. Map 3 displays the geographic distribution of new residential units constructed in 2024.

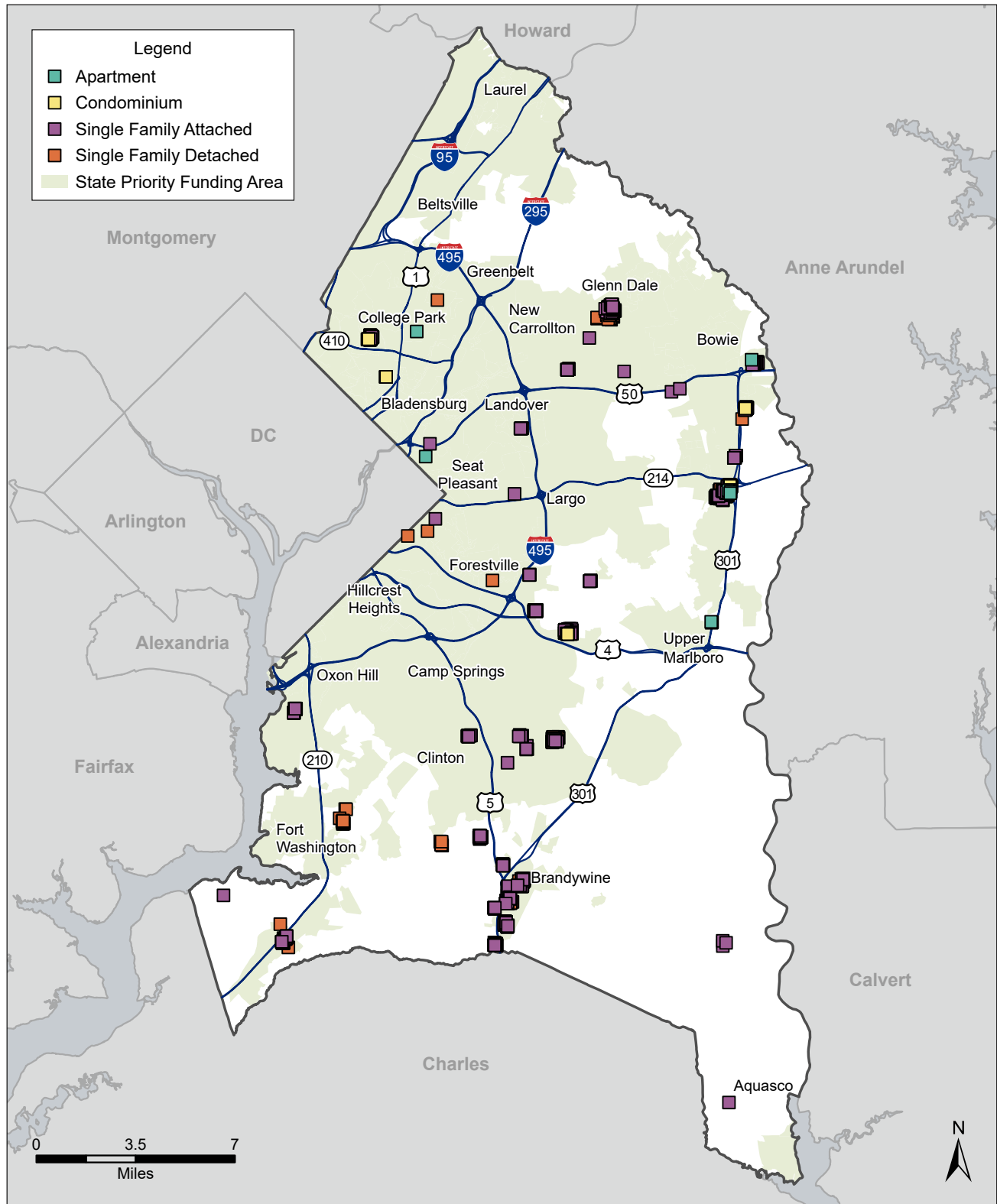
There were 10 occupancy permits for nonresidential uses in 2024, totaling 180,454 square feet (Figure 4). The square feet for industrial uses were prevalent, representing 64.6 percent of the entire square footage of nonresidential uses in occupancy permits issued in 2024. The two other uses were a clubhouse for apartments in Westphalia (4,563 square feet) and another clubhouse/recreation center at the Brandywine 301 Industrial Park (12,892 square feet). Map 4 exhibits these 10 nonresidential uses throughout the County.

Zoning Changes

The County's Zoning Ordinance and Subdivision Regulations took effect on April 1, 2022. Since then, some zoning changes have resulted from County Council bills or resolutions:

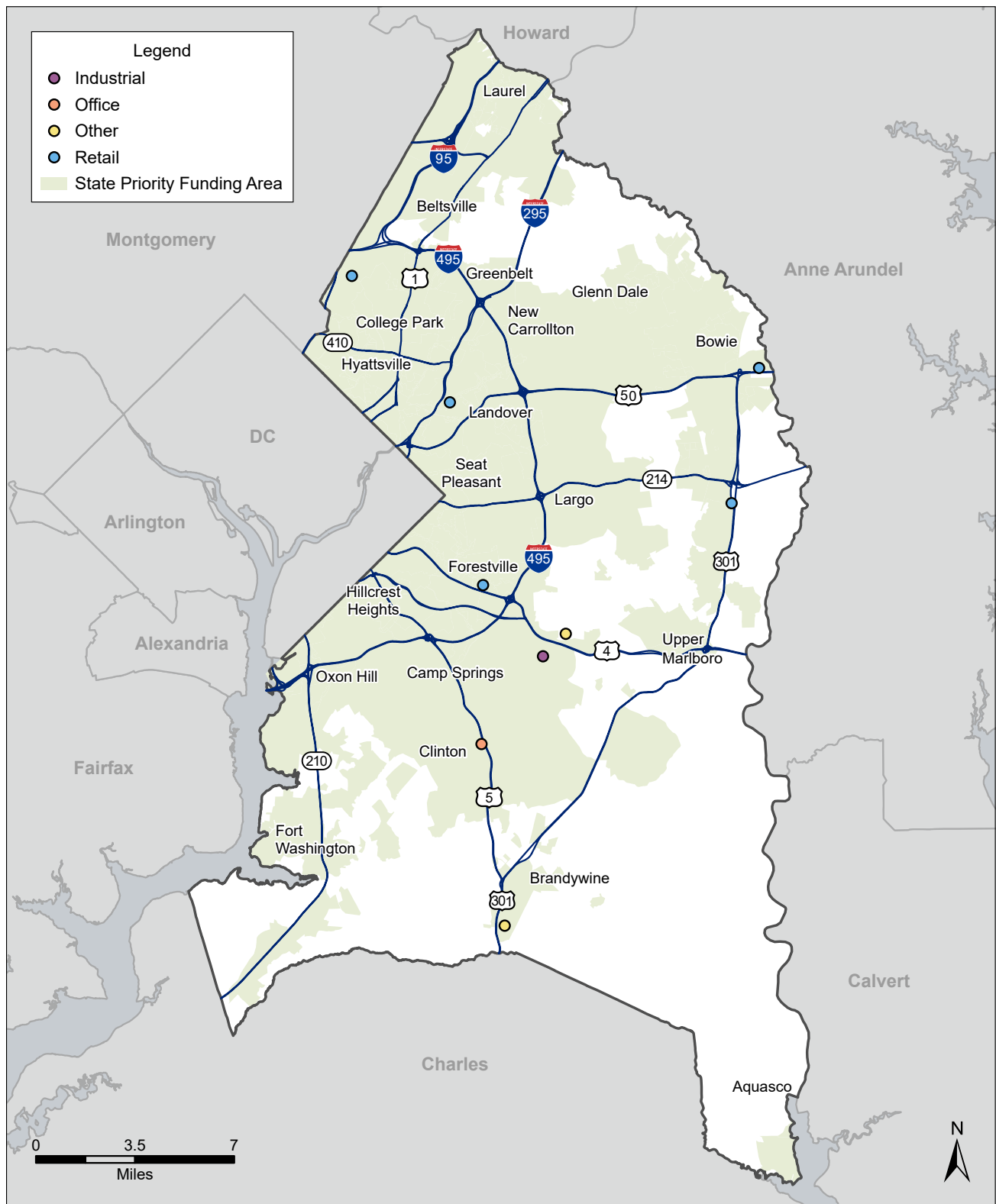
2022	2023	2024
• CB-060-2022	• CB-002-2023	• CB-015-2024
• CB-061-2022	• CB-005-2023	• CB-028-2024
• CB-076-2022	• CB-009-2023	• CB-062-2024
• CB-068-2022	• CB-012-2023	• CR-052-2024
• CB-080-2022	• CB-014-2023	• CR-056-2024
	• CB-017-2023	
	• CB-021-2023	
	• CB-031-2023	
	• CB-045-2023	
	• CB-053-2023	
	• CR-103-2023	
	• CR-107-2023	

Map 3. Residential Units in Occupancy Permits, 2024



Source: Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

Map 4. Nonresidential Uses in Occupancy Permits, 2024



Source: Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

Legislative Text Amendments

The Planning Department's Legislative Team compiles a summary of the legislative bills and resolutions enacted by the County Council in 2024. These legal provisions serve to implement the *Plan Prince George's 2035 Approved General Plan*, to ensure that development activities are aligned with the objectives and goals set forth by the County and State. The bill summaries provided are replications of the summaries included in the bills or resolutions directly. The Prince George's County Council website for legislative bills and resolutions are available at <https://princegeorgescountymd.legistar.com/Legislation.aspx>.

LEGISLATIVE BILLS

- **CB-13-2024 (DR-2):** (Fisher) A bill for the purpose of adding definitions and designating areas for Cannabis uses consistent with authority set forth in State law; prohibiting On-site cannabis consumption uses; setting forth regulations for permitted Cannabis uses; providing parking regulations for Cannabis uses; providing for the prospective application of provisions and amendments adopted herein; and providing a severability clause for the provisions related to Cannabis uses in Prince George's County.
- **CB-15-2024:** (Fisher) A bill for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County's new, modern, streamlined Zoning Ordinance.
- **CB-20-2024 (DR-3):** (Ivey) A bill for the purpose of revising the existing subtitle in order to comply with state mandated revisions as per the Maryland Forest Conservation Act; revising and adding definitions; revising applicability and exemption requirement; revising plan review, validity and grandfathering requirements; revising the variance and appeal process; revising enforcement process; revising the conservation requirements including priority areas, thresholds and replacement ratios; revising conservation requirements design criteria, priorities, options and bonding; revising forest stand delineation area; and revising forest harvesting.
- **CB-21-2024 (DR-2):** (Ivey) A bill for the purpose of revising the existing applicability language, revising the tree canopy coverage requirements, revising the credit and security requirements, and adding the Planning Director to those that can issue waivers.
- **CB-22-2024 (DR—2):** (Ivey) A bill for the purpose of removing environmental strategy area from definitions and removing environmental strategy area from environmental standard and replacing with development location and amending the required minimum stream buffer widths.
- **CB-28-2024 (DR-2):** (Hawkins) A bill for the purpose of defining the use, "Cigar Club/ Lounge," in the Zoning Ordinance; permitting the use in the Commercial, Neighborhood (CN), Commercial, Service (CS), and Commercial, General, and Office (CGO) Zones of the County; and establishing regulations governing the use in furtherance of the public safety, health, and welfare of the residents of Prince George's County.
- **CB-62-2024 (DR-2):** (Oriadha, Dernoga, Watson, Blegay, Hawkins, Burroughs, and Fisher) A bill for the purpose of amending the Zoning Ordinance to Revise the use-specific standards applicable to convenience stores by adding a minimum distance between convenience store uses; and set reasonable hours of operation for convenience stores in furtherance of the public safety, health, and welfare of citizens and residents of Prince George's County.
- **CB-67-2024 (DR-2):** (Ivey, Blegay, Harrison, Watson, Oriadha, Burroughs, Olson, and Hawkins) A bill for the purpose of setting the minimum number of parking spaces with electric vehicle (EV) charging stations for newly constructed multifamily and commercial developments; minimum required EV-Ready spaces in new multifamily developments; and minimum required parking spaces with accessible EV charging stations.
- **CB-74-2024:** (Ivey, Harrison, Watson, and Fisher) A bill for the purpose of amending the time for applications to be approved and considered under the prior Subdivision Regulations from two (2) years to three (3) years, or from April 1, 2024, to April 1, 2025.
- **CB-77-2024 (DR-3):** (Planning Board, Blegay, Watson, Ivey, Fisher, Burroughs, Hawkins, and Dernoga) A bill for the purpose of revising the validity and grandfathering and notification requirements in the existing subtitle.

RESOLUTIONS

- **CR-01- 2024:** (Olson, Ivey, Harrison, Dernoga, Blegay, Watson, Fisher, Hawkins) A Resolution Concerning 1989 Master Plan And Sectional Map Amendment For The Langley Park-College Park-Greenbelt-And Vicinity-Minor Master Plan



PHOTO BY M-NCPPC

CR-52-2024 approved, with amendments, the Bowie-Mitchellville And Vicinity Sectional Map Amendment.

Amendment And Sectional Map Amendment - Initiation for the purpose of initiating, pursuant to the local zoning laws for that portion of the Maryland-Washington Regional District situated in Prince George's County, Maryland, a minor amendment to the 1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity-in particular, to update certain obsolete development pattern recommendations for context-sensitive infill and physical development of residential neighborhoods and commercial areas of the Master Plan in order to align with Plan Prince George's 2035 Established Communities, Employment Areas, and recent Countywide zoning amendments for Commercial, Neighborhood designations-and initiating a concurrent Sectional Map Amendment for a portion of Planning Area 66.

- **CR-14-2024 (DR-2):** (Oriadha, Ivey, and Blegay) A resolution for the purpose of establishing The Central Avenue - Blue/Silver Line Development

Review Advisory Council; establishing the term, membership complement, and duties of the Council; further clarifying its core mission and certain operating procedures; and other general provisions.

- **CR-23-2024:** (County Executive, Harrison, Fisher, Hawkins, Dernoga, and Watson) A resolution for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.
- **CR-52-2024:** (Watson, Blegay, Ivey, Harrison, Fisher, Hawkins, Franklin) A Resolution Concerning The Bowie-Mitchellville And Vicinity Sectional Map Amendment for the purpose of approving, with amendments based on the joint public hearing and second joint public hearing record of testimony, as an Act of the County Council of Prince George's County, Maryland sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, the Bowie-Mitchellville and Vicinity Sectional Map Amendment,

thereby setting forth and adopting detailed zoning proposals for the Bowie-Mitchellville and Vicinity areas, comprised of Planning Areas 71A (Bowie and Vicinity), 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity); an area generally defined by the Patuxent Research Refuge to the north, MD 193 (Enterprise Road/Watkins Park Drive) to the west, Leeland Road/Queen Anne Road to the south, and the Patuxent River to the east, including the entire City of Bowie and the portions of the unincorporated communities of Mitchellville and Collington.

- **CR-55-2024:** (Olson, Watson, Ivey, Harrison, Fisher, Hawkins, Dernoga) A Resolution Concerning The Langley Park-College Park-Greenbelt-And Vicinity Minor Plan Amendment-Minor Amendment-Approval for the purpose of approving, in accordance with the provisions of the Zoning Ordinance of Prince George's County, Maryland, a Minor Plan Amendment to the 1989 Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity to modify certain obsolete development pattern recommendations for context-sensitive infill and physical development of residential neighborhoods and commercial areas of the Master Plan in order to align with Plan Prince George's 2035 Established Communities, Employment Areas, and recent Countywide zoning amendments for Commercial, Neighborhood designations.
- **CR-56-2024:** (Olson, Watson, Ivey, Harrison, Fisher, Hawkins, Dernoga, Franklin) A Resolution Concerning The Langley Park-College Park-Greenbelt-And Vicinity Sectional Map Amendment-Approval for the purpose of approving, pursuant to the local zoning laws for that portion of the Maryland-Washington Regional District situated in Prince George's County, Maryland, the Langley Park-College Park-Greenbelt-and Vicinity Sectional Map Amendment (SMA), thereby setting forth and adopting detailed zoning proposals for the Langley Park-College Park-Greenbelt-and Vicinity, generally comprised of properties

located in an area north of Berwyn Road, east of 49th Avenue, south of Roanoke Place and Ruatan Street, and west of 5012 Berwyn Road (Tax Account 2287605); and include the commercially zoned properties within the designated boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224, 2299774, 2286847, 2383461, 2395440, and 2349736).

- **CR-84-2024:** (The Chair (by request – Planning Board) A resolution for the purpose of adopting updated Parks and Recreation Facilities Guidelines. The document sets forth common elements and minimum quality standards that will provide consistency for public and private recreation amenities and facilities to be built in Prince George's County, whether by government or by the development community. The proposed Parks and Recreation Facilities Guidelines include Maryland-National Capital Park and Planning Commission standards, sport-specific standards, and national standards.
- **CR-103-2024:** (Planning Board Chair – by request) A resolution for the purpose of identifying inconsistencies between the Staff Draft West Hyattsville-Queens Chapel Sector Plan and existing or proposed State or County facilities, and approving the inclusion of any new public facility proposals prior to the adoption of the sector plan by the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission.

Comprehensive Plan or Plan Elements

In 2024, there were no master or sector plans or plan amendments in Prince George's County. A master plan or sector plan is an amendment to the County's General Plan. In Fall 2024, the Planning Department began assessing the County's 38 area master plans to determine their implementation status and identify any needs for updates or replacements. The intent is to evaluate each master plan's policies, strategies, demographic information, land use, development activity, and zoning.

Consistency with Adopted Plans

The Annual Report on Growth is required to discuss whether the development in 2024 is consistent with the following plans or reports:

- The recommendations of the last annual report.
- The adopted plans of the local authority.
- The adopted plans of all adjoining local counties.
- The adopted plans of state and local counties that have responsibility for financing or constructing public improvements necessary to implement the local comprehensive plan.

Development patterns, public facilities improvement, and legislative amendments in Prince George's County in 2024 continued to reflect and align with the County's commitment and success in planning

and growth management. The new residential and nonresidential development, public facilities improvements, and legislation and resolutions all demonstrated 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 preserving 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 counties, and other stakeholders for a sustainable future.

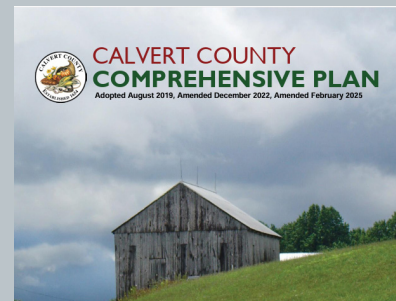
Neighboring Counties' Plans

Neighboring counties develop comprehensive plans similar to Prince George's County's *Plan Prince George's 2035* for sustainable development and smart growth. Their plans are summarized according to each respective county to the right:



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 the County continues to experience due to its history of slavery and federally financed segregated living patterns.”



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.”

Process Improvements

In 2024, Prince George's County continued to implement the policies and actions of *Plan Prince George's 2035* to improve the development process and planning activities. The water and sewerage master plan revisions, zoning changes, investment in public school facilities, road improvements, land preservation, and parks and recreation demonstrate the County's devotion to enhancing the planning and development process for the betterment of its residents, businesses, and visitors.

Ordinances or Regulations

In 2024, the adoption of legislative bills and resolutions pertinent to planning was consistent with the planning visions of the state Land Use Article. Prince George's County will continue to ensure that future amendments to legislation or regulations successfully implement *Plan Prince George's 2035* recommendations and follow the state's planning goals and objectives.



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."



HOWARD COUNTY

HoCo By Design adopted in October 2023 is the County's next development plan update, outlining a 20-year vision in response to the County's evolving land use, transportation, health, economic, environment, and neighborhood vibrancy with equity at the center of HoCo by Design. HoCo By Design addresses current growth trends while preserving farmland and protecting natural and cultural resources.



MONTGOMERY COUNTY

Thrive Montgomery 2050 (adopted in 2023) "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."



Adequate Public Facilities



Public Schools

The Capital Improvement Program (CIP) is one of the mechanisms to implement the County's *Plan Prince George's 2035* to build or improve public facilities for enhancing quality of life of County residential and business communities. Public school facilities require planning and funding to enhance the adequate and modern learning environment for students.

According to the Prince George's County Public School System, "The FY 2024 –2029 CIP funds are needed to continue with full modernizations and smarter, more comprehensive upgrades at our neediest facilities according to the priorities established" in the County's Educational Facilities Master Plan. The funds also "will likewise be used to support previously approved projects and to execute

the needed systemic replacements, compliance mandates, code corrections and major repairs that are often unseen but a critical component in a system with most buildings over 40 years of age."¹

Major school projects exhibited in Table 3 include renovation, replacements, or new schools to meet special education program requirements for profound disabilities, relieve overcrowding conditions, resolve educational adequacy deficiencies, or serve population in need such as "first generation college students and newcomer immigrant students." Details of these projects are included on pages 131-180 in the County's Fiscal Year 2024-2029 Capital Improvement Program and Budget.

1 The Prince George's County Public Schools, Fiscal Year 2024-2029 Capital Improvement Program and Budget



RENDERING BY NEW VILLAGE FOR PGOPS

The William S. Schmidt Outdoor Education Center project.

Table 3. 2024 –2029 Approved CIP for Replacement, Renovation, or Rehabilitation.

School Name	Description	Council District
C. Elizabeth Rieg Elementary School (ES)	"Replacement is budgeted for a full continuum of Special Education Services for students with severe and profound disabilities from County public schools."	4
Career and Technology (CTE) Southern Hub	This school is "budgeted for a 25,000 gross square foot facility equipped with "pre-engineered, free standing classrooms to accommodate new programs being transferred from other surrounding schools to provide a central location in the southern part of the County."	8
Cherokee Lane Elementary School (ES)	This school will be slated for a full replacement of 846 seats that "will double the size of the existing school's capacity" and "be co-located on the Buck Lodge MS site allowing the existing site to be used for a future secondary school."	2
Early Childhood Center	This Center is budgeted to "produce ten classrooms with dedicated ADA-compliant bathrooms in each classroom, office and a health facility suitable for an Early Childhood Center Pre-K through 1st grade."	3
Fairmont Heights High School (HS)	This school "will be fully replaced with a new facility of "190,058 square feet for a student state rated capacity of 953 seats." "This high school was built at 6501 Columbia Park Road" and this project will replace "the outdated facility located at 1401 Nye Road".	5
High Point High School (HS)	Renovation of this school is intended to address "educational adequacy deficiencies, poor condition of the building systems and overutilization" of the existing school and to replace it with a 2,000 student capacity facility with 304,000 square feet.	1
The International School at Langley Park	The work for this new school is anticipated to begin "in Fiscal Year 2027. With a capacity of 400 students, this new school is aimed to serve "economically disadvantaged English language learners, first generation college students, and newcomer immigrant students."	2
New Glenridge Area Middle School #2	The new school will "include a three room cluster for students with severe and profound disabilities (Special Education Regional Program) currently located at Margaret Brent Regional stand-alone facility). Funding for FY 2024 has been deferred to partially absorb the increase in the Suitland Annex Replacement project."	3
New Northern Adelphi Area HS	"A new high school is recommended for the northern part of the County (Planning area 38) driven by current and projected overutilization". The revised "total project cost reflects a 2,000 student seating capacity and 304,000 square feet."	2
Stephen Decatur MS SEI Renovation	The facility will be "renovated to incorporate both the special education program requirements to house students from Oxon Hill Middle School and improve existing building conditions."	9
Suitland Annex Replacement	"A full renovation/replacement is recommended for the entire Suitland High School Campus including the main building, the annex and the auditorium driven by educational adequacy deficiencies".	7
Tulip Grove ES Replacement	The facility will be "designed with new state-of-the-art 'GREEN' school features, for a larger State rated capacity of 411 students".	4
William Schmidt Educational Center	The proposed project will "incorporate the following elements: increased capacity to accommodate more students, teachers, and parents; hands-on instructional space for students; and teaching space to examine agriculture and the history of the area."	9
William Wirt MS SEI Renovation	"William Wirt Middle School was identified as having critical issues related to indoor air quality, a failing building envelope, and severe overutilization. It has therefore been prioritized to be among the first schools to be addressed in the PGCPs modernization program."	3

Source: Prince George's County Government, Fiscal Year 2024-2029 Capital Improvement Program and Budget

Water and Sewerage

Environment Article Title 9, Subtitle 5, Section 9-515, of the Maryland Annotated Code (<https://law.justia.com/codes/maryland/environment/title-9/subtitle-5/section-9-515>) sets procedures for amendments and revisions to the Water and Sewer Plan. The *Adopted 2018 Water and Sewer Plan* categorizes every property in the County. 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 generally required for a development proposal that needs subdivision or that disturbs more than 5,000 square feet of land. There are two processes for water and sewer category changes: legislative and administrative. Legislative amendments are required for proposed changes from Categories 6 or 5 to Category 4, and administrative amendments are used for proposed changes from Category 4 to Category 3 or for public use allocations.

Legislative Amendments

For the Legislative Amendment process, the County Council submits a copy of the resolution to M-NCPPC, Washington Suburban Sanitary Commission (WSSC), and the Prince George's County Health Department for recommendations. This request is made at least 30 days prior to the Council's public hearing on the amendments. The *Adopted 2018 Water and Sewer Plan* provides four amendment cycles in March, June, September, and December each year. The fourth cycle is often approved in the following calendar year.

CR-023-2024 was adopted June 18, 2024, and involved 14 applications from prior amendment cycles (March, June, September and December 2023). CR-064-2024 was adopted October 1, 2024, and involved 3 applications from the June 2024 cycle. See Table 4 for details.

Administrative Amendments

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

During the review, 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. Nine applications for administrative amendments were approved in 2024 (Table 5).

Table 4. Legislative amendment applications, 2024

Case Number	Case Name	Legislative Cycle	Water and Sewer Change Request
23/P-01	Moores Road Subdivision	Mar-23	Interim Septic
23/M-01	13311 Old Indian Head Road	Mar-23	Interim Septic
23/W-02	Assembly for Worship	Jun-23	5 to 3
23/P-03	Refuge Temple Worship Center	Jun-23	Interim Septic
23/P-04	16108 Cedar Lawn Drive	Jun-23	Interim Septic
23/M-03	Morton Farm, Parcel 15	Jun-23	5 to 4
23/BP-02	6401 Van Dusen Road	Sep-23	5 to 4
23/P-05	9204 Old Palmer Road	Sep-23	5 to 4
23/BP-03	Muirkirk	Dec-23	S5 to S4
23/W-03	Mountain of Fire & Miracles	Dec-23	5 to 4
23/W-04	6505 Johensu Drive	Dec-23	5 to 4
23/P-06	Moses Whitehurst Residence	Dec-23	Interim Septic
23/P-07	7707 Kaydot Road	Dec-23	5 to 4
23/M-04	13311 Old Indian Head Road	Dec-23	W5 to W3
24/P-02	Parker Farms	Jun-24	5 to 4
24/P-03	1430 Farmington Road East	Jun-24	5 to 4
24/P-04	Saddle Ridge	Jun-24	5 to 4

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2025.

*The cases have been deferred to June 2024. No final action has been taken.

Table 5. Administrative approvals, 2024

Council Resolution	Project Name	Cycle	Approval Date
Pre-dates 2018 Plan	Lusby's Lane	Sept. 2024	10/18/2024
CR-097-2022 & CR-023-2024	Muirkirk	Oct. 2024	11/8/2024
CR-098-2020 & CR-022-2021	Parkland and Rock Creek	Oct. 2024	11/8/2024
Pre-dates 2018 Plan	Hope Village – Phase 2	Oct. 2024	11/8/2024
Pre-dates 2018 Plan	Galilee Baptist Church	Oct. 2024	11/8/2024
Pre-dates 2018 Plan	Broad Creek Townhomes Transit	Nov. 2024	12/19/2024
Pre-dates 2018 & 2008 Plans	McKendree Road	Nov.2024	12/19/2024
Pre-dates 2018 Plan	Clinton Marketplace North	Nov. 2024	12/19/2024
Pre-dates 2018 Plan	Penn Place 1	Nov.2024	12/19/2024

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2025.

Transportation Facilities

The Master Plan of Transportation

On September 21, 2021, the County Council approved the initiation of an updated Countywide Master Plan of Transportation (*Go Prince George's*). The ultimate vision of *Go Prince George's* is to connect County residents, and those who visit or work in the County to an integrated, safe, sustainable transportation network that provides access to diverse communities, jobs, goods and services, and places of interest.

The work on *Go Prince George's* continued throughout 2024, focusing on the project's recommended goals, concepts, and guidelines, while also developing policy and strategy recommendations and implementation strategies. The Planning Department published the preliminary plan in February 2025.

Additionally, staff focused on facility recommendations for master-planned rights-of-way throughout the County, including incorporation of urban street design standards in downtowns, regional transit districts, local centers, and the Innovation Corridor. The Planning Department committed to directing sustainable development and improving transportation facilities within designated downtowns, regional transit districts, and local centers.

Furthermore, *Plan Prince George's 2035* designates the Innovation Corridor to include “parts of the City of College Park, the City of Greenbelt, the City of Hyattsville, the Town of Riverdale Park, the Town of Edmonston, the Town of Berwyn Heights, the Town of University Park, and areas along the US 1 Corridor and around the University of Maryland, College Park and the Beltsville Agricultural Research Center (BARC).”¹

Road Projects

Table 6 lists the proposed road improvement projects within the County from FY2025 to FY2030 by the Maryland Department of Transportation State Highway Administration (MDOT SHA) and the County Department of Public Works & Transportation (DPW&T). Each project has a general description of project information and location, the implementing agency, the status of the project as of FY2025, and whether the project is located within one of the PFAs.

Projects implemented by DPW&T come from the DPW&T FY 2025-2030 Approved Capital Improvement Program & Budget or the Capital Roadway and Bridge Projects site, while projects implemented by MDOT SHA come from FY2025-FY2030 Maryland's Consolidated Transportation Program 2024 State Report on Transportation documents. Because these reports are per fiscal year, no additional information is available between July 1, 2024, and December 31, 2024.

Adequate Public Facilities Recommendations

Sec. 24-4500 Public Facility Adequacy of Prince George's County Zoning Ordinance, Subdivision Regulations, and Landscape Manual (Effective 4/1/2022) (<https://online.encodeplus.com/regs/princegeorgescounty-md/doc-viewer.aspx?secid=1037#secid-1037>) authorizes the Planning Director to play a key role in review procedure for Certificate of [Public Facility] Adequacy or Conditional Certificate of Adequacy, including transportation facilities.

Table 7 lists development cases required to provide Adequate Public Facilities (APF) improvements. In 2024, the Planning Department requested road, bicycle, and/or pedestrian improvements associated with approved cases.

The APF requirement for each case can be found in the Certificate of Adequacy, which is a companion application to a preliminary plan of subdivision, identified in the table with a Certificate of Adequacy qualifier. Each case has a unique number, name, type of plan, location of improvements, type of infrastructure affected, and resolution language. The APF recommendations for improvement were taken from the 2024 resolutions approved by Prince George's County Planning Board. Detailed information about the cases can be found on the Prince George's County Development Activity Monitoring System.

¹ The Prince George's County Planning Department, <https://www.mncppcapps.org/planning/Publications/PDFs/279/01-Plan%202035-Pgs%201-26.pdf>

Table 6. Road Projects, Reporting Fiscal Year 2024

Key	Road Project	Agency	Status	PFA
1	Sunnyside Ave. Bridge Replacement over Indian Creek	DPW&T	Complete	Yes
2	Temple Hill Rd. Bridge Replacement over Pea Hill Branch	DPW&T	Complete	Yes
3	Contee Road Reconstruction	DPW&T	Complete	Yes
4	Good Luck Road/100th RRFB	DPW&T	Complete	Yes
5	Surratts Road Ph. 1	DPW&T	Complete	Yes
6	Complete/green street improvements along Ager Rd and Hamilton St	DPW&T	Construction	Yes
7	Complete/green street improvements along Montpelier Dr	DPW&T	Construction	Yes
8	Addison Rd. at Walker Mill Rd. Intersection Improvement	DPW&T	Construction	Yes
9	Brandywine Rd./MD 223 Intersection Improvements	DPW&T	Construction	Yes
10	Chillum Rd., Knollbrook Dr intersection improvement	DPW&T	Construction	Yes
11	Ritchie Marlboro Rd., Brooke Ln. intersection improvement	DPW&T	Construction	Yes
12	Marlboro Pk. Pedestrian Safety Improvements Ph. 1	DPW&T	Construction	Yes
13	Marlboro Pk. Pedestrian Safety Improvements Ph. 2	DPW&T	Construction	Yes
14	Metzerott Rd., MD 650 to Adelphi Rd. Pedestrian Safety Improvements	DPW&T	Construction	Yes
15	Chestnut Ave. Bridge Replacement over Newstop Branch	DPW&T	Construction	Yes
16	Brandywine Rd. Bridge Replacement over Piscataway Creek	DPW&T	Construction	Yes
17	Harry S. Truman Dr. Bridge Replacement over Southwest Branch	DPW&T	Construction	Yes
18	Molly Berry Rd. Bridge Replacement over Wyvil Branch	DPW&T	Construction	Yes
19	Virginia Manor Road Reconstruction	DPW&T	Construction	Yes
20	Developer Contribution Projects - Oak Grove Road/Church Road	DPW&T	Construction	Yes
21	Developer Contribution Projects - Westphalia interchange	DPW&T	Construction	Yes
22	Blue Line Corridor infrastructure improvements	DPW&T	Construction	Yes
23	Brandywine Road Club Priority Projects	DPW&T	Construction	Yes
24	South County Roadway Improvements	DPW&T	Construction	Yes
25	MD 210 Corridor Transportation Improvements	DPW&T	Construction	Yes
26	US 301 improvements	DPW&T	Construction	Yes
27	Ritchie Marlboro Rd., Brown Road intersection improvement	DPW&T	In Design	Yes
28	Marlboro Pk Pedestrian Safety Improvements, Ph. 3	DPW&T	In Design	Yes
29	Race Track Rd. Pedestrian Safety Improvements	DPW&T	In Design	Yes
30	Stuart Ln. Pedestrian Safety Improvements	DPW&T	In Design	Yes
31	Adelphi Road Pedestrian Safety	DPW&T	In Design	Yes
32	Cherry Hill Road Bridge replacement over I-95	DPW&T	In Design	Yes
33	Traffic Congestion Improvements 2 - Medical Center Drive DDI	DPW&T	In Design	Yes
34	Complete/green street improvements along Campus Dr.	DPW&T	On Hold	Yes
35	Complete/green street improvements along Harry S. Truman Dr	DPW&T	On Hold	Yes
36	Livingston Rd. Bridge Replacement over Piscataway Creek	DPW&T	On Hold	Yes
37	Governor Bridge Road Bridge Replacement over Patuxent River	DPW&T	On Hold	Yes
38	Oxon Hill Road Bridge Replacement over Henson Creek	DPW&T	On Hold	Yes
39	Varnum Street Bridge Replacement over Edmonston Road Channel	DPW&T	On Hold	Yes
40	Auth Road reconstruction Ph. II	DPW&T	On Hold	Yes
41	Cherry Hill Road reconstruction Ph. III	DPW&T	On Hold	Yes

Key	Road Project	Agency	Status	PFA
42	Livingston Road reconstruction	DPW&T	On Hold	Yes
43	Lottsford Road widening, ph. III	DPW&T	On Hold	Yes
44	Church Road Improvements	DPW&T	On Hold	Yes
45	Oxon Hill Road Improvements	DPW&T	On Hold	Yes
46	Rhode Island Avenue Improvements	DPW&T	On Hold	Yes
47	Suitland Road Improvements	DPW&T	On Hold	Yes
48	FBI Headquarters Improvements	DPW&T	On Hold	Yes
49	Town of Upper Marlboro Improvements	DPW&T	On Hold	Yes
50	MD 5 and 637 Multimodal improvements	MDOT SHA	Complete	Yes
51	Improvements along MD 212A (Powder Mill Road) between US 1 and Pine Street	MDOT SHA	Complete	Yes
52	Improvements along MD 500 from MD 208 to the District of Columbia line	MDOT SHA	Complete	Yes
53	MD 4/Suitland Parkway Interchange	MDOT SHA	Construction	Yes
54	MD 382, Croom Road bridge replacement over Charles Branch	MDOT SHA	Construction	Yes
55	US 1 from College Avenue to MD 193	MDOT SHA	Construction	Yes
56	MD 4 replacement bridges over MD 717 and Race Track Road	MDOT SHA	D&E	Yes
57	MD 717 Water Street replacement bridge over Western Run	MDOT SHA	D&E	Yes
58	MD 277 Riverdale Road bridge replacement over Northeast Branch Anacostia River	MDOT SHA	D&E	Yes
59	I-95/I-495 at Greenbelt Metro Access	MDOT SHA	D&E	Yes
60	I-95/I-495 interchange at Medical Center Drive	MDOT SHA	D&E	Yes
61	MD 210 multimodal improvements from I-95/I-495 to MD 228	MDOT SHA	D&E	Yes
62	Study of MD 28/MD 198 corridor safety between MD 97 and I-95	MDOT SHA	D&E	No
63	MD 197, Collington Road upgrade and widening to a multilane divided highway from Kenhill Drive to MD 450	MDOT SHA	D&E	Yes
64	I-95/I-495, replacement bridge over MD 4	MDOT SHA	D&E	No
65	Complete Streets Program: MD 650 from MD 193 to Montgomery County Line	MDOT SHA	Design	N/A
66	Complete Streets Program: MD 410 from MD 500 to MD 212	MDOT SHA	Design	N/A
67	Spot Improvement: MD 223 and Floral Park Road Roundabout	MDOT SHA	Design	N/A
68	Upgrade existing MD 4 to a multilane freeway from MD 223 to I-95/I-495	MDOT SHA	On Hold	Yes
69	MD 5 upgrade to a multilane freeway from US 301 interchange to I-95/I-495 Capital Beltway	MDOT SHA	On Hold	No
70	Traffic capacity and operational improvements of US 50 from the District of Columbia to MD 704	MDOT SHA	On Hold	Yes
71	Construct a new flyover from southbound US 301 to MD 5	MDOT SHA	On Hold	TBD
72	MD 223 Corridor improvements from Steed Road to MD 4	MDOT SHA	On Hold	Yes
73	MD 450, Annapolis Road upgrade and widening to a multilane divided highway from Stonybrook Drive to MD 3	MDOT SHA	On Hold	Yes
74	US 1 Reconstruction with multimodal improvements from MD 193 to I-95	MDOT SHA	On Hold	Yes
75	MD 202 Largo Road, intersection improvement at Brightseat Road	MDOT SHA	On Hold	Yes

Sources: DPW&T FY 2025-2030 Approved Capital Improvement Program & Budget, DPW&T Capital Roadway and Bridge Projects, FY2025-FY2030

Draft Maryland's Consolidated Transportation Program 2025 State Report on Transportation

Note: No additional information is available for the July 1, 2024 to December 31, 2024 timeframe.

Table 7. Bicycle/Pedestrian and Road Adequate Public Facilities Improvements Required in 2022-2024

Case Name	Case Number	Case Type	Location of Improvement	Proposed Resolution
Addison Park	PPS-2023-024	Preliminary Plan of Subdivision	Central Avenue	Install continental crosswalk along the south side of MD 332 (Old Central Avenue); 8-foot-wide sidewalk along the MD 332 connector to MD 214 (Central Avenue); 2 ADA compliant bus shelters
Al Kareem	PPS-2023-019	Preliminary Plan of Subdivision	US 1	US 1 / Riverdale Road - Install ADA compliant curb ramp and continental crosswalks; US 1 / Oliver Street/ Harrison Avenue - Install ADA compliant curb ramp and continental crosswalks
Glenn Dale Self Storage	PPS-2022-019	Preliminary Plan of Subdivision	MD 564/ MD193/Duvall street	Construct sidewalk along the north side of Duvall street; Bus shelter and pad side of MD 564, north of Glenn Dale Road; Bus shelter and pad north side of MD 564, north of Glenn Dale Boulevard (MD 193); Bus shelter and pad north side of MD 564, north of Eastgate Drive; Install ADA compliant curb ramps and crosswalks
Livingston Road - Self Storage	PPS-2022-042	Preliminary Plan of Subdivision	Livingston Road/ MD210D	Convert eastbound double left and shared left/ through/right turn lane configuration at MD 210 and Fort Washington; MD 210 and Fort Washington Road intersection to include an eastbound double left, and a shared left/through/right turn lane configuration, in addition to one inbound lane traveling westbound
Premier Bowie Md	PPS-2022-014	Preliminary Plan of Subdivision	Old Annapolis Road	Construct 135 linear feet of standard sidewalk along south side MD 450; Crosswalk at Church Road/Sweet Emily Court; Crosswalk Church Road and Woodmore N Boulevard (west leg)
Smith Lake Estates	PPS-2024-001	Preliminary Plan of Subdivision	Frank Tippet Road	Widen shoulder along northbound Frank Tippet Road to 10-feet; Provide a left/through land and right turn lane along westbound Dower House Road
The Pavilion at Lottsford	PPS-2022-007	Preliminary Plan of Subdivision	McCormick Drive/Lottsford Road	Install Bikeshare station; bus shelters
Brightseat Tech Park	4-23024	Preliminary Plan of Subdivision	Evarts Street/ Brightseat Road/MD 202	Rebuild traffic signals: Brightseat Road/Evarts Street and Brightseat Road/Glenarden Parkway; Install Bus shelters and sitting walls; Convert MD 202 third westbound lane; Third northbound to westbound triple left turn lane along Brightseat Road and MD 202; standard sidewalk along west side Brightseat Road from MD 202 to Evarts Street and along east side from Evarts Street to Reicher Street; Install Bike Share station; Install bicycle signage and shared road markings; Install ADA compliant crosswalks and curb ramps; streetscape amenities
Capital Beltway II	4-23008	Preliminary Plan of Subdivision	Livingston Road/ MD 210	Construct an additional eastbound left-turn lane at MD 210 and Livingston Road/Palmer Road
Central Industrial Park	4-23046	Preliminary Plan of Subdivision	MD 214	Install 8 Detectable warning system surface pads along MD 214
Central Industrial Park Block A, Parcels 16 and 17 (space Maker Self-Storage)	4-24008	Preliminary Plan of Subdivision	Westhampton Avenue	Install ADA complaint sidewalk along east side of 100 Westhampton Boulevard
Fairview	4-22050	Preliminary Plan of Subdivision	Fairview Avenue/ Whitfield Chapel Road/ MD 704	Install Bus shelter

Case Name	Case Number	Case Type	Location of Improvement	Proposed Resolution
Flats at Glen Ridge Station	4-23005	Preliminary Plan of Subdivision	Chesapeake Road/MD 450/Ardwick Ardmore	Install Americans with Disabilities Act-compliant curb ramps and crosswalks; Shared roadway pavement markings and signage; Install Bus Shelter
Galilee Baptist Church	4-23023	Preliminary Plan of Subdivision	MD223/ Osbourne Road	Install dedicated right turn lane along westbound Dower House Road
Hope Village - Phase 2	4-23007	Preliminary Plan of Subdivision	MD 223/ Marlboro Pike/ Marlboro Pike Extension (C-605)	" Construct MD 223/Marlboro Pike Relocated (C-605) Trail connection with ADA compliant curb ramp and crosswalk"
Imberley Townhomes	4-21040	Preliminary Plan of Subdivision	Brightseat Road/Sheriff Road	Install bicycle racks and lockers; bicycle signage and sharrows along Sheriff Road; bike fix-it station at Palmer Park Community Center
Kenwood Village	4-22070	Preliminary Plan of Subdivision	White House Road	Construct Acceleration/Deceleration lane along White House Road; Modify White House Road to include shared through left lane; Install ADA compliant sidewalk along north side of White House Road
Melford Towns	4-24007	Preliminary Plan of Subdivision	Rosie Oliver	Construct ADA ramps along Tesla Drive; Roundabout to intersection conversion of Melford Boulevard and Science Drive; Install additional right turn lane on Harbour Way at Harbour Way and Governor Bridge Road
New Carrollton Town Center	4-23032	Preliminary Plan of Subdivision	White House Road	Install bicycle lane and standard sidewalk along east side of Corporate Drive from Garden City Drive to Pennsy Drive/Corporate Drive intersection; 8 Pedestrian Signal poles; ADA compliant curb ramps and crosswalks; Pedestrian Crossing Signs; LED intersection lighting on existing signal poles
Penn Place 1	4-23003	Preliminary Plan of Subdivision	Penn Crossing Drive	Install bicycle lane along Penn Crossing Drive
Penn Place 2	4-22049	Preliminary Plan of Subdivision	Penn Crossing Drive	Install pedestrian ramps at Penn Crossing Drive and Pemberell Place
Project Turtle	4-23002	Preliminary Plan of Subdivision	US 1	"Install solar power RFFBS and pedestrian ramp upgrades"
Ridgley Ministries	4-23037	Preliminary Plan of Subdivision	D'Arcy Road	Construct northbound left turn lane on D'Arcy Road
Smith Lake Estates	PPS-2024-001	Preliminary Plan of Subdivision	Frank Tippet Road	Provide shoulder widening at Frank Tippet Road; Install left/through lane and a right turn lane along westbound Dower House Road approach at its intersection with MD 223
Spirit of God Deliverance Church	4-23027	Preliminary Plan of Subdivision	Westphalia Road	Install continental crosswalk along Chester Grove Road at Westphalia Road
Stephen's Crossing at Brandywine	4-23040	Preliminary Plan of Subdivision	Cattail Way	Install provision of a median break, signalization and dual southbound left-turn lanes along US 301 at Mattawoman Drive, and provision of the east leg of the intersection (the Mattawoman Drive approach from the south/east) as five lanes
U-Haul Co. of Metro D.Sc., Inc., Lots 4 & 5	4-23021	Preliminary Plan of Subdivision	MD 410/Red Top Road	Install four TAPCO blinker signs at the existing crosswalk at MD-410 and Red Top Road

This table only shows preliminary plans of subdivision for which the Certificate of Adequacy with Adequate Public Facilities improvements is available. Source: Prince George's County Planning Department, March 2025.



Smart Growth Goals, Measures, & Indicators



Measures and Indicators

This section performs an analysis on residential and nonresidential development in 2024 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.

Growth Inside and Outside the PFA

Table 8 displays that the total approved units (3,042) in 2024 were developed on 1,068.4 acres of land. The total land area included 262.7 acres within the PFA and 805.7 acres outside of the PFA. Among these approved units, 52.0 percent were inside the PFA occupying 24.6 percent of land approved for development. All multifamily development was inside the PFA. Because some approved residential development was mixed with various housing types or with nonresidential uses, information on acreage is not separated by housing type.

On the nonresidential side (Table 9), 98.6 percent of the total square feet or 76.7 percent of the total land area of approved development were inside the PFA, in which industrial land use comprised the largest amount of square feet (also see Figure 2). Approved mixed-use development occupied the largest amount of land at 137.2 acres.

Outside the PFA, the only approved developments were institutional for three religious uses totalling 39,321 square feet of gross floor area: Iglesia De Jesucristo Palabra Miel, Spirit of God Deliverance Church, and Renewal Christian Center (also see Table 2 and Map 2).

Of the residential occupancy permits issued in 2024 (Table 10), 91.6 percent were inside the PFA. The seven multifamily units outside the PFA were condominiums as part of the Westphalia East Development.

Of nonresidential occupancy permits, 97.5 percent were inside the PFA, as shown in Table 11. The only approved development outside the PFA was a 4,563-square-foot clubhouse in the Westphalia East Development.

Table 8. Approved Residential Development by PFA, 2024

Land Use Type	Inside PFA Units	Outside PFA Units	Total
Single Family Attached	534	785	1,319
Single Family Detached	18	674	692
Multifamily	1,031	0	1,031
Total Units	1,583	1,459	3,042
Percent total units	52.0%	48.0%	100.0%
Acres	262.7	805.7	1,068.4
Percent total acres	24.6%	75.4%	100.0%
Overall density (units per acre)	6.0	1.8	2.8

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Planning Department, March 2025

Net Density in Development

The overall density of approved residential development inside the PFA was significantly higher than outside the PFA in 2024, which demonstrates the County's commitment to growth management and sustainable growth within the PFA (Table 8).

In 2024, the net density (square feet per acre) of nonresidential uses collectively was considerably higher inside the PFA than outside the PFA (Table 9). This indicates the County maintained its success of growth management by directing nonresidential development inside the PFA where existing infrastructure is in place or planned per community conservation and resource preservation policies.

Development Capacity Analysis

Prince George's County development capacity analysis is based on a GIS model that calculates the potential for residential or nonresidential development per zoning, existing land use and ownership, the state Growth Tiers, and environmental constraints. The most recent (March 2025) development capacity analysis was performed using the adopted zoning ordinance that took effect April 1, 2022, and was amended by CB-015-2024 on August 30, 2024. CB-015-

Table 9. Approved Nonresidential Development by PFA, 2024

Land Use Type	Inside PFA			Outside PFA			Total		
	Square Feet	Acres	Density	Square Feet	Acres	Density	Square Feet	Acres	Density
Industrial	2,334,218	89.8	25,999.3	0	0.0	0.0	2,334,218	89.8	25,999.3
Institutional	4,625	1.6	2,820.1	39,321	72.0	546.2	43,946	73.6	596.8
Mixed	430,145	137.2	3,136.1	0	0.0	0.0	430,145	137.2	3,136.1
Office	4,900	3.7	1,331.5	0	0.0	0.0	4,900	3.7	1,331.5
Commercial	18,349	5.1	3,569.8	0	0.0	0.0	18,349	5.1	3,569.8
Total	2,792,237	237.4	11,761.7	39,321	72.0	546.2	2,831,558	309.4	9,152.1
Percent total	98.6%	76.7%	-	1.4%	23.3%	-	100.0%	100.0%	-

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Planning Department, March 2025.

Table 10. Occupancy Permits for Residential Development by PFA, 2024

Land Use Type	Inside PFA		Outside PFA		Total	
	Units	% Sum	Units	% Sum	Units	% Sum
Single Family Attached	857	33.33%	195	82.98%	1,052	37.49%
Single Family Detached	111	4.32%	33	14.04%	144	5.13%
Multifamily*	1,603	62.35%	7	2.98%	1,610	57.38%
Sum	2,571	100.00%	235	100.00%	2,806	100.00%
Percent total units	91.6%	-	8.4%	-	100.0%	-

PFA: Priority Funding Areas of Maryland. *: includes 1,547 apartment units.

Source: Prince George's County Planning Department and Department of Permitting, Inspections and Enforcement (DPIE), March 2025.

Table 11. Occupancy Permits for Nonresidential Development by PFA, 2024

Land Use Type	Inside PFA		Outside PFA		Total	
	Units	% Sum	Units	% Sum	Units	% Sum
Industrial	116,550	66.26%	0	0.00%	116,550	64.59%
Office	4,994	2.84%	0	0.00%	4,994	2.77%
Retail	41,455	23.57%	0	0.00%	41,455	22.97%
Other	12,892	7.33%	4,563	100.00%	17,455	9.67%
Total	175,891	100.00%	4,563	100.00%	180,454	100.00%
Percent total square feet	97.5%	-	2.53%	-	100.0%	-

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Planning Department and Department of Permitting, Inspections and Enforcement (DPIE), March 2025.

2024 significantly increased the allowable residential densities in activity centers and transit-oriented areas, in some cases doubling or tripling the previous limits.

The model results show a potential 114,000 residential units and 29 million to 224 million square feet of nonresidential uses. These figures include all vacant land as well as land with infill or redevelopment potential, the latter of which is defined as parcels where the land value is greater than improvements value and the age of the structure is 50 years or older. The wide range between the low and high nonresidential development capacity reflects the wide variation between the minimum and maximum allowable FAR in the zoning ordinance in mixed-use zones. The Planning Department’s estimates are based on the midpoint of the range for residential. For nonresidential capacity both the minimum and maximum were provided.

Land Preservation

M-NCPPC’s FY2025 Program Open Space (POS) for Prince George’s County summarizes its projects and those of the County’s municipalities. M-NCPPC is dedicated to meeting the goals set forth in the 2022 *Land Preservation, Parks and Recreation Plan*, which include the development of a strategic acquisition plan to focus on areas with the highest need for additional parks.

As Map 5 depicts, the “M-NCPPC acquisition projects are identified as Projects A-1 through A-8. The M-NCPPC development projects are identified as D-1 through D-2.”

There are two project categories for protecting environment and natural resources and enhancing recreational uses:

- Acquiring natural areas that provide stormwater management and flood control, preserve habitat, and fill gaps in the County’s Green Infrastructure Plan
- Intensifying active recreational uses at existing community parks and plan for expansion of our regional parks and park facilities.

In addition to Program Open Space, the County continued its commitment to land preservation. According to the Maryland Department of Natural Resources, as of September 2024 and March 2025, the total preserved land area was 71,633 acres in Prince George’s County, which accounted for 3.82 percent of the state total preserved land area of 1,871,462 acres. Among this acreage, the largest amount (42.6%) was from the County Parks and Recreation maintained by M-NCPPC, followed by federal parks and conservation (nearly 21.6%) (Table 12).¹

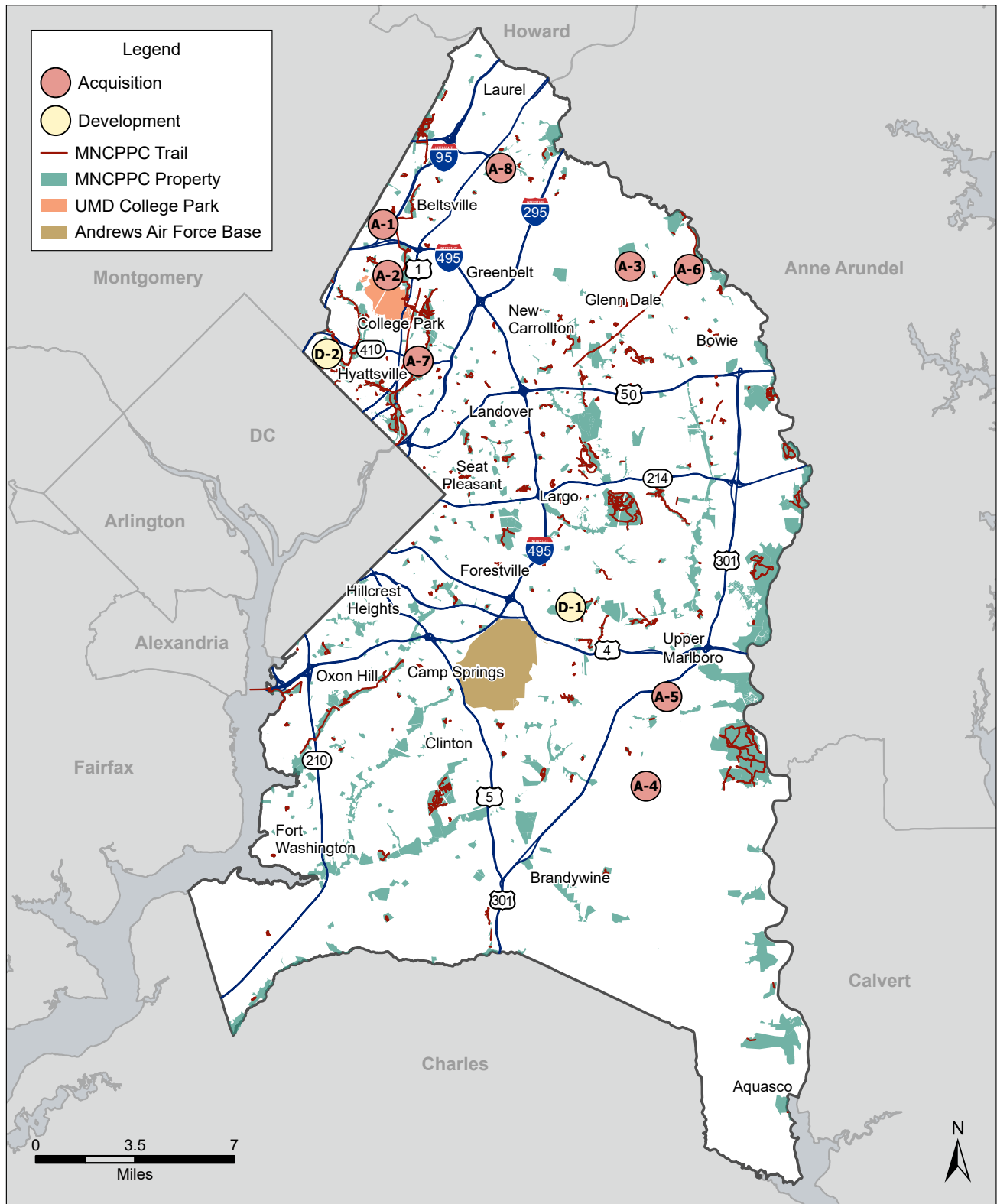
1 <https://www.arcgis.com/apps/dashboards/0f3ffd3350b24b17bd3b8e1705af3df5>

Table 12. Preserved or Protected Land, 2024

Category	Land Area (Acres)	% Total
Maryland Environmental Trust (MET)	672	0.94%
Maryland Agricultural Land Preservation Foundation (MALPF)	1,972	2.75%
Local Transfer of Development Rights (TDR) programs	4,414	6.16%
Private Conservation	2,600	3.63%
Rural Legacy	1,768	2.47%
Forest Legacy	164	0.23%
Cluster Subdivision Remainder	7,000	9.77%
County Recreation and Parks	30,529	42.62%
State Land Inventory	7,070	9.87%
Federal Parks and Conservation	15,444	21.56%
Total Land Area	71,633	100.00%

Source: The Maryland Department of Planning in coordination with the Maryland Department of Natural Resources and the Maryland Department of Agriculture, September 2024.

Map 5. Program Open Space Annual Program for Acquisition FY2025



Compliance with County Land Use Goals

Prince George's County is the second-most populous jurisdiction in Maryland, following Montgomery County. In the past decade, the County's population grew by 103,790 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 success in implementation of the County's growth

management policy as outlined in the County's Plan Prince George's 2035.

In 2024, the County continued to achieve the Plan's goal for managed growth, resource protection, and agricultural preservation. Public facilities maintenance and construction serve the goal of growth management by directing development within the state PFA.



PHOTO BY M-NCPPC

Largo is within a Priority Funding Area. About 93 percent of the Prince Georgians live in a PFA.

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