

2025 Annual Report on Growth

JUNE 2026



Abstract

Date June 2026
Title The 2025 Annual Report on Growth
Author The Maryland-National Capital Park and Planning Commission
Subject The 2025 Annual Report on Growth
Source of copies The Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Largo, MD 20774
Series number 900262702
Number of pages 50

Approved by the Prince George's County Planning Board on June 11, 2026.
Planning Board Agenda Item 4D.

2025 Annual Report on Growth

JUNE 2026



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

June 2026

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

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Vacant, Vice Chair

Officers

William Spencer, Acting Executive Director
Gavin Cohen, Secretary-Treasurer
Debra S. Borden, Esq., 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:

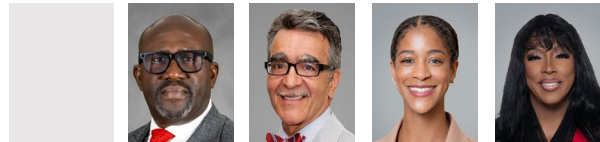
- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation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

PRINCE GEORGE'S COUNTY PLANNING BOARD



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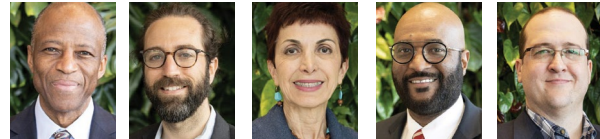
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County Council

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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Eric C. Olson,
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3rd District



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At-large



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2nd District



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8th District



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9th District

Donna J. Brown, Clerk of the Council

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CREDIT: M-NCPPC



Introduction

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.”

Per the state law, this 2025 Annual Report on Growth for Prince George’s County summarizes residential and nonresidential development in calendar year 2025. It analyzes consistency with the County’s growth management policies that are outlined in the *Plan Prince George’s 2035* (also known as Plan 2035) land use goals per the Maryland’s Sustainable Growth Policy and Planning Principles.¹ The 2025 Annual Report on Growth is due to the Maryland Department of Planning (MDP) by July 1, 2026. MDP will submit local jurisdictions Reports to the Maryland General Assembly jurisdictions’ reports to the Maryland General Assembly in a timely manner.

¹ <https://planning.maryland.gov/Pages/OurEngagement/SGSubcabinet/sustainable-growth/planning-principles.aspx>.







SECTION A.

Growth-related Changes



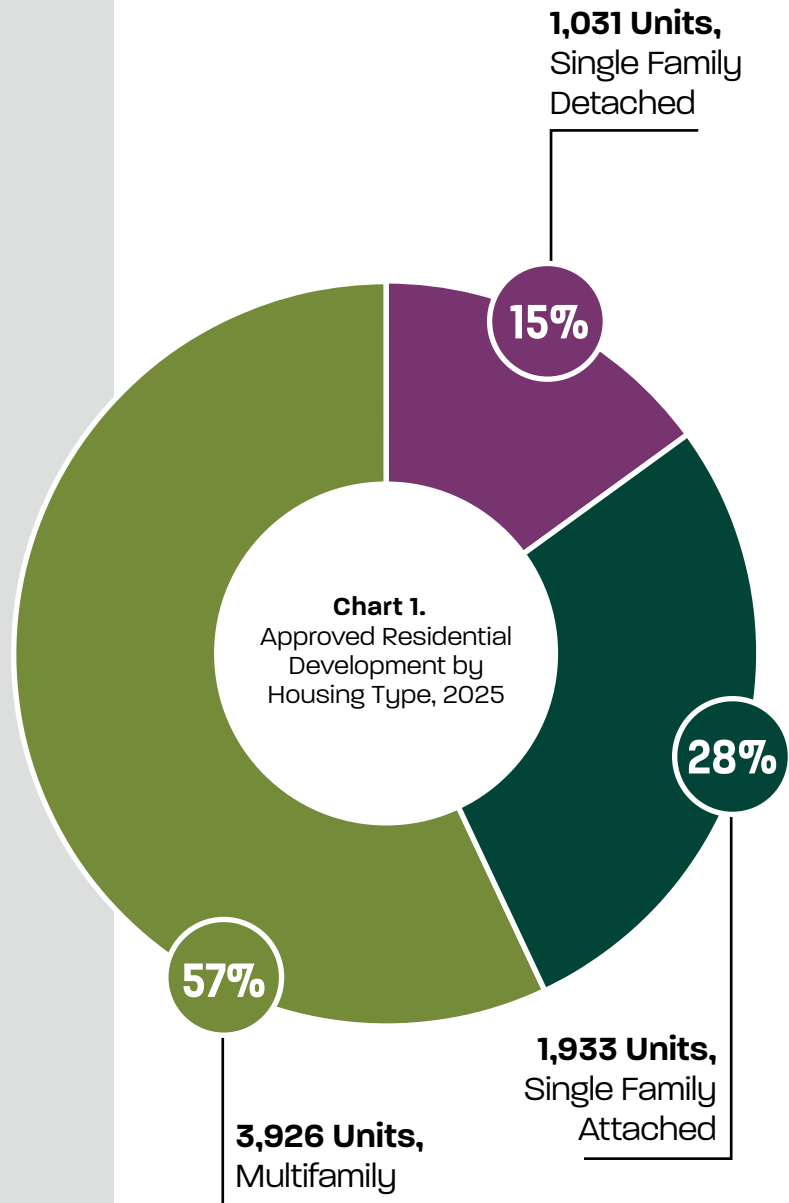
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A-1. Changes to Development Patterns

A-1-1. Newly Approved Developments

In the 2025 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. The requirements for detailed site plans take account of a townhouse or multifamily development with ten (10) or more units, a nonresidential use over 25,000 square feet of the gross floor area, and a mixed use development with over 10,000 square feet of the gross floor area and/or equal to or more than ten (10) dwelling units. Additionally, final plats are approved but typically lack unit details beyond those shown in previous plans.

In 2025, approval was granted by the Prince George's County Planning Board for 27 residential development projects, comprising 20 Detailed Site Plans (DSP or DET), three Specific Design Plans (SDP), and four preliminary plans (without capitalized letters before a case number) (**Table 1, Chart 1, and Map 1**). These projects represented 6,890 dwelling units. Of these units, 28.1% were designated as single-family attached (SFA known as townhouses), 15.0% as single-family detached (SFD), and 57.0% as multifamily (MF) residences. Percentage shares may not total 100% because of rounding.



*CHART MAY NOT EQUAL 100% DUE TO ROUNDING.

SOURCE: PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT,
FEBRUARY 2026.

Table 1. Approved Residential Development, 2025

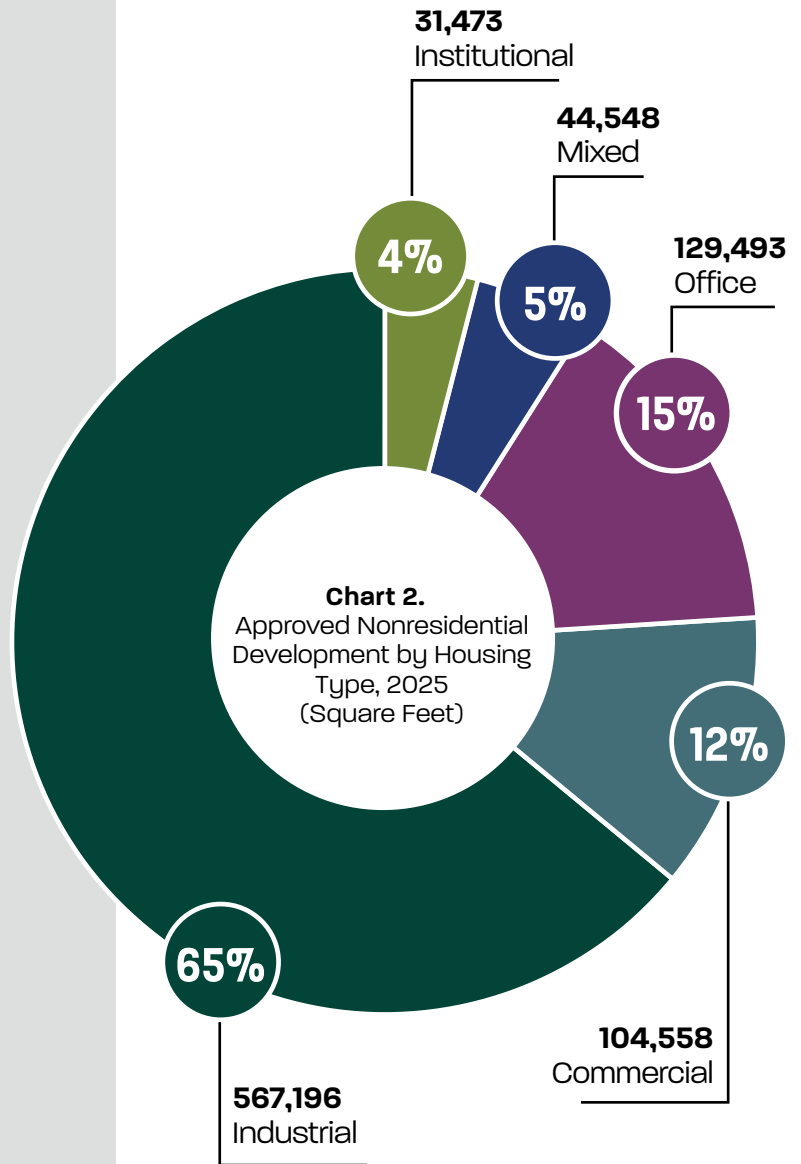
Development Case Number	Development Case Title	Single Family Attached	Single Family Detached	Multifamily	Total Units
4-23015	LOVELAND	0	8	0	8
4-24016	FAIRVIEW MANOR	0	2	0	2
4-24020	WELLS PARKWAY SUBDIVISION (MINOR)	0	2	0	2
4-24033	MT. HERMON LODGE*	5	0	8	13
DET-2022-020	MCKENDREE ROAD	79	0	0	79
DET-2023-003	MICHAEL'S RETREAT	155	0	0	155
DET-2023-013	LARGO PARK, LOT 6	0	0	398	398
DET-2024-004	HARMONY GARDENS	67	0	0	67
DET-2024-005	PIN OAK VILLAGE	48	0	0	48
DET-2024-007	THE MARION	0	0	405	405
DET-2024-015	SMITH LAKE ESTATES	68	75	0	143
DET-2024-016	FREEWAY AIRPORT	0	297	0	297
DET-2024-020	PENN PLACE II	0	0	54	54
DET-2025-006	JUNICA BRANDYWINE	142	0	0	142
DSP-18024	WOODMORE OVERLOOK COMMERCIAL	0	0	164	164
DSP-18034-03	MELFORD TOWNSA	28	0	0	28
DSP-20032-01	SIGANTURE CLUB AT MANNING VILLAGE	76	0	0	76
DSP-21013	BROAD CREEK TOWNHOUSES AT HENSON CREEK TRANSIT VIL	80	0	0	80
DSP-22017	THE HERMAN APARTMENTS	0	0	145	145
DSP-23003	PENN PLACE 1	0	0	168	168
DSP-23008	7011 CHESAPEAKE ROAD (FLATS AT GLENRIDGE STATION)	0	0	245	245
DSP-24012	NATIONAL VIEW (PHASE 1)*	0	0	1,495	1,495
DSP-24015	FAIRVIEW	65	0	0	65
DSP-25006	THE PROMISE*	844	0	844	1,688
SDP-2402	WOODSIDE RESERVE - EAST	0	260	0	260
SDP-2502	DOBSON FARMS PHASE 1	276	177	0	453
SDP-2504	LOCUST HILL, PHASE 2	0	210	0	210
Sum		1,933	1,031	3,926	6,890
% Total		28%	15%	57%	100%

Source: Prince George's County Planning Department, February 2026
 *: Mixed with nonresidential development. Also see Table 2.
 NATIONAL VIEW (PHASE 1) includes 485 elderly housing units.

The three mixed-use development projects—Mt. Hermon Lodge, National View (Phase 1), and The Promise—consisted of a combined total of 13 residential units at Mt. Hermon Lodge (comprising five single-family attached and eight multifamily units), 1,495 multifamily units at National View (Phase 1), and 844 multifamily units at The Promise. Within the multifamily category, National View (Phase 1) stood out, with 1,495 approved units representing approximately 40 percent of all multifamily units approved in 2025.

In 2025, there were 24 approved nonresidential development cases covering commercial, industrial, institutional, mixed-use, and office projects (see **Table 2**, **Chart 2**, and **Map 2**). Industrial developments made up the majority, representing 64.7% (or 567,196 square feet) of all approved nonresidential development out of a total gross floor area of 877,268 square feet.

Among the aforementioned mixed-use development projects, Mt. Hermon Lodge proposed 1,700 square feet dedicated to commercial activities. National View (Phase 1) planned for 33,698 square feet of commercial or retail space, 1,350 square feet for offices, and a day care center for 150 children covering approximately 9,500 square feet. The Promise, an expedited transit-oriented development (ETOD),² featured 36,581 square feet allocated for anchor retail, daycare, and grocery store. The total floor area mentioned does not include space allotted for residential units within these three mixed-use developments.



*CHART MAY NOT EQUAL 100% DUE TO ROUNDING.

SOURCE: PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, FEBRUARY 2026.

² <https://www.pgplanning.org/development/applications/etod-apps/>.

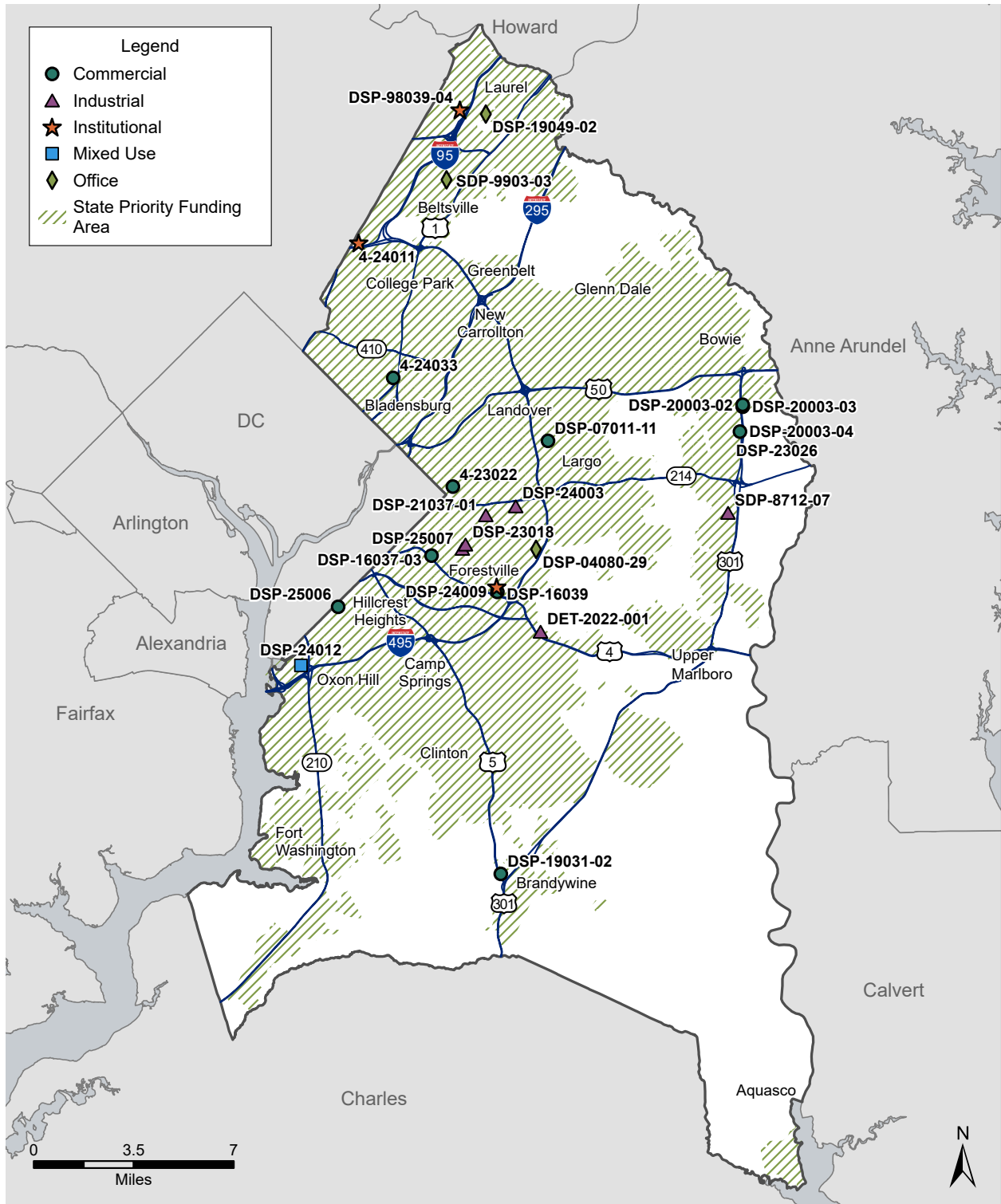
Table 2. Approved Nonresidential Development, 2025

Development Case Number	Development Case Title	Use Type	Gross Square Feet
4-23022	ADDITION TO GREGORY HEIGHTS, PARCEL G	Commercial	9,705
4-24011	IGLESIA EVANGELICA APOSTLES CHURCH	Institutional	6,877
4-24033	MT. HERMON LODGE*	Commercial	1,700
DET-2022-001	WESTPHALIA BUSINESS CENTER	Industrial	306,000
DSP-04080-29	(RITCHIE STATION MARKETPLACE) GREATER BADEN MEDICA	Office	43,312
DSP-07011-11	BANK OF AMERICA AT WOODMORE TOWNE CENTRE	Commercial	4,817
DSP-16037-03	ZAXBY'S - BROOK'S DRIVE	Commercial	2,064
DSP-16039	FORESTVILLE CENTER	Commercial	8,674
DSP-19031-02	THREE ROADS CORNER - POPEYES RESTAURANT	Commercial	2,923
DSP-19049-02	LAUREL HOSPITAL PROPERTY FREESTANDING MEDICAL FACI	Office	83,742
DSP-20003-02	MILL BRANCH CROSSING (POPEYES)	Commercial	3,046
DSP-20003-03	CHIPOTLE AT MILL BRANCH CROSSING	Commercial	2,700
DSP-20003-04	MILL BRANCH CROSSING INLINE RETAIL	Commercial	10,237
DSP-21037-01	GLENWOOD HILLS	Industrial	72,144
DSP-23018	ROYAL USA TOURS	Industrial	12,795
DSP-23026	OURISMAN OF BOWIE	Commercial	22,111
DSP-24003	SPACE MAKER SELF-STORAGE	Industrial	133,429
DSP-24009	INTERNATIONAL CHURCH OF CHRIST	Institutional	9,846
DSP-24012	NATIONAL VIEW (PHASE 1)*	Mixed	44,548
DSP-25006	THE PROMISE*	Commercial	36,581
DSP-25007	WALKER MILL BUSINESS PARK LOT 15 BLOCK B	Industrial	17,725
DSP-98039-04	MD 95 CORPORATE PARK, REDEVELOPMENT OF LOT 20	Institutional	14,750
SDP-8712-07	COLLINGTON CENTER LOT 29 BLOCK B	Industrial	25,103
SDP-9903-03	FED EX #200 WASHINGTON (AMMENDALE SOUTH, LOT 6)	Office	2,439
		Sum	877,268

Source: Prince George's County Planning Department, February 2026

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

Map 2. Approved Nonresidential Development, 2025



A-1-2. Occupancy Permits

In 2025, Prince George’s County issued occupancy permits for 2,340 new residential units. These additions were reflected in the County’s e-Permits and Momentum Permitting systems. Chart 3 illustrates that multifamily (MF) units comprised the largest segment, representing 41.7% (975 units) of all new units, while single-family attached (SFA) units accounted for 40.9% (956 units). The multifamily units include the 137-unit Highland Senior Living affordable housing development in Hyattsville. **Maps 3a, 3b, and 3c**, respectively, present the geographic distribution of occupancy permits for new residential construction issued during 2025.

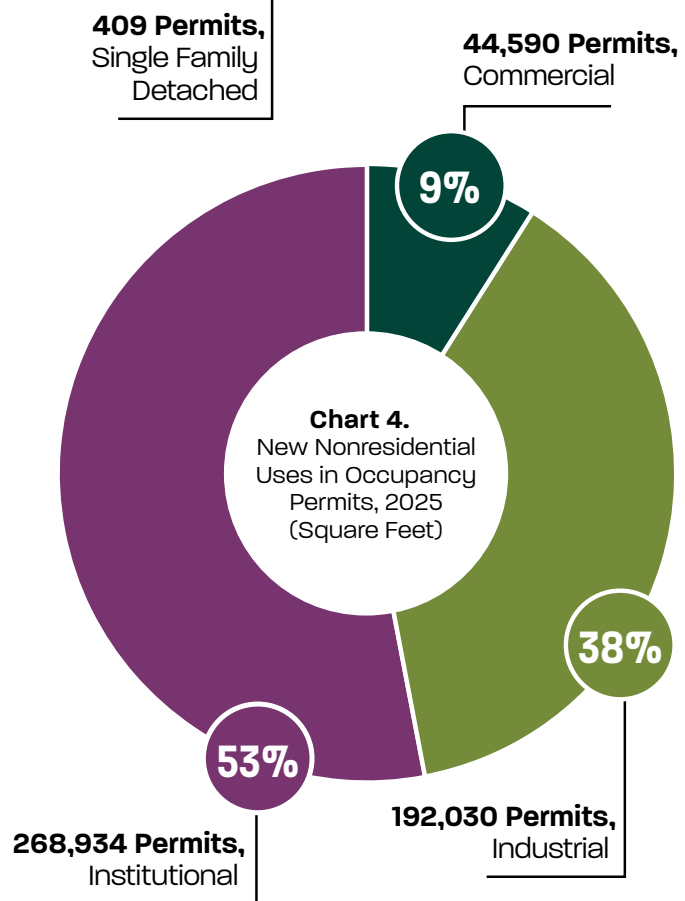
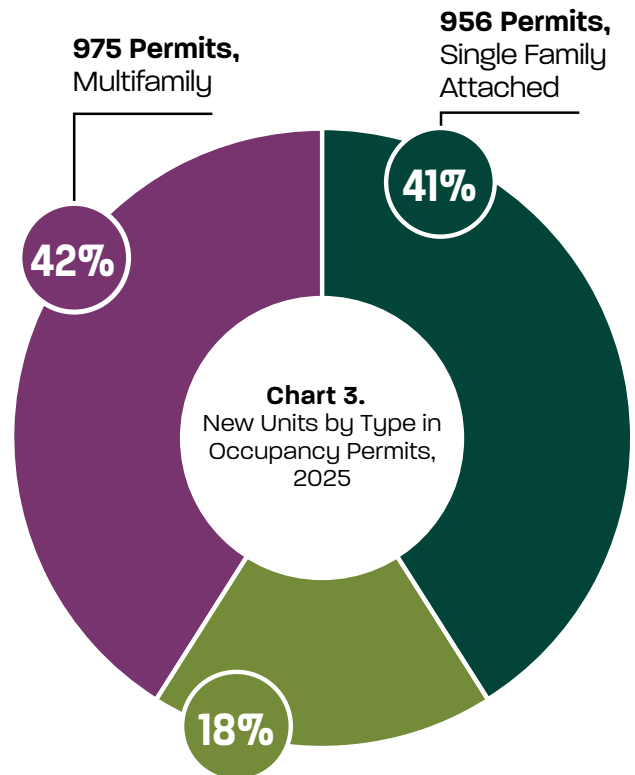
The nonresidential occupancy permits show a total gross floor area of 505,554 square feet (**Chart 4**). The square footage for institutional uses was prevalent, representing 53.2% of the entire square footage of nonresidential uses in occupancy permits issued in 2025. Key developments comprised the establishment of two elementary schools—new Margaret Brent School located in Hyattsville and the replacement of Templeton School in Riverdale—as well as two storage facilities: an 80,562-square-foot facility in Bowie and a 107,122-square-foot facility in Capitol Heights. **Map 4** exhibits these 10 nonresidential uses throughout the County.

A-1-3. Zoning Changes

There was no comprehensive rezoning in Prince George’s County in 2025.

A-1-4. Legislative Text Amendments

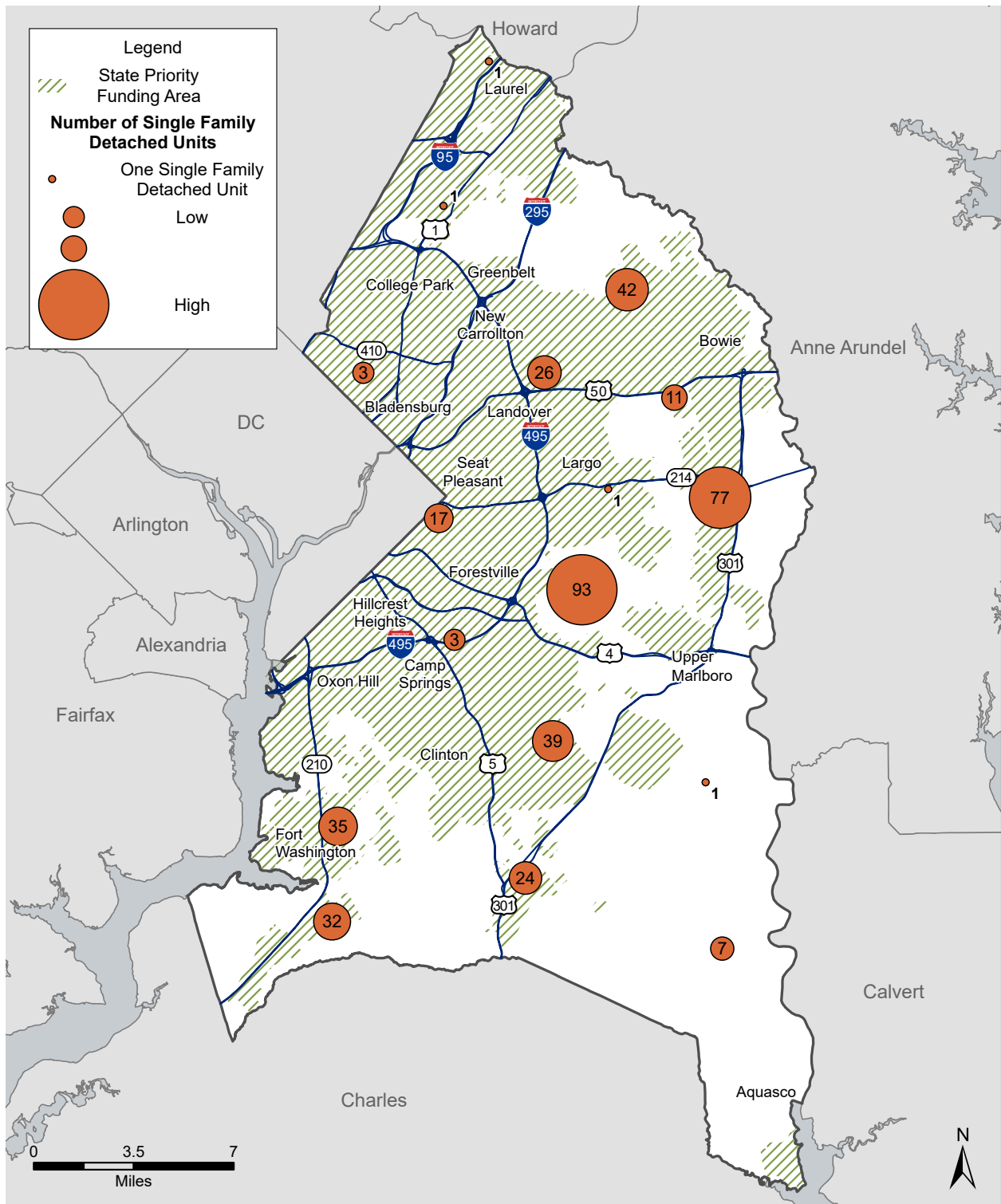
Presented herein is a summary of the legislative bills and resolutions adopted by the County Council in 2025. These measures implement the *Plan Prince George’s 2035 Approved General Plan* by creating the regulatory and policy framework essential for guiding development decisions consistent with both County and state priorities for sustainable growth.



*CHART MAY NOT EQUAL 100% DUE TO ROUNDING.

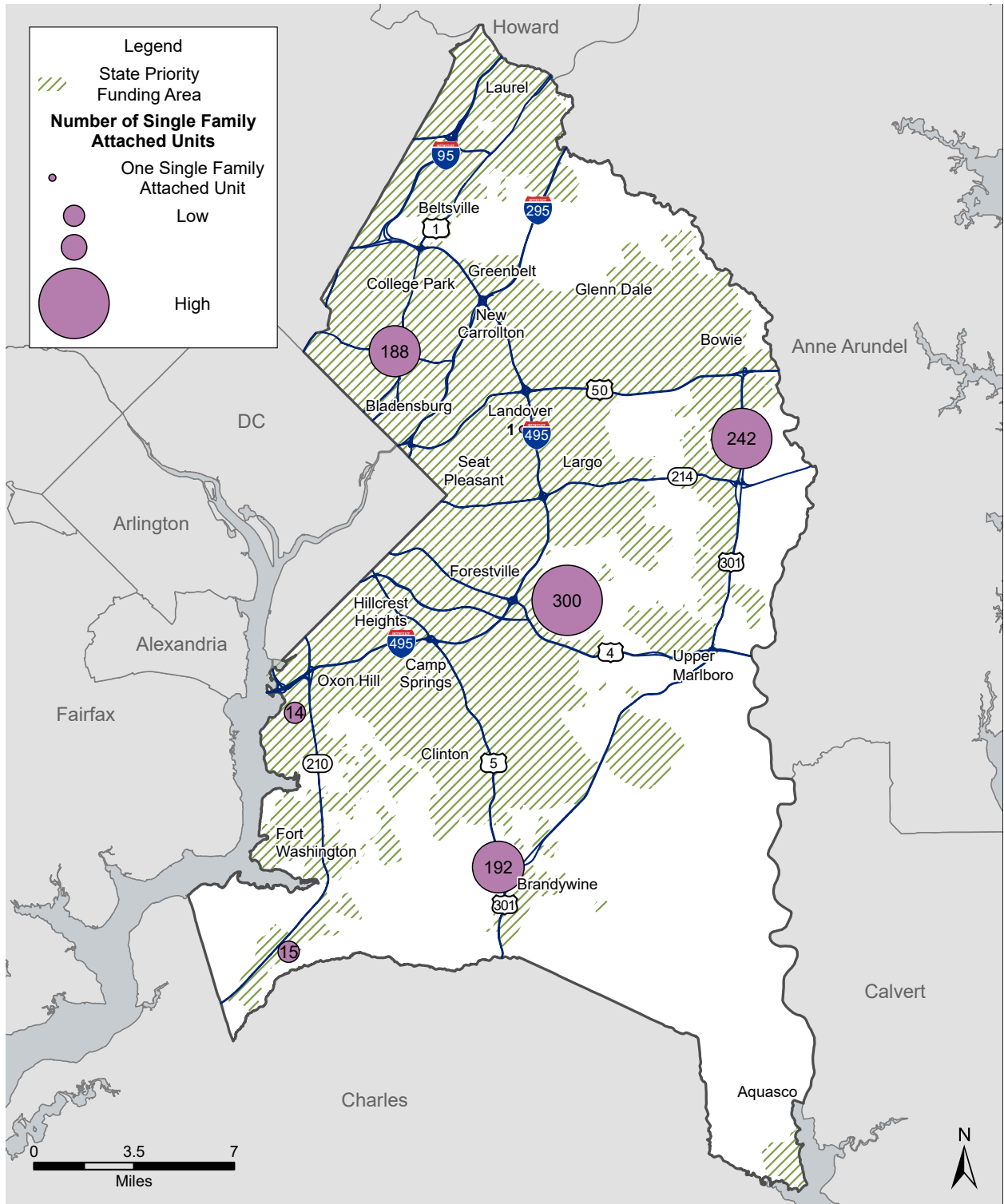
SOURCE: PRINCE GEORGE’S COUNTY PLANNING DEPARTMENT, FEBRUARY 2026.

Map 3a. Single Family Detached Residential Units in Occupancy Permits, 2025



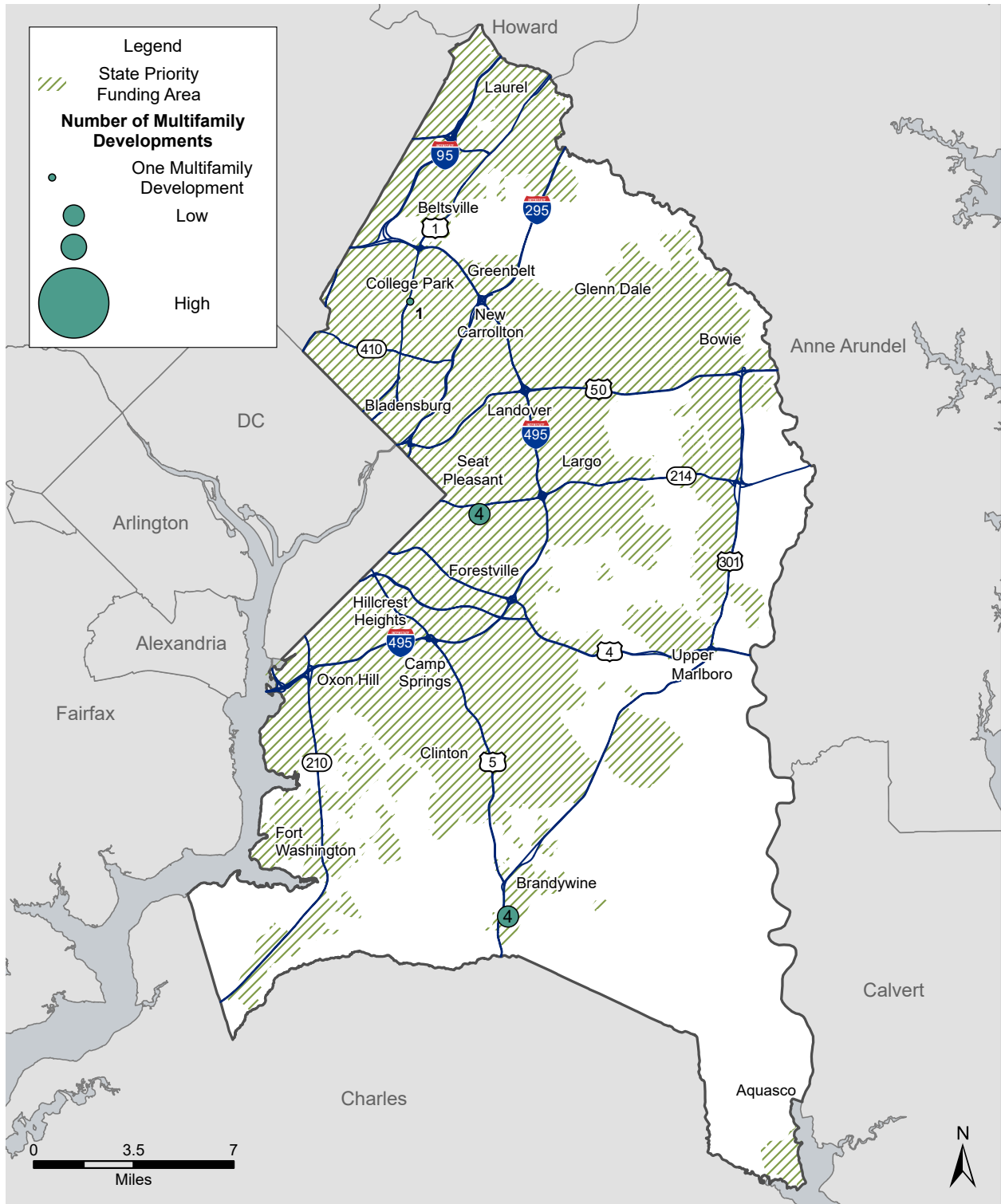
SOURCE: M-NOPPC GIS

Map 3b. Single Family Attached Residential Units in Occupancy Permits, 2025



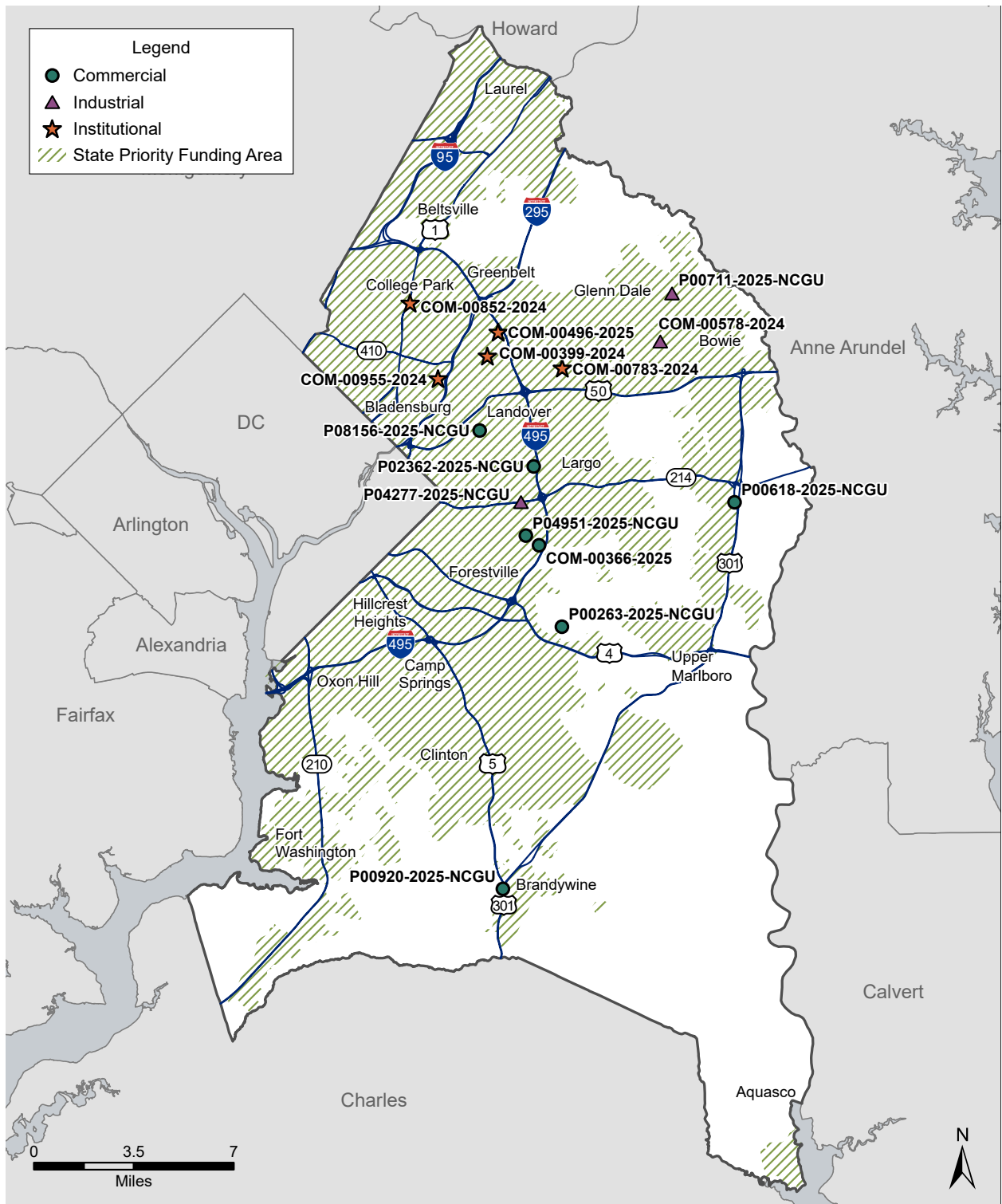
SOURCE: M-NCPPC GIS

Map 3c. Multifamily Residential Units in Occupancy Permits, 2025



SOURCE: M-NOPPC GIS

Map 4. Nonresidential Uses in Occupancy Permits, 2025





CREDIT: M-NOPPO

Legislative Bills

CB-27-2025 (DR-2): (Dernoga, Ivey, Adams-Stafford, Harrison, Fisher, Watson, Blegay, Hawkins, Oriadha) A bill for the purpose of defining state-licensed medical clinics as a new principal use type; establishing the zones in which this new use type is permitted, as shown on the principal use tables; setting forth conditions under which this new principal use may be approved; establishing off-street parking requirements for this new use type; amending the description of the Health Care Uses principal use category; amending the definition of medical facility; and removing Methadone treatment center as a principal use type.

CB-35-2025 (DR-2): (Ivey, Watson, Olson, Fisher, Dernoga, Oriadha) A bill for the purpose of removing and re-lettering certain definitions; providing for amending a certain definition; clarifying that all site plans, under certain circumstances, covered under the Site Plan definition in this Division, are approved for a certain exemption; providing for revisions to certain design elements; providing for a certain width for certain exterior door entrances; providing for a certain width for certain lead walks; providing for a certain width for certain hallways on the accessible level; providing for a certain width for certain doorways on the accessible level; providing for a certain width for certain interior hallways in townhouse and two-over-two units; providing for a certain width for certain interior doorways in townhouse and two-over-two units; providing that a waiver shall not be granted under certain circumstances as a condition of approval of a Detailed Site Plan, Special Exception, or a Zoning Map Amendment; and generally regarding universal design elements for certain newly constructed residential housing dwelling units.

CB-40-2025 (DR-2): (Burroughs, Adams-Stafford, Watson, Blegay, Hawkins, Oriadha) A bill for the purpose of authorizing the issuance of grading permits in the LCD Zone under certain circumstances.

CB-41-2025 (DR-2): (Ivey, Fisher, Watson, Hawkins) A bill for the purpose of repealing Section 27-61603(b) Universal Design, The Zoning Ordinance of Prince George's County, Maryland, as universal design implementation is required, absent an exemption or waiver, pursuant to Subtitle 4, Building, Division 6. Universal Design for Housing, Prince George's County Code; providing for a certain effective date; and generally regarding zoning and universal design for housing.

CB-042-2025: (Dernoga, Blegay, Oriadha) An ordinance concerning application preparation, submission, and review procedures and decision standards for the purpose of amending certain definitions; amending pre-application requirements to require applicants to demonstrate the proposal's conformance with applicable Master Plans; amending pre-application procedures to allow applicants to hold an informational consultation with relevant Council members; amending pre-application procedures to make neighborhood meeting notices publicly searchable; amending pre-application procedures to allow neighborhood meeting participants to become persons of record; amending certain development application submittal requirements to demonstrate the proposal's conformance with applicable Master Plans; and amending the decision standards for approval of detailed site plan and special exception applications to include Master Plan consistency as a required standard for site plan approval.³

³ <https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=7354434&GUID=4DB1B87E-DC83-4CD4-A9A3-5D492E474DD3>.

CB-43-2025 (DR-4): (Dernoga, Hawkins, Oriadha) A bill for the purpose of amending the uses permitted in the Commercial, General and Office (CGO) Zone to encourage the conversion of existing office buildings into mixed-use developments.

CB-46-2025 (DR-3): (Dernoga, Adams-Stafford, Fisher, Blegay, Oriadha) A bill for the purpose of exempting certain applications from the applicability of the Woodland Conservation Ordinance; providing for a standard letter of exemption for certain properties; modifying the requirements for certain development review division applications; modifying the alternatives for meeting conservation requirements on-site; modifying the threshold for fee-in-lieu usage; providing for credit for afforestation projects; revising the rate for fee-in-lieu credits; revising certain definitions; and revising the applicability of the Tree Canopy Coverage Ordinance.

CB-65-2025 (DR-2): (Dernoga, Ivey, Adams-Stafford, Fisher, Watson, Hawkins) A bill for the purpose of reconciling areas for cannabis uses consistent with authority set forth in state law; revising use-specific standards for permitted cannabis uses; establishing parking regulations for permitted cannabis uses; providing for the prospective application of provisions and amendments adopted herein; providing a severability clause for the provisions related to cannabis uses in Prince George's County; and generally regarding cannabis areas and uses in Prince George's County.

CB-66-2025 (DR-2): (Dernoga, Olson, Ivey, Fisher, Watson, Blegay, Hawkins, Oriadha) A bill for the purpose of streamlining land development administration in support of the County's affordable housing goals by amending Planned Development (PD) Zoning Map Amendments requirements to remove certain filing requirements and allowing for the subsequent development applications under certain circumstances.

CB-69-2025 (DR-2): (Dernoga, Ivey, Adams-Stafford, Harrison, Fisher, Watson, Blegay, Hawkins, Oriadha) A bill for the purpose of limiting the location of new quick-service restaurants with drive-through service by prohibiting such uses in residential zones and allowing such uses by special exception in certain commercial zones to address the unique adverse impacts associated with quick-service restaurants with drive-through service.

Resolutions

CR-53-2025 (DR-1): (County Executive, Ivey, Fisher, Blegay, Hawkins) A resolution for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

CR-54-2025 (DR-2): (Burroughs, Dernoga, Ivey, Olson, Adams-Stafford, Harrison, Fisher, Watson, Blegay, Hawkins, Oriadha) A resolution for the purpose of directing the Maryland-National Capital Park and Planning Commission to coordinate with the Prince George's County Health Department to develop a Health Atlas to further implement the *Prince George's 2035 Approved General Plan* (Plan 2035) and support data-driven policy making; directing the agencies to use the Health Atlas to analyze public health metrics in relationship with land uses to identify public health disparities, recommend equitable growth solutions and further enhance the quality of life for all residents of Prince George's County; directing the Department of Health to investigate the public health impact of convenience, tobacco and liquor stores on their surrounding communities.

CR-80-2025 (DR-2): (Fisher, Watson, Oriadha) A resolution for the purpose of temporarily suspending the current police response time calculations of the Adequate Public Safety Test.

CR-82-2025 (DR-1): (Burroughs, Dernoga, Ivey, Adams-Stafford, Fisher, Watson, Blegay, Hawkins, Oriadha) A resolution for the purpose of initiating a major amendment to the 2007 Approved Westphalia Sector Plan (2007 Sector Plan), which covers a portion of Planning Area 78 of the Maryland-Washington Regional District in Prince George's County, Maryland, approving Goals, Concepts, Guidelines, and a Public Participation Program, and initiating a concurrent sectional map amendment for the project pursuant to Part 3 of the Zoning Ordinance.

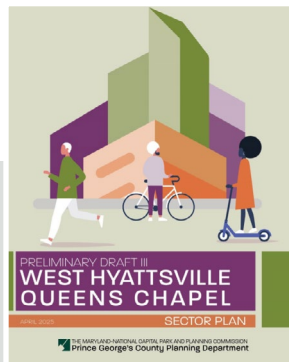
CR-96-2025 (DR-1): (Fisher, Watson) A resolution concerning the Public Facilities and Transportation and Mobility Elements of the Preliminary West Hyattsville-Queens Chapel Sector Plan for the purpose of identifying inconsistencies between the Preliminary West Hyattsville-Queens Chapel Sector Plan and 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.

CR-137-2025 (DR-1): (Ivey, Fisher, Watson, Blegay, Hawkins) A resolution concerning the West Hyattsville-Queens Chapel Sector Plan for the purpose of approving, with amendments herein based on the 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 West Hyattsville-Queens Chapel Sector Plan, thereby approving a new vision to guide growth and redevelopment for the West Hyattsville-Queens Chapel areas comprised of portions of Planning Areas 68 (Hyattsville-Riverdale-Mt. Rainier-Brentwood) and 65 (Langley Park & Vicinity), an area generally defined by the Prince George's Plaza Regional Transit District to the northeast, Eastern Avenue to the southwest, Arundel Road to the southeast, and the Northwest Branch of the Anacostia River to the northwest, including portions of City of Mount Rainier, City of Hyattsville, and the Town of Brentwood and the portions of the unincorporated communities of West Hyattsville-Queens Chapel.

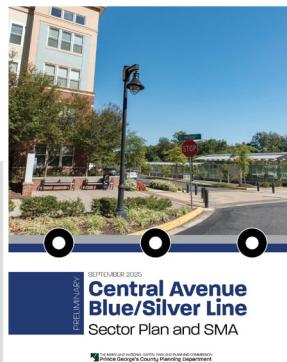
CR-138-2025 (DR-1): (Ivey, Fisher, Watson, Blegay, Hawkins) A resolution concerning the West Hyattsville-Queens Chapel Sectional Map Amendment for the purpose of approving, with revisions herein based on the joint public hearing record of testimony, as an Act of the County Council of Prince George's County, Maryland sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, the West Hyattsville-Queens Chapel Sectional Map Amendment (SMA), thereby setting forth and adopting detailed zoning proposals for the West Hyattsville-Queens Chapel areas, comprised of portions of Planning Areas 68 (Hyattsville-Riverdale-Mt. Rainier-Brentwood) and 65 (Langley Park & Vicinity), an area generally defined by the Prince George's Plaza Regional Transit District to the northeast, Eastern Avenue to the southwest, Arundel Road to the southeast, and the Northwest Branch of the Anacostia River to the northwest, including portions of City of Mount Rainier, City of Hyattsville, and the Town of Brentwood and the portions of the unincorporated communities of West Hyattsville-Queens Chapel.

A-1-5. Comprehensive Plan or Plan Elements

In 2025, Prince George's County adopted, released, or completed several key plans or projects listed as follows:



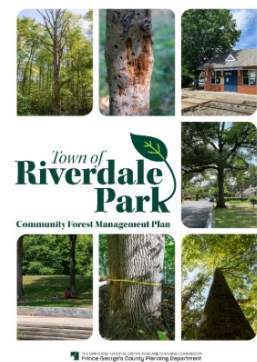
West Hyattsville-Queens Chapel Sector Plan and SMA: Approved by the County Council on November 10, 2025, this plan guides future development in the area and represents a significant step forward for the West Hyattsville-Queens Chapel community.



Central Avenue-Blue/Silver Line Sector Plan and SMA: A preliminary draft was released in September 2025 for areas around Capitol Heights, Addison Road-Seat Pleasant, and Morgan Boulevard Metro Stations.



Westphalia Sector Plan Amendment: On July 8, 2025, the Council authorized a major amendment to the 2007 Westphalia Sector Plan. The Council simultaneously approved the goals, concepts, guidelines, and a public participation program for this comprehensive planning project within portions of Planning Area 78.



2025 Town of Riverdale Park Community Forest Management Plan: Funding for a tree inventory and management plan was approved by Prince George's County Planning Board on May 26, 2022. The kickoff was held in January 2023, and the project was completed in February 2025.

A-2. Consistency with Adopted Plans

The Annual Report on Growth is required to discuss whether the development in 2025 is consistent with contents and contexts in 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.

In 2025, development trends, enhancements to public facilities, and legislative changes in Prince George's County consistently aligned with the County's ongoing commitment to effective planning and growth management. New residential and nonresidential projects, upgrades to public facilities, and related legislative actions underscored the County's proactive

approach to upholding its growth management policies. These efforts were focused on ensuring high-quality, sensible development within Priority Funding Areas (PFA) while safeguarding resources beyond these zones.

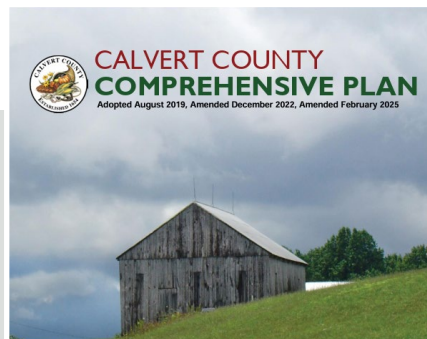
Prince George's County is steadfast in its dedication to continued effective collaboration with state government, County agencies, the Metropolitan Washington Council of Governments, neighboring counties, and all other stakeholders for a sustainable future. The sector plan amendments or community planning study adopted in 2025 are outlined in Section A-1-5.

Neighboring counties develop comprehensive plans similar to *Plan Prince George's 2035* for sustainable development and smart growth. Their plans are summarized according to 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 the County continues to experience due to its history of slavery and federally financed segregated living patterns."⁴



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."⁵



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."⁶

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

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

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

A-3. Process Improvements

In 2025, Prince George's County continues to implement the policies and actions of *Plan Prince George's 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, 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.

A-4. Ordinances or Regulations

In 2025, 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 (Section A-1-4) successfully implement the *Plan Prince George's 2035* recommendations and follow the state's planning goals and objectives.



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.⁷



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."⁸

⁷ HoCo By Design <https://www.hocobydesign.com/>.

⁸ M-NCPPC Montgomery County Planning Department, *Thrive Montgomery 2050*, <https://montgomeryplanning.org/wp-content/uploads/2021/04/Thrive-Planning-Board-Draft-web.pdf>.



SECTION B.

Adequate Public Facilities



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B-1. Public Schools

The Capital Improvement Program (CIP) is one of the mechanisms used 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 schools require planning and funding to enhance an adequate and modern learning environment for students.

According to the County’s FY 2025-2030 CIP, “the education/health services portion of the capital

program comprises the largest segment at \$1.6 billion, or 38.4% of the total. Included here is funding for the Board of Education, the Prince George’s Community College, the Prince George’s Memorial Library System, and the Health Department. The amount of funds going to the public school system comprises 83.7% of the total education/health spending.”⁹ The major school CIP projects are listed as follows:

Project Name	Project Description	Council District
Bowie HS Annex Limited Renovation	The original building was constructed in 1963. The project includes limited renovation and improvement to the existing instructional spaces to include selected educational program enhancements and a minimum of five systemic improvements.	Four
C. Elizabeth Rieg ES Replacement	The original building was constructed in 1978. The school is currently planned to accommodate students with severe and profound disabilities from all PGPCS schools and to provide them with a full continuum of Special Education Services including: a therapy tank with locker rooms, bathroom/changing rooms, special education classrooms and storage, equipment storage, laundry room, speech therapy, coordinators and other related services offices, conference room, health room with toilets, computer lab, sensory integration lab, records storage and occupational therapy, physical therapy and mobility opportunities via education (MOVE). PGPCS is proposing a limited renovation project with educational enhancements. The project will also include five major systemic improvements in addition to educational upgrades.	Four
Career and Technology (CTE) Southern Hub Freestanding Classrooms	This project will provide classrooms to accommodate new Career and Technology Education (CTE) programs being transferred from other surrounding schools to provide a central location in the southern part of the County. The gross square footage required is approximately 38,000. A detailed scope of work will be determined after the architect is hired to perform an assessment.	Eight
Cherokee Lane ES	A full renovation/replacement and addition is recommended for Cherokee Lane Elementary School (Planning Area 3). The 846-seat replacement school will double the existing school's capacity. It will be collocated on the Buck Lodge MS site, allowing the existing site to be used for a future secondary school.	Two
Cool Spring Judith Hoyer Modernization	This project replaces Elementary School Area #3. The project consists of replacing the existing Cool Spring ES and building a new annex building that will house the majority of the functions currently in the Judy Hoyer Center. The project will add a 375-student capacity to the campus for a total capacity of 910 students in pre-K through 5th grade. The new academic building will house the Judy Hoyer Center, while the annex building will house a regional therapy pool to serve the PGPCS special education population in the northern part of the County (5,200 square feet), a family center (3,000 square feet), and office space for certain PGPCS central office functions (20,070 square feet).	Two

⁹ https://www.princegeorgescountymd.gov/sites/default/files/media-document/CIP%20Overview__2.pdf.

Project Name	Project Description	Council District
Early Childhood Center	This project establishes the Early Childhood Center. The facility is the former Riverdale Hills ES, originally constructed in 1958 (35,727 square feet), and sits on seven parcels. A partial renovation was completed by the University of Maryland College Park (UMCP) in 2006 for the areas that are currently occupied by UMCP and a local police department. The remaining classrooms (14,710 square feet) were abated and gutted, leaving only the building shell and basic mechanical and electrical equipment. The scope of the project includes the construction of a main office and health suite for the new program, roof replacement, HVAC system replacement (entire building), ADA-compliant toilet room upgrades for all affected classrooms, replacement of the windows and exterior doors, and other improvements.	Three
Fairmont Heights High School	This replacement school is 190,058 square feet for a student state-rated capacity of 953 seats.	Five
High Point HS	The High Point High School replacement project is a Cycle 1 school per the Prince George's County Public Schools Educational Facility Master Plan. The Board-approved FY 2021 CIP request is for a capacity of 2,600 students based on current and projected enrollment. The revised total project cost reflects a 2,000-student seating capacity and 304,000 square feet. The design will be capable of being scaled up to 2,600 students if the enrollment demands warrant it at the time of construction bidding, or as an addition post-construction.	One
International School at Langley Park	The International High School offers underserved students (i.e., high percentage of at-risk, economically disadvantaged English language learners and first-generation college students) and newcomer immigrant students an innovative opportunity to complete a high school diploma in a learning environment customized to their specific learning needs. The maximum capacity for this school is 400 students. The school is identified as a Cycle 1 school as noted in the Educational Facility Master Plan and is temporarily located in the Annapolis Road Academy Alternative HS facility.	Two
New Glenridge Area Middle School #2	Since the PGCPSS Board adopted an educational initiative to transition 6th grade students to middle school, the system has been gradually changing to a Grades K-5/6-8 configuration on a 'space available basis.' However, complete reorganization will not occur in the northern part of the County unless the district adds new middle school capacity. The estimated budget is based on a 1,200-student state-rated capacity and an approximately 174,000-square-foot building. The new school will include a three-room cluster for students with severe and profound disabilities (Special Education Regional Program), currently located at the Margaret Brent Regional stand-alone facility.	Three
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 school is designed for 2,000 comprehensive seats and 600 half-day career and technology (CTE) seats.	Two
Stephen Decatur MS SEI Renovation	The facility will be renovated to incorporate both the special education program requirements and improve existing building conditions that affect the delivery of education to all programs and services for all students. The school is a 120,070-square-foot facility located on a 16.4-acre site. As part of the special education future program and development plan, this school is planned to be renovated to house students from Oxon Hill Middle School, with a special education component.	Nine

Project Name	Project Description	Council District
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, an inefficient layout (with three buildings), and the poor condition of the building systems.	Seven
Tulip Grove ES Replacement	Tulip Grove Elementary is a one-story, 42,275-square-foot facility built in 1964, with a small addition in 1971. This school is currently undergoing major renovations of the existing 23,350-square-foot building and the addition of 41,480 square feet to meet educational requirements. The facility will be designed with new state-of-the-art 'GREEN' school features, for a larger state-rated capacity of 411 students.	Nine
William Schmidt Educational Center	The William S. Schmidt Outdoor Education Center comprises several buildings on 450 acres in Brandywine, Maryland. The project includes demolition of approximately 12,445 square feet (existing Villages I and Camp Center Building), renovation of approximately 22,433 square feet (existing Orme and Neville Buildings), and an addition of approximately 44,300 square feet (New Villages II, Environmental Research Center, Outdoor Seating Pavilion, and Villages I).	Nine
William Wirt MS SEI Renovation	Based on a feasibility study completed in December 2014, William Wirt Middle School is recommended for replacement. Using the educational specifications developed for the FY 2015 William Wirt feasibility study, the Educational Facility Master Plan recommends 64,000 additional square feet for a maximum capacity of 1,200 students.	Three

In an effort to address the construction needs identified in the Educational Master Plan, Prince George’s County Public Schools (PGCPS) investigated alternative financing options for the construction of schools in the district. A work group was formed in 2018 to explore a Public-Private Partnership Alternative Financing program for public school

construction and replacements. The partnership concluded that a design, build, finance, and maintain structure could significantly reduce the time needed to complete school construction. The district has processed 14 schools to date, with 6 in the first phase and 8 in the second phase. These schools are:

PHASE ONE SCHOOLS

- Adelphi Area Middle School
- Drew Freeman Middle School
- Hyattsville Middle School
- Kenmoor Middle School
- Southern Area K-8 School
- Walker Mill Middle School

PHASE TWO SCHOOLS

- Margaret Brent Elementary School
- Hyattsville Elementary School
- James Duckworth Regional School
- Springhill Lake Elementary School
- Brandywine K-8 School
- Robert Frost K-8 School
- Templeton Elementary School
- Fairwood Elementary School



CREDIT: M-NCPPC

B-2. Water and Sewerage

Environment Article Title 9, Subtitle 5, of the Maryland Annotated Code sets procedures for amendments and revisions to the Water and Sewer Plan. The Adopted 2018 Water and Sewer Plan assigns a category to 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. Administrative amendments are also used for public use allocations.

B-2-1. 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. 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 of each year. The fourth cycle is often approved in the following calendar year. During the 2025 calendar year, the County Council acted on five legislative amendments (**Table 3**).

Table 3. The Lists the legislative amendment applications received in calendar year 2025

Case Number	Case Name	Legislative Cycle	Water and Sewer Change Request
24/P-06	Allentown Villas	Mar-25	5 to 4
25/M-01	Canine Training Facility 5 to 4	Jun-25	5 to 4
23/PW-01	Corridor Center	Dec-25	4 to 3
25 / P-01	8700 Frank Tippet Road	Dec-25	5 to 4
25 / M-02	Allied Brandywine Property	Dec-25	5 to 4

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

B-2-2. 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 to DPIE 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 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. The applications for administrative amendments were accepted from January 2025 through December 2025. Twelve applications for administrative amendments were approved during 2025 (**Table 4**).

Table 4. The Lists the administrative approvals in calendar year 2025

Council Resolution	Project Name	Administrative Cycle	Approval Date
CR-76-2023	Upper Marlboro Westphalia, 4.12 acres	February 2025	3/25/2025
CR-105-2021	Alexander Landing, 10.0 acres	February 2025	3/25/2025
CR-45-2020	Livingston Road, 18.13 acres	March 2025	4/4/2025
Pre-dates 2018 Plan	Harmony Gardens at Vansville, 7.75 acres	May 2025	6/9/2025
Pre-dates 2018 Plan	Flats at Glenridge Station, 2.99 acres	May 2025	6/9/2025
CR-105-2021	Michaels Retreat, 30.41 acres	May 2025	6/9/2025
Pre-dates 2018 Plan	Fairview Manor, 9.9 acres	July 2025	8/4/2025
Pre-dates 2018 Plan	New Carrollton Town Center, 15.78 acres	July 2025	7/22/2025
Pre-dates 2018 Plan	Corridor Center, 28.24 acres	September 2025	Deferred to 2025 Legislative Cycle
CR-11-2014	Marlboro Gateway, 6.97 acres	September 2025	10/07/2025
Pre-dates 2018 Plan	The Promise, 2.0 acres	September 2025	10/07/2025
CR-44-2025	Freeway Airport, 131.5 acres	October 2025	11/05/2025

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

B-3. Transportation Facilities

B-3-1. The Master Plan of Transportation

On September 21, 2021, the County Council approved the start of the Countywide Master Plan of Transportation, known as Go Prince George's. The Planning Department's Transportation Planning Section developed goals, concepts, guidelines, and strategies through 2025, and released the Preliminary Draft early that year, continuing community engagement. Go Prince George's updates the 2009 plan with a multi-modal strategy focused on connectivity, safety, sustainability, and transit-oriented development, aiming to create an integrated transportation network that provides access to communities, jobs, goods, and places of interest. The team held a Joint Public Hearing on March 24, 2026, to gather feedback ahead of adoption.

B-3-2. State's First Pedestrian Safety Action Plan

In July 2025, the Maryland Department of Transportation State Highway Administration¹⁰ began construction on the state's first Pedestrian Safety Action Plan project—a \$15 million effort to improve pedestrian, bicycle, and multi-modal access along nearly 2.5 miles of MD 650 (New Hampshire Avenue), stretching from University Boulevard to Powder Mill Road through Prince George's and Montgomery counties. Completion is expected in fall 2026.

The project aims to enhance safety and accessibility for everyone using the route by introducing several improvements. These include new crosswalks and signals, ADA-compliant pedestrian ramps and bus stops, upgraded lighting, realigned ramps at the MD 650 and I-495 (Capital Beltway) interchange, raised speed tables for safer transit access to bus stops, median fencing to prevent mid-block crossings, and other enhancements.

B-3-3. Road Projects

FISCAL YEAR 2025-2030

Major transportation initiatives scheduled for Prince George's County in 2025, supported by the FY 2025 budget and state strategic plans, are centered on enhancing safety, advancing transit-oriented development, and modernizing infrastructure. Notable undertakings include the \$15 million MD 650 pedestrian safety improvement project, the construction of a diverging diamond interchange at Arena Drive, the expansion of TheBus routes, and the ongoing development of the Purple Line.

The County Department of Public Works & Transportation's *Fiscal Year 2025-2030 Approved Capital Improvement Program (CIP) and Budget*¹¹ focuses on major roadway and bridge upgrades to enhance safety, address structural needs, and support population and economic growth in the County. Key initiatives include bridge replacements, corridor improvements, pedestrian and traffic safety projects, facility repairs, preventive maintenance, and transit-oriented development.

At the start of fiscal year 2025, the Maryland Transit Administration (MTA) invested over \$1 billion in the Purple Line, a statewide light rail—the largest in three decades. By October 2025, the project was about 85% finished, with all rail cars delivered and track laid in Prince George's County. Passenger service is set to begin in December 2027.¹²

In spring 2025, the County launched major updates with the *Better Bus Network Redesign* (BBNR), refining routes and service based on the Transit Vision Plan. Changes include route adjustments, consolidated stops, clearer signage for Washington Metropolitan Area Transit Authority (WMATA) and TheBus, expanded weekend service, and slightly more frequent buses. Average waiting times are expected to drop from 36 to 34 minutes.¹³

10 <https://roads.maryland.gov/mdotsha/pages/pressreleasedetails.aspx?PageId=818&newsId=5408>.

11 https://www.princegeorgescountymd.gov/sites/default/files/media-document/Public%20Works%20and%20Transportation_2.pdf.

12 <https://www.purplelinemd.com/>.

13 <https://www.princegeorgescountymd.gov/sites/default/files/media-document/Community%20Partners%20Meeting%20Fall%202025.pdf>.

FISCAL YEAR 2026-2031

Table 5 lists the proposed road improvement projects within Prince George’s County from FY 2026 to FY 2031 by the Maryland Department of Transportation State Highway Administration (MDOT SHA) and the Prince George’s 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 the end of FY 2025, and whether the project is located within one of the Maryland Department of Planning’s (MDP) Priority Funding Areas.

Projects implemented by DPW&T originate from the DPW&T FY 2026-2031 Approved Capital Improvement Program and Budget or the Capital Roadway and Bridge Projects site. Projects implemented by MDOT SHA originate from FY 2026-FY2031 Maryland’s Consolidated Transportation Program 2025 State Report on Transportation documents. Because these reports are per fiscal year, no additional information is available for the July 1, 2025, to December 31, 2025, timeframe.

Table 5. Road Projects, Reporting Fiscal Year 2025

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	Complete/green street improvements along Montpelier Dr	DPW&T	Complete	Yes
5	Complete/green street improvements along Ager Rd and Hamilton St	DPW&T	Construction	Yes
6	Addison Rd. at Walker Mill Rd. Intersection Improvement	DPW&T	Construction	Yes
7	Brandywine Rd./MD 223 Intersection Improvements	DPW&T	Construction	Yes
8	Chillum Rd., Knollbrook Dr intersection improvement	DPW&T	Construction	Yes
9	Ritchie Marlboro Rd., Brooke Ln. intersection improvement	DPW&T	Construction	Yes
10	Marlboro Pk. Pedestrian Safety Improvements Ph. 1	DPW&T	Construction	Yes
11	Marlboro Pk. Pedestrian Safety Improvements Ph. 2	DPW&T	Construction	Yes
12	Metzerott Rd., MD 650 to Adelphi Rd. Pedestrian Safety Improvements	DPW&T	Construction	Yes
13	Chestnut Ave. Bridge Replacement over Newstop Branch	DPW&T	Construction	Yes
14	Brandywine Rd. Bridge Replacement over Pisacataway Creek	DPW&T	Construction	Yes
15	Harry S. Truman Dr. Bridge Replacement over Southwest Branch	DPW&T	Construction	Yes
16	Molly Berry Rd. Bridge Replacement over Wyvil Branch	DPW&T	Construction	Yes
17	Virginia Manor Road Reconstruction	DPW&T	Construction	Yes
18	Developer Contribution Projects - Oak Grove Road/Church Road	DPW&T	Construction	Yes
19	Developer Contribution Projects - Westphalia interchange	DPW&T	Construction	Yes

B-3-4. Adequate Public Facilities Recommendations

The following table (**Table 6**) lists development cases required to provide Adequate Public Facilities (APF) improvements. In 2025, the Prince George’s County Planning Department requested road, bicycle, and/or pedestrian improvements associated with approved cases. The APF requirements are found in the certificate of adequacy, which is a companion application to a preliminary plan of subdivision. Each case has a unique number, case name, type of plan, location of improvements, type of infrastructure affected, and resolution language. The APF recommendations for improvement were obtained from the 2025 resolutions approved by Prince George’s County Planning Board. Detailed information about the cases can be found on Prince George’s County Development Application Review Tracking System (DARTS).

Key	Road Project	Agency	Status	PFA
20	Blue Line Corridor infrastructure improvements	DPW&T	Construction	Yes
21	Brandywine Road Club Priority Projects	DPW&T	Construction	Yes
22	South County Roadway Improvements	DPW&T	Construction	Yes
23	MD 210 Corridor Transportation Improvements	DPW&T	Construction	Yes
24	US 301 improvements	DPW&T	Construction	Yes
25	Rittenhouse Street Pedestrian safety	DPW&T	Construction	Yes
26	Livingston Road, Washington Lane, Monroe Avenue Intersection improvement	DPW&T	Construction	Yes
27	Race Track Rd. Pedestrian Safety Improvements	DPW&T	Construction	Yes
28	Stuart Ln. Pedestrian Safety Improvements	DPW&T	Construction	Yes
29	Traffic Congestion Improvements 2 - Medical Center Drive DDI	DPW&T	Construction	Yes
30	Ritchie Marlboro Rd., Brown Road intersection improvement	DPW&T	In Design	Yes
31	Marlboro Pk Pedestrian Safety Improvements, Ph. 3	DPW&T	In Design	Yes
32	Adelphi Road Pedestrian Safety	DPW&T	In Design	Yes
33	Cherry Hill Road Bridge replacement over I-95	DPW&T	In Design	Yes
34	Campus Drive Bridge Replacement over Northeast Branch	DPW&T	In Design	Yes
35	FBI Headquarters Improvements	DPW&T	In Design	Yes
36	Complete/green street improvements along Campus Dr.	DPW&T	On Hold	Yes
37	Complete/green street improvements along Harry S. Truman Dr	DPW&T	On Hold	Yes
38	Livingston Rd. Bridge Replacement over Piscataway Creek	DPW&T	On Hold	Yes
39	Governor Bridge Road Bridge Replacement over Patuxent River	DPW&T	On Hold	Yes
40	Oxon Hill Road Bridge Replacement over Henson Creek	DPW&T	On Hold	Yes
41	Varnum Street Bridge Replacement over Edmonston Road Channel	DPW&T	On Hold	Yes
42	Auth Road reconstruction Ph. II	DPW&T	On Hold	Yes
43	Cherry Hill Road reconstruction Ph. III	DPW&T	On Hold	Yes
44	Livingston Road reconstruction	DPW&T	On Hold	Yes
45	Lottsford Road widening, ph. III	DPW&T	On Hold	Yes
46	Church Road Improvements	DPW&T	On Hold	Yes
47	Oxon Hill Road Improvements	DPW&T	On Hold	Yes
48	Rhode Island Avenue Improvements	DPW&T	On Hold	Yes
49	Suitland Road Improvements	DPW&T	On Hold	Yes
50	Town of Upper Marlboro Improvements	DPW&T	On Hold	Yes
51	MD 382, Croom Road bridge replacement over Charles Branch	MDOT SHA	Complete	Yes
52	US 1 from College Avenue to MD 193	MDOT SHA	Complete	Yes
53	MD 4/Suitland Parkway Interchange	MDOT SHA	Construction	Yes
54	Complete Streets Program: MD 650 from MD 193 to Montgomery County Line	MDOT SHA	Construction	N/A
55	Spot Improvement: MD 223 and Floral Park Road Roundabout	MDOT SHA	Construction	N/A
56	Capital Beltway Safety/Resurfacing from Livingston Road to South of Auth Road	MDOT SHA	Construction	Yes
57	Indian Head Highway Safety/Resurfacing from Seneca Drive to DC Line	MDOT SHA	Construction	Yes

Key	Road Project	Agency	Status	PFA
58	MD 202 (Landover Road) Geometric Improvements from MD 450 to 57th Avenue	MDOT SHA	Construction	Yes
59	MD 201 (Kenilworth) Intersection Reconstruction at River Road	MDOT SHA	Construction	Yes
60	MD 4 replacement bridges over MD 717 and Race Track Road	MDOT SHA	D&E	Yes
61	MD 717 Water Street replacement bridge over Western Run	MDOT SHA	D&E	Yes
62	MU 277 Riverdale Road bridge replacement over Northeast Branch Anacostia River	MDOT SHA	D&E	Yes
63	I-95/I-495 at Greenbelt Metro Access	MDOT SHA	D&E	Yes
64	I-95/I-495 interchange at Medical Center Drive	MDOT SHA	D&E	Yes
65	MD 210 multimodal improvements from I-95/I-495 to MD 228	MDOT SHA	D&E	Yes
66	Study of MD 28/MD 198 corridor safety between MD 97 and I-95	MDOT SHA	D&E	No
67	MD 197, Collington Road upgrade and widening to a multilane divided highway from Kenhill Drive to MD 450	MDOT SHA	D&E	Yes
68	I-95/I-495, replacement bridge over MD 4	MDOT SHA	D&E	No
69	Complete Streets Program: MD 410 from MD 500 to MD 212	MDOT SHA	D&E	N/A
70	US 1 Reconstruction with multimodal improvements from MD 193 to I-95	MDOT SHA	D&E	Yes
71	Upgrade existing MD 4 to a multilane freeway from MD 223 to I-95/I-495	MDOT SHA	On Hold	Yes
72	MD 5 upgrade to a multilane freeway from US 301 interchange to I-95/I-495 Capital Beltway	MDOT SHA	On Hold	No
73	Traffic capacity and operational improvements of US 50 from the District of Columbia to MD 704	MDOT SHA	On Hold	Yes
74	Construct a new flyover from southbound US 301 to MD 5	MDOT SHA	On Hold	TBD
75	MD 223 Corridor improvements from Steed Road to MD 4	MDOT SHA	On Hold	Yes
76	MD 450, Annapolis Road upgrade and widening to a multilane divided highway from Stonybrook Drive to MD 3	MDOT SHA	On Hold	Yes
77	MD 202 Largo Road, intersection improvement at Brightseat Road	MDOT SHA	On Hold	Yes

Key: [DPW&T- Prince George's County Department of Public Works and Transportation](#)
[MDOT SHA- Maryland Department of Transportation State Highway Administration](#)
[D&E - Design and Engineering](#)

SOURCE: DPW&T FY 2026-2031 Proposed CAPITAL IMPROVEMENT PROGRAM & BUDGET
DPW&T Capital Roadway and Bridge Projects
FY2026-FY2031 MARYLAND'S CONSOLIDATED TRANSPORTATION PROGRAM 2026 State Report on Transportation
Status updates through FY 25, meaning no additional information is available for the July 1, 2025 to December 31, 2025 timeframe

Table 6. Bicycle/Pedestrian and Road Adequate Public Facilities Improvements Required in 2025

Case #	Case Name	Case Type	Location of Improvement	Type of Infrastructure Affected	Proposed Resolution
"PPS-2023-002; ADQ-2023-006"	SILVER HILL CONSOLIDATED STORAGE	Preliminary Plan of Subdivison	St. Barnabas Drive, Silver Hill Road	Bus Shelter, Crosswalk	Provide a bus shelter along the east side of St. Barnabas Road; bus shelter along the south side of Silver Hill Road; crosswalk along the south side of Silver Hill Road
"4-24003; ADQ-2024-003"	GLENARDEN REDEVELOPMENT	Preliminary Plan of Subdivison	Brightseat Road and Evarts Street	Pedestrian Facilities, Bus Shelter	Reconstruct ADA compliant bus stop
"4-24026; ADQ-2024-054"	CAROZZA PROPERTY	Preliminary Plan of Subdivison	Marlboro Pike/ North Marwood Boulevard/ Marlboro Pike (relocated)	Pedestrian Facilities, Bus Shelter	ADA-compliant curb ramps and crosswalk and a rectangular rapid flashing beacon (RRFB) signal crossing Marlboro Pike; ADA-compliant curb ramps and crosswalk and a RRFB signal crossing Marlboro Pike along west approach at North Marwood Boulevard; bus shelters along the north and south sides of Marlboro Pike
"4-24015; ADQ-2024-022"	REDEEMER'S CHURCH OF CHRIST	Preliminary Plan of Subdivison	Greenbelt Road	Road Improvements	Construct a deceleration lane along the site's frontage of Greenbelt Road
"PPS-2023-017; ADQ-2023-033"	JUNICA BRANDYWINE	Preliminary Plan of Subdivison	Brandywine Road	Road Improvements, Bus Shelter and Bicycle Facilities	"Convert the eastbound Brandywine Road Shoulder to a right-turn lane; Install bus shelters in the Park-N-Ride at the northeast corner of Brandywine Road and Spine Road; install pavement along the north side of Brandywine Road to provide a bike lane"
"4-24029; ADQ-2024-057"	MANOKEEK, LOTS 11-13	Preliminary Plan of Subdivison	Manning Road East; Clinton Drive and Accoton Drive	Pedestrian Facilities	Install ADA-compliant curb ramps along all legs of the intersection
"4-25004; ADQ-2022-012"	OXON HILL HOTEL	Preliminary Plan of Subdivison	St. Barnabas Drive	Bus Shelter	Provide two bus shelters along St. Barnabas Drive at Livingston Road and John Hanson Lane
"4-24035; ADQ-2024-068"	JPRE COMMERCIAL OFFICE BUILDING	Preliminary Plan of Subdivison	MD 223 and Woodyard Station Road	Pedestrian Facilities	Install crosswalk along north approach at MD 223 and Woodyard Station Road
"PPS-2023-027; ADQ-2023-050"	LARGO PARK, LOT 6	Preliminary Plan of Subdivison	Apollo Drive; Lottsford Road; Ruby Lockhart Boulevard	Pedestrian Facilities, Bus Shelter	Install ADA-compliant curb ramps and crosswalk and a bus shelter along Apollo Drive; two bus shelters along Lottsford Road; two bus shelters along Ruby Lockhart Boulevard
"PPS-2023-016; ADQ-2023-032"	HYDE LANDING	Preliminary Plan of Subdivison	MD 223 and Tippett Road; MD 223 and Steed Road	Road Improvements	Construct center left turn lane along MD 223 onto Tippett Road; additional through lane in both directions along MD 223, a free-right turn lane from Steed onto MD 223, double left turn lanes from Steed Road onto MD 223

Case #	Case Name	Case Type	Location of Improvement	Type of Infrastructure Affected	Proposed Resolution
"PPS-2024-013; ADQ-2024-035"	THE MARION	Preliminary Plan of Subdivision	MD 214; Ritchie Road	Road improvements, Bikeshare	Construct an additional left-turn lane along northbound Ritchie Road; Provide a Bikeshare Station
"4-24006 ADQ-2024-006"	OURISMAN GENESIS OF BOWIE	Preliminary Plan of Subdivision	Queen Anne Bridge Road and US 301; Mount Oak Road and Arden Forest Lane	Road Improvements; Pedestrian Facilities	Provide additional through and turn lanes; crosswalk; ADA curb ramps
"4-25006; ADQ-2025-010"	LANDOVER METRO	Preliminary Plan of Subdivision	Pennsy Drive and Pinebrook Avenue	bus shelters; pedestrian facilities	Bus shelters; ADA curb ramps; crosswalks; RRFB
"PPS-2022-009; ADQ-2022-024"	TULIP MEADOWS	Preliminary Plan of Subdivision	Belle Haven Drive, Sheriff Road	Pedestrian facilities	ADA curb ramps
"PPS-2023-006; ADQ-2023-007"	ADDISON OVERLOOK	Preliminary Plan of Subdivision	Ronald Road; Addison Road and MD 214	Bicycle Facilities; Pedestrian Facilities; Signal Improvements; Bus Shelter	Bikeway markings; bike route signage; bus shelters; crosswalks; new signal heads and modifications to signal phasing
"4-24038; ADQ-2024-072"	LOCUST HILL - PHASE 3	Preliminary Plan of Subdivision	Leeland Road; Watkins Park Drive and Oak Grove Road; US 301	Pedestrian Facilities; Road Improvements	Crosswalk; RRFB; roundabout; through lanes; turn lanes
"PPS-2024-010; ADQ-2024-026"	COVINGTON OAKS	Preliminary Plan of Subdivision	Excalibur Road	Pedestrian Facilities	ADA-compliant curb ramps and crosswalk along eastbound approach of Elder Oaks Blvd
"4-24021; ADQ-2024-033"	UPPER MARLBORO GATEWAY	Preliminary Plan of Subdivision	Marlboro Pike	Bus shelter	Install two bus shelters south of Peerless Avenue
"PPS-2024-035; ADQ-2024-073"	BEECHTREE	Preliminary Plan of Subdivision	Moore's Plains Boulevard; MD 193 and Oak Grove Road; MD 202 and MD 193	Pedestrian Facilities; Road improvements	"ADA-compliant curb ramps and crosswalk along Moore's Plains Blvd at Buxton Place, Barnstable Drive, Easing World Lane; Widen the existing roundabout at the intersection of MD 193 and Oak Grove Road to accommodate two circulating lanes for the westbound double left and southbound double through lanes; construct a double left turn lane and construct an additional receiving lane on northbound MD 193 at MD 202."

This table only shows preliminary plans of subdivision that the Certificate of Adequacy (ADQs) with Adequate Public Facilities improvements is available.

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

41 approved resolutions for preliminary plans in 2025

19 cases with APF requirements

CREDIT: M-NOPPP





SECTION C.

Smart Growth Goals, Measures, and Indicators



CREDIT: M-NOPPO

C-1. Measures and Indicators

This section performs an analysis on residential and nonresidential development in 2025 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

Table 7 indicates that, in 2025, 6,890 approved units were developed on 776.7 acres of land. Of this area, 214.0 acres were located within the PFA, while 562.7 acres were situated outside the PFA. Notably, 76.8% of these approved units were sited inside the PFA, yet they occupied only 27.6% of the total development-approved land. All 3,926 multifamily units were in PFAs, highlighting the focus on high-density development in designated growth areas.

As indicated in **Table 8**, all approved nonresidential developments were situated within the PFA. Proposed industrial land uses constituted the largest portion, encompassing 180.5 acres, which accounts for 63.5% of the total 284.5 acres.

It is noted that in **Tables 7** and **8**, the acreage values include those associated with the three mixed-use development projects. In other words, there are no separations between residential and nonresidential acreages in mixed-use developments.

For residential units included in occupancy permits issued in 2025 (**Table 9**), 76.9% (or 1,799 out of 2,340 units) were located within the PFA. All multifamily units were situated inside the PFA boundaries. In contrast, 67.5% of single-family attached homes and 32.5% of single-family detached homes were reported outside the PFA. The single-family attached residences located outside the PFA are primarily found in Westphalia Town Center, as well as Stanley Martin Homes in Upper Marlboro or Brandywine.

For nonresidential uses in occupancy permits (**Table 10**), 98.2% (or 496,464 square feet out of 505,554 square feet) were inside the PFA, as shown in Table 10. The only approved development outside the PFA is a 4,834 square foot community building for the Westphalia Town Center and a vehicle storage yard with a 4,256 square foot vehicle storage building in Brandywine.

Table 7. Approved Residential Development by PFA, 2025

Land Use Type	Inside PFA		Outside PFA		Total
	Units	% Total	Units	% Total	
Single Family Attached	1,281	66.3%	652	33.7%	1,933
Single Family Detached	87	8.4%	944	91.6%	1,031
Multifamily	3,926	100.0%	0	0.0%	3,926
Total Units	5,294	76.8%	1,596		6,890
Acres	214.0	27.6%	562.7	72.4%	776.7
Overall density (units per acre)	24.7	-	2.8	-	8.9

PFA: Priority Funding Areas of Maryland.
 Source: Prince George's County Planning Department, February 2026.

Table 8. Approved Nonresidential Development by PFA, 2025

Land Use Type	Inside PFA			Outside PFA			Total		
	Square Feet	Acres	Density	Square Feet	Acres	Density	Square Feet	Acres	Density
Commercial	104,558	37.9	2,759.5	0	0.0	0.0	104,558	37.9	2,759.5
Industrial	567,196	180.5	3,142.0	0	0.0	0.0	567,196	180.5	3,142.0
Institutional	31,473	11.5	2,732.0	0	0.0	0.0	31,473	11.5	2,732.0
Mixed	44,548	20.1	2,217.4	0	0.0	0.0	44,548	20.1	2,217.4
Office	129,493	34.4	3,760.0	0	0.0	0.0	129,493	34.4	3,760.0
Total	877,268	284.5	3,084.0	0	0.0	0.0	877,268	284.5	3,084.0
Percent total	100.0%	100.0%	-	0.0%	0.0%	0.0%	100.0%	100.0%	-

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Planning Department, February 2026.

Table 9. Occupancy Permits for Residential Development by PFA, 2025

Land Use Type	Inside PFA		Outside PFA		Total
	Units	% Total	Units	% Total	
Single Family Attached	591	61.8%	365	38.2%	956
Single Family Detached	233	57.0%	176	43.0%	409
Multifamily	975	100.0%	0	0.0%	975
Sum	1,799	-	541	-	2,340
% Total	-	76.9%	-	23.1%	-

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Planning Department, February 2026.

Table 10. Occupancy Permits for Nonresidential Development by PFA, 2025

Land Use Type	Inside PFA		Outside PFA		Total
	Square Feet	% Total	Square Feet	% Total	
Commercial	44,590	100.0%	0	0.00%	44,590
Industrial	187,774	97.8%	4,256	2.22%	192,030
Institutional	264,100	98.2%	4,834	1.80%	268,934
Sum	496,464	-	9,090	-	505,554
% Total	-	98.2%	-	1.80%	100.0%

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Planning Department, February 2026.

C-1-2. Net Density in Development

The overall density of approved residential development inside the PFA was significantly higher than outside the PFA in 2025. Residential density inside the PFA was much greater than outside, with 24.7 units per acre within the PFA, compared to only 2.8 units per acre outside it. This demonstrates that the County continued its commitment to growth management and sustainable growth within the PFA (Table 7).

In 2025, all approved nonresidential development was inside the PFA (Table 8). The average density was 3,084.0 square feet per acre. Office spaces led with 3,760.0 square feet per acre, while industrial developments followed closely at 3,142.0 square feet per acre. The proposed commercial and institutional uses exhibited comparable density levels. Directing nonresidential development within the PFA where infrastructure existed or was planned demonstrates effective growth management by the County.

C-1-3. Development Capacity Analysis

Prince George's County's development capacity analysis is based on a Geographic Information System (GIS) model that estimates the potential for residential and nonresidential development using zoning regulations, existing land use and ownership patterns, State growth tiers, and environmental constraints. The analysis reflects the zoning map and ordinance in effect as of October 1, 2025. No Zoning Ordinance amendments enacted since the previous analysis resulted in significant density changes.

Model results indicate capacity for approximately 110,000 residential dwelling units and 34 million square feet of nonresidential development. Most of the residential and nonresidential capacity (77,000 dwelling units and 25 million gross floor area (GFA), respectively) come from unconstrained vacant land. The rest of residential and nonresidential capacity (33,000 dwelling units and 9 million GFA) comes from potential redevelopment. Parcels with redevelopment potential are defined as those where land value exceeds improvement value and structures are 50 years old or older.

C-1-4. Land Preservation

The Maryland Program Open Space (POS) is aimed for land preservation. POS – Local provides direct assistance to local governments to plan, acquire, and develop community open spaces and recreational facilities. The Maryland-National Capital Park and Planning Commission (M-NCPPC) FY2026 Program Open Space Annual Program Summary for Prince George's County¹⁴ outlines various acquisition and development projects. Open space acquisitions promote environmental conservation, recreation, and community well-being by protecting habitats, improving water quality, and providing parks and trails. They also support cultural preservation, climate resilience, and economic value, aligning with the Land Preservation, Parks, and Recreation Plan (LPPRP). Highlights of this summary include the following and displayed on **Map 5**:

M-NCPPC ACQUISITION PROJECTS:

- A-1: Paint Branch Stream Valley Park (Cross Creek) - Acquisition of 146.5 acres to expand the park, including a former golf course and natural areas for stormwater management, flood control, and habitat preservation.
- A-2: Saddlebrook West - Acquisition of 9.78 acres of forested land to expand the park and enhance green infrastructure.
- A-3: Abraham Hall - Acquisition of 1.4 acres to expand the historic site and preserve natural areas.
- A-4: Patuxent River Park (O'Connell Property) - Acquisition of 8 acres.
- A-5: Addition to Folly Branch Stream Valley Park - Acquisition of 9 acres.

A-1 through A-5 are additions to the existing projects that currently encompass 5,551.3 acres of land. In FY 2026, POS projects are scheduled to add another 172.7 acres. The state POS funds serve as the funding source, allocating \$4.45 million to support the annual program during this fiscal year.

14 <https://dnr.maryland.gov/land/Documents/POS/AnnualPrograms/PrinceGeorges.pdf>.

M-NCPPC DEVELOPMENT PROJECTS:

- D-1: Westphalia Central Park - Construction of a 150-acre park in the Westphalia area to increase access to courts and fields. The total cost amounts to \$14.6 million with \$11 million provided by the local match and the remaining \$3.6 million coming from state POS funds.
- D-2: Rollingcrest-Chillum Community Center - Renovation and expansion of the community center to improve facilities in Equity Focus Areas. The total renovation cost is \$20.27 million with \$17.27 million provided through local matching funds and \$3 million coming from state POS funds.

Alongside Program Open Space, the County has sustained its dedication to land preservation efforts to achieve the goal of Plan 2035¹⁵ that designates a Priority Preservation Area (PPA). The purpose of this designation is to protect agricultural and forest resources and promote the long-term viability of the agricultural sector. Investment in the PPA will require the use of various funding mechanisms, including the

Historic Agricultural Resource Preservation Program (HARPP), the Maryland Agricultural Land Preservation Fund (MALPF), Rural Legacy funds, the purchase of agricultural easements, and the encouragement of agricultural economic development activities.

The growth management policies outlined in Plan 2035 were consistently demonstrated through preservation efforts, as evidenced by measurable outcomes observed in 2025. According to the Maryland Protected Lands Dashboard,¹⁶ as of August 2025, Prince George’s County reported 71,793 acres of preserved land, an increase of 160 acres between September 2024 and August 2025. Of the County’s preserved acreage, the majority has been consistently and constantly attributed to County Parks and Recreation managed by M-NCPPC, with federal parks and conservation areas comprising nearly 21.5% (**Table 11**). This growth highlights the need for focused, data-driven strategies that support preservation efforts, helping the County protect land resources and meet long-term objectives within existing policy frameworks.

Table 11. Preserved or Protected Land, 2025

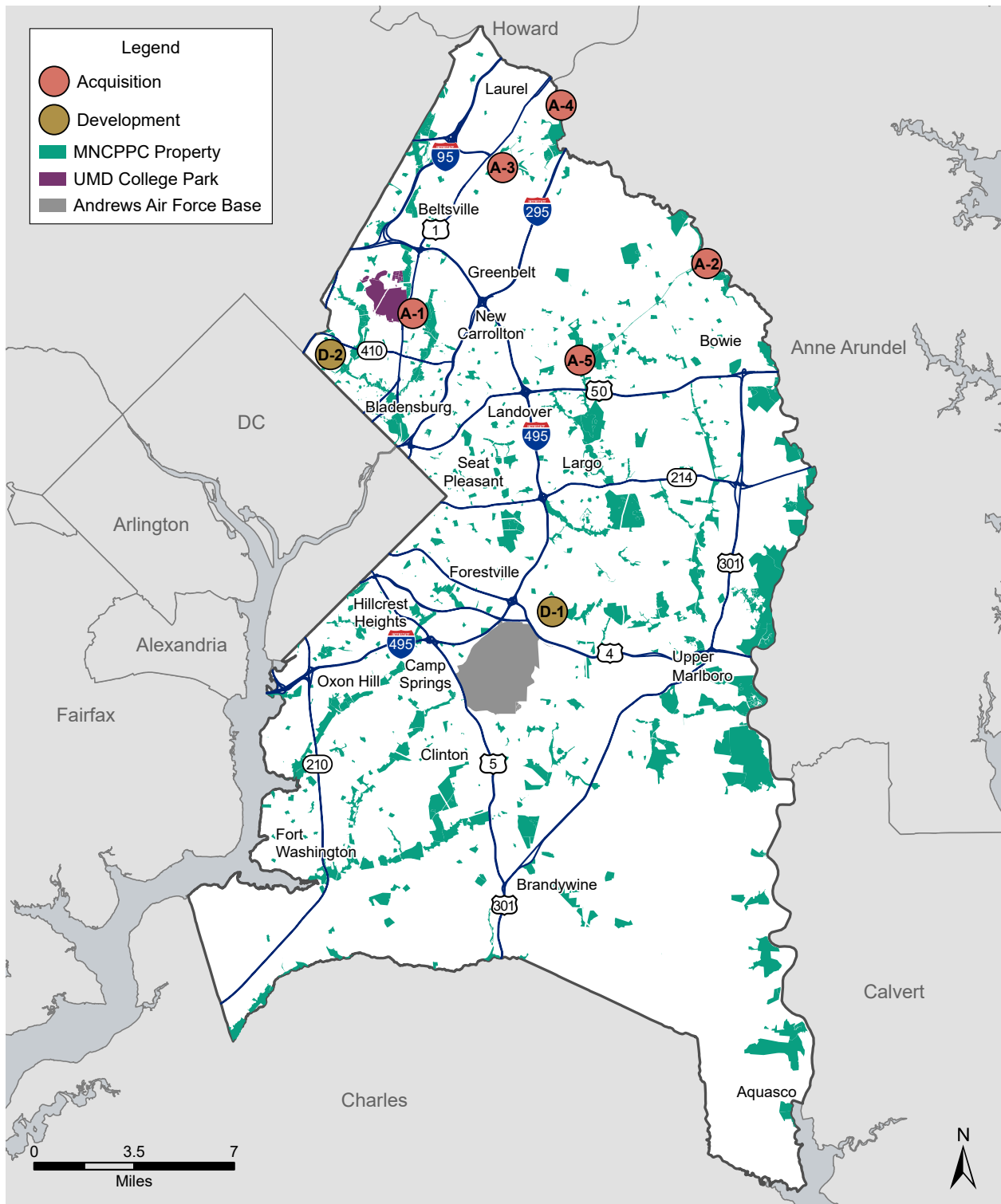
Category	Land Area (Acres)	% Total
Forest Legacy	164	0.2%
Maryland Environmental Trust (MET)	672	0.9%
Rural Legacy	1,768	2.5%
Maryland Agricultural Land Preservation Foundation (MALPF)	1,972	2.7%
Private Conservation	2,600	3.6%
Local Transfer of Development Rights (TDR Programs)	4,574	6.4%
Cluster Subdivision Remainder	7,000	9.8%
State Land Inventory	7,070	9.8%
Federal Parks and Conservation	15,444	21.5%
County Recreation and Parks	30,529	42.5%
Total Land Area	71,793	100.0%

Source: The Maryland Department of Planning in coordination with the Maryland DEPARTMENT OF NATURAL RESOURCES AND THE MARYLAND DEPARTMENT OF AGRICULTURE, AUGUST 2025.

15 https://pgplanning.org/resource_library/plan-prince-georges-2035-approved-general-plan/.

16 <https://www.arcgis.com/apps/dashboards/Of3ffd3350b24b17bd3b8e1705af3df5>.

Map 5. Program Open Space's Annual Program for Acquisition and Development Fiscal Year 2025



SOURCE: M-NCPPC GIS

C-2. Compliance with the 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 from 863,420 in 2010 to 967,210 in 2020, according to decennial census enumerations by the U.S. Census Bureau. Approximately 92.70 % 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*.

This 2025 Annual Report on Growth demonstrates that in 2025, 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.

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