

Plan Progress Report

Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment

Date Plan Approved: June 7, 2022

Date of Progress Report: September 22, 2025

Councilmanic Districts: 2, 3

Progress Summary

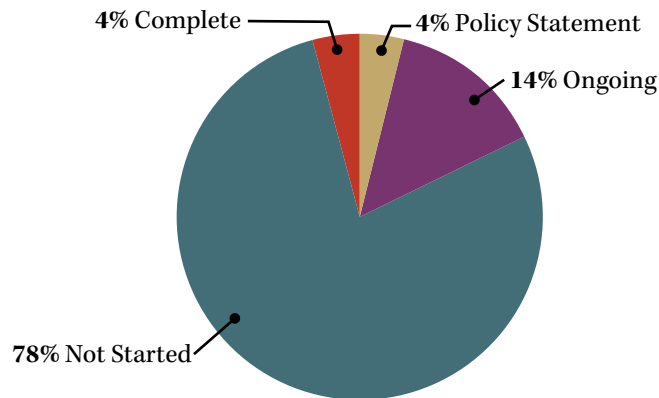
The Adelphi Road-University of Maryland Global Campus (UMGC)-University of Maryland, College Park (UMD) Purple Line Station Area Sector Plan and Sectional Map Amendment contains 128 recommendations, primarily focused on transportation and mobility, the natural environment, public facilities, and land use.

Since its adoption in 2022, approximately 4 percent (5) of the recommendations have been completed, and 14 percent (18) are ongoing. Approximately 78 percent (100) have not yet had action taken.

One highlight of completed recommendations includes:

- Amended Plan 2035 to designate UMD West Center as a Local Transit Center (formerly Campus Center).

Plan Recommendation Status



Suggested Next Step(s)

- ☒ Review in 2028
- ☐ Major/Minor Plan Amendment
- ☐ Replace
- ☐ Consolidate

More information about this recommendation can be found at the end of the report.



Related Plans

As-Approved Plan Area and Related Plan Boundaries

The approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area centers on the future Purple Line station at the intersection of Adelphi Road and Campus Drive and is generally bounded by University Boulevard (MD 193) to the northwest, the University of Maryland campus to the northeast, and Adelphi Road to the west. The plan superseded a portion of the Langley Park-College Park-Greenbelt and Vicinity Master Plan upon adoption.

As-Approved Plan Area and Related Plan Boundaries



Related Plans

The Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan supersedes a portion of the following plan:

- 1 Langley Park-College Park-Greenbelt and Vicinity Master Plan (1989)

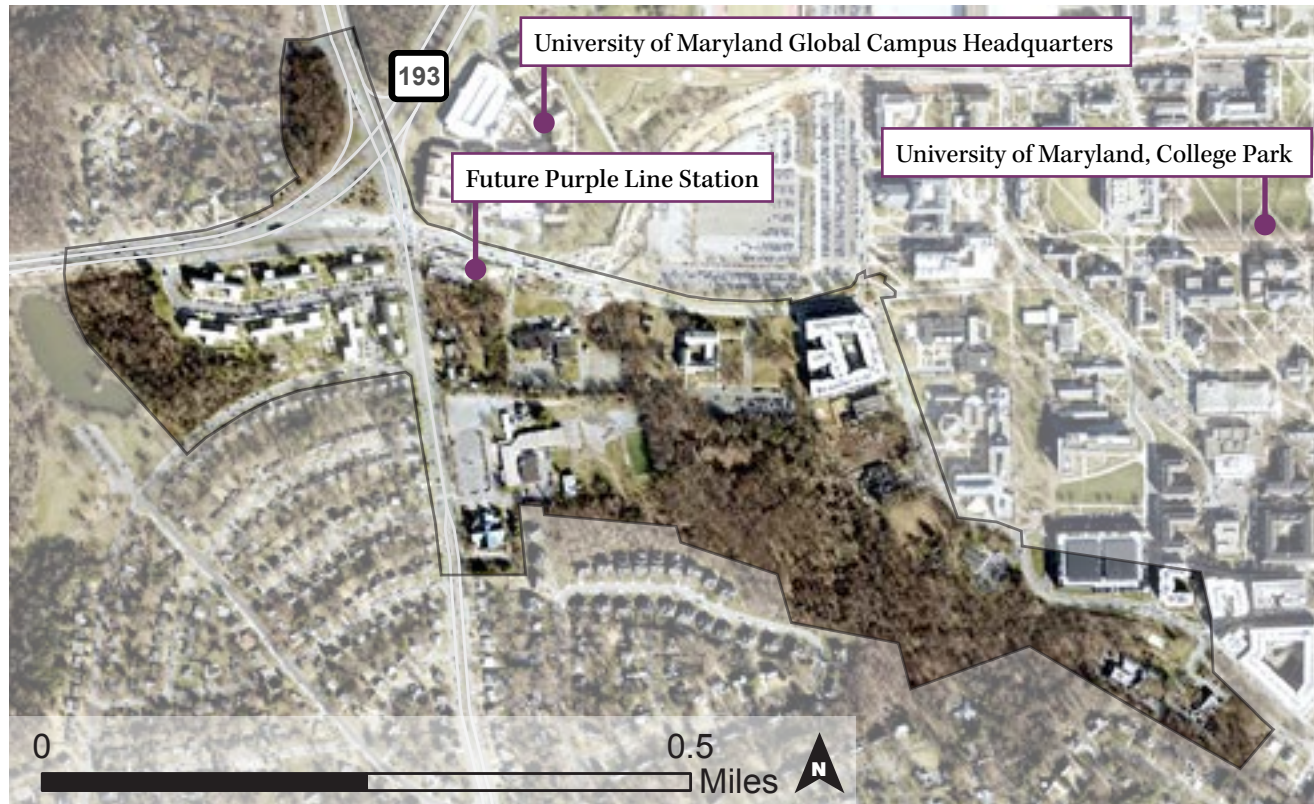
- As-Approved Plan Area
- Superseding Plans
- Superseded Plans
- Metrorail Lines and Stations

Plan Area Summary

Plan Area

The Adelphi Road-UMGC-UMD Purple Line Station Area consists of 102.12 acres adjacent to the planned Adelphi Road-UMGC-UMD Purple Line Station and the intersection of MD 193 (University Boulevard), Adelphi Road, and Campus Drive. The plan area is south of the University of Maryland Global Campus headquarters and south and west of University of Maryland, College Park. The plan area includes portions of the cities of Hyattsville and College Park and is located in Councilmanic Districts 2 and 3. The plan area is located within Plan 2035's Established Communities, Planning Subregion 2, and Planning Area 66 (College Park-Berwyn Heights and Vicinity) in the northwestern area of Prince George's County. MD 193 (University Boulevard) and Adelphi Road provide connections to major thoroughfares. Most of the plan area aligns with the Plan 2035 UMD West Campus Center. Major regional destinations outside the plan area include I-95/I-495 (Capital Beltway) to the north, US 1 (Baltimore Avenue) to the east, the Gateway Arts District to the southeast, Prince George's Plaza and Washington, D.C. to the south, and Takoma/Langley Crossroads, Takoma Park, Silver Spring, and other areas of Montgomery County to the west.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Vision

The center of a unique, vibrant, welcoming, inclusive, and accessible neighborhood that serves as a gateway to the University of Maryland. Residents live in a range of housing options in walking distance to jobs, classes, recreational opportunities, and exceptional public transit that connects to jobs throughout the broader region. This sustainable community focuses on providing safe access to local amenities and regional destinations through a network of open spaces to relax, gather, and recreate.

Purple Line Rendering



SOURCE: ADELPHI ROAD-UMGC-UMD PURPLE LINE STATION AREA SECTOR PLAN

Plan Goals

Land Use: Create an attractive, vibrant, walkable, sustainable transit-oriented neighborhood that enhances the University of Maryland and the surrounding community.

Economic Prosperity: Thrive through its support of the University of Maryland, the County's largest employer, and the diverse businesses that serve the neighborhood, the University, and a growing research and development sector.

Transportation and Mobility: Foster safe travel for pedestrians, bicyclists, transit users, and drivers transitioning between the Purple Line light rail, campus, homes, jobs, recreation, and businesses. An improved transportation network and housing proximate to the Purple Line and the University of Maryland will reduce dependency on single-occupant vehicles.

Natural Environment: Promote sustainability by protecting valuable natural resources and incorporating and integrating existing natural features within the built environment.

Housing and Neighborhoods: Provide a range of housing options for a diverse population that meets the needs of the community and supports the anchor institutions and market demand to create an inclusive neighborhood.

Community Heritage, Culture, and Design: Feature an attractive built environment and public realm that celebrates the unique identity of the sector plan area as a gateway to the University of Maryland campus and the community at large, and presents diverse, inclusive, vibrant, and connected public spaces that integrate compatible uses, and maximize the benefits associated with the proximity to the transit station and adjacent campus.

Healthy Communities: Encourages a healthy and active lifestyle for a variety of abilities with a range of opportunities to safely walk, bicycle, or ride transit to variety of fresh and healthy food sources, natural areas, and recreational opportunities.

Public Facilities: Feature attractive urban parks, shared-use paths and public open spaces where residents choose to relax, gather, and play.

Plan Highlights

This plan defines the boundaries, Core, and Edge of the Plan 2035-designated UMD West Center and recommends that it be reclassified from a Campus Center to a Local Transit Center, in recognition of its proximity to the University of Maryland and the Purple Line. As the area revolves around the activities of two University of Maryland campuses, the plan focuses on leveraging opportunities for business development and establishing the Purple Line Station as a gateway to the University of Maryland campus.

Measuring Success

To track the success of the 2022 Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment over time, the document identifies the following metrics and goals:

Indicator	Target	Measurement Interval	Progress
 Number of vacant, for-lease, non-residential units	2037: 1 unit 2047: 3 units	5 Years	Measure Starting 2027
 Number of new dwelling units constructed ¹	2047: 2,321 units	1 Year	Units as of 2022: 1,194 Units as of 2025: 1,194 2022 2025 No New Units GOAL
 Travel mode split	2047: 75% of trips taken by non-auto means (walking, bicycling, transit, etc.)	5 Years	Measure Starting 2027
 Miles of bicycle and pedestrian facilities constructed ²	2047: 3.84 miles	1 Year	Miles as of 2022: 2.70 Miles as of 2025: 2.58 2022 2025 No New Construction GOAL
 Amount of tree canopy preserved	2047: 15% of the plan area	5 Years	Measure Starting 2027
 Number of LEED® certified buildings and/or neighborhood developments	2047: 3 buildings or developments	5 Years	Measure Starting 2027
 Number of new parks constructed	2047: All 10 parks in Table 15 of the 2022 plan	5 Years	Measure Starting 2027

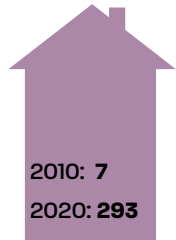
SOURCES: 1 — PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, PROPERTYINFO; ONLINE REAL ESTATE SITES; IMAGERY. 2 — PRINCE GEORGE'S COUNTY. NOTE: THE DECREASE IN SIDEWALKS IN 2023 APPEARS TO BE DUE TO INACCURACIES IN THE DATA AND AREAS OF CONSTRUCTION THAT TEMPORARILY OBSTRUCTED SIDEWALKS RATHER THAN AN ACTUAL DECREASE IN FACILITY MILES.

Where Are We Now?

Housing¹

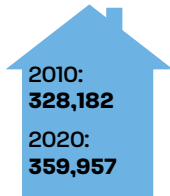
TOTAL UNITS

+4,085.7%



PLAN AREA

+9.7%



COUNTY

OCCUPANCY RATE (PLAN AREA)



+197.6%

32.2%
2010

95.7%
2020

HOMEOWNERSHIP RATE (PLAN AREA)



-97.1%

80.7%
2010

2.3%
2020

Population²

PLAN AREA

2010: 30

2020: 531



+1,670%



COUNTY

2010: 863,420

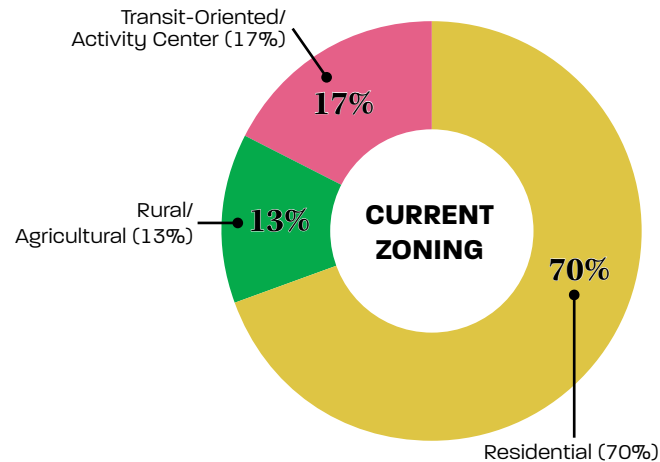
2020: 967,201



+12.0%

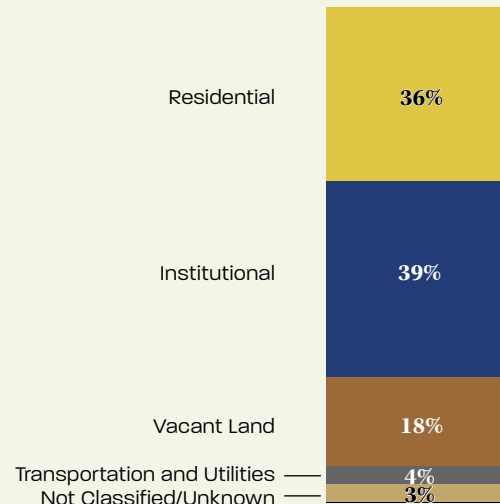


Zoning³

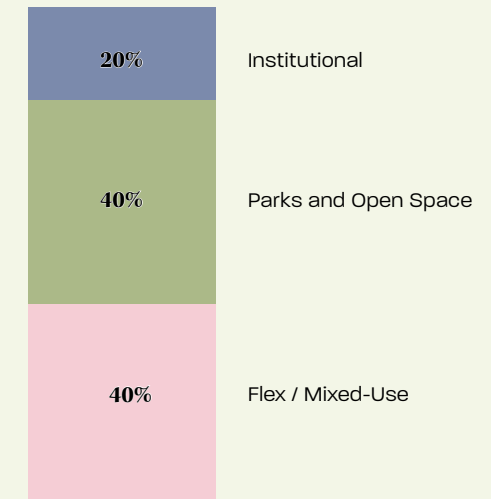


Land Use

CURRENT LAND USE⁴



PLANNED FUTURE LAND USE⁵



NOTE: CURRENT AND FUTURE LAND USE CATEGORIES MAY DIFFER DUE TO DIFFERENT SOURCES.

SOURCES: 1 — 2010 AND 2020 DECENNIAL CENSUS; 2 — 2010 AND 2020 DECENNIAL CENSUS; 3 — 2025 COUNTY DATA; 4 — 2025 COUNTY PARCEL DATA; 5 — 2025 COUNTY PLANNING DATA. ALL PLAN AREA DATA CALCULATED USING THE ACTIVE PLAN BOUNDARY AS OF THE DATE OF THE REPORT.

Development Activity

The plan conceives of a vibrant, high-density mixed-use node surrounding the University of Maryland West Local Transit Center (future Purple Line station) centered on the intersection of Adelphi Road, University Boulevard, and Campus Drive. The Future Land Use within the plan area is entirely Mixed-Use except for a few parcels designated Institutional and Parks and Open Space.

Since the adoption of the sector plan and sectional map amendment, no redevelopment has occurred. Reasons for this could be instability in the real estate development industry since the COVID-19 pandemic and the recency of plan adoption. One large residential apartment development was completed in the plan area prior to the adoption of the sector plan and sectional map amendment. Future redevelopment may be catalyzed by progress and completion of the Purple Line.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	No Recent Development		
Mixed-Use/Flex			
2	No Recent Development		
Retail/Services			
3	No Recent Development		
Institutional			
4	No Recent Development		
Industrial			
5	No Recent Development		

SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE OF ALL DEVELOPMENT IN THE COUNTY AND MAY NOT REFLECT THE MOST UP-TO-DATE BUILDOUT INFORMATION. THE PRIMARY SOURCE OF DEVELOPMENT ACTIVITY INFORMATION IS THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT DEVELOPMENT PIPELINE DATASET, WHICH WAS UPDATED THROUGH AUGUST 2022. DEVELOPMENT PIPELINE VALUES INCLUDE THE NUMBER OF RESIDENTIAL UNITS AND THE GROSS FLOOR AREA IN SQUARE FEET OF COMMERCIAL DEVELOPMENT THAT HAVE BEEN BUILT, AS WELL AS THE AMOUNT LEFT TO BE BUILT. ADDITIONAL DATA SOURCES THAT WERE USED TO IDENTIFY DEVELOPMENT ACTIVITY INCLUDE THE COUNTY'S DEVELOPMENT APPLICATION REVIEW TRACKING SYSTEM (DARTS), LOCAL MUNICIPALITY WEBSITES, AND NEWS ARTICLES.

Development Activity

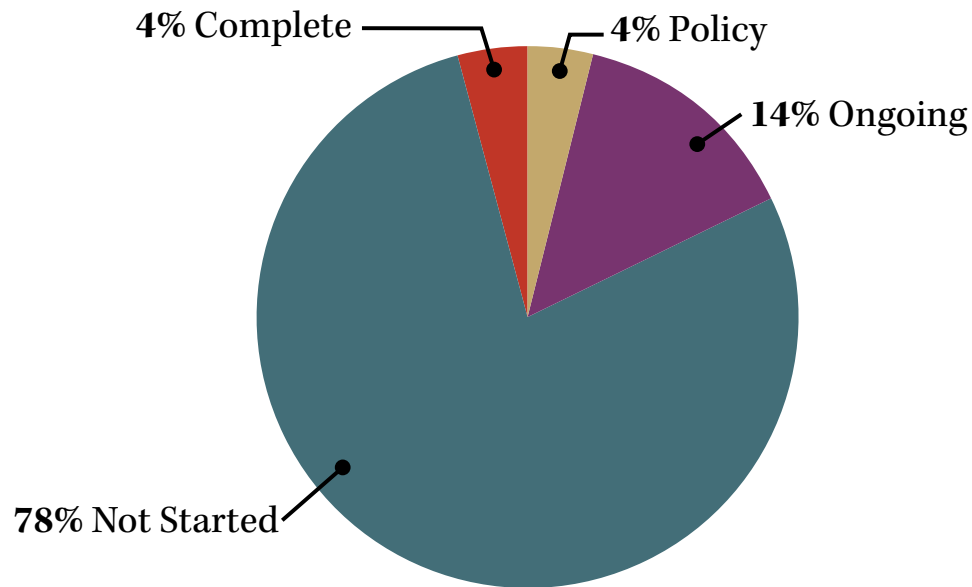
-  Active Plan Area
-  Development Areas
(colors vary; see table below and on previous)
-  Metrorail Lines and Stations

#	DEVELOPMENT NAME
1	No recent development
2	No recent development
3	No recent development
4	No recent development
5	No recent development



Implementation

Status of Plan Recommendations



Challenges

- **Stormwater:** As noted on page 84 of the plan, water quality in the sector plan area may be adversely impacted by the prevalence of impervious surfaces (nearly 36 percent of the plan area) and compacted soils.
- **Multimodal Options:** There are currently limited bicycle and transit facilities.

KEY CONSTRUCTED PROJECTS¹

[No constructed projects found since 2022.]

KEY UPCOMING PROJECTS



After several delays, **construction of the Purple Line** is underway. It will include a stop at Adelphi Road and Campus Drive.



The Department of Public Works and Transportation (DPW&T) is completing the **Cool Spring-Adelphi Pedestrian-Bike Access** project, which will provide pedestrian and bicycle connectivity to the Northwest Branch Trail and future Purple Line Station at the University of Maryland.

¹ Constructed projects highlight infrastructure, community amenities, or other projects that have been built since plan approval.

Next Steps

Near-Term Opportunities

There are several potential opportunities to consider in the plan area in the near term, with a focus on implementing projects from the 2022 sector plan and supporting implementation of Plan 2035. Below, we have identified some potential short-term catalyst projects that could drive change in the plan area, as well as related responsible parties.



Economic Development: With the Purple Line construction well underway, resources should be focused on working toward Economic Prosperity Strategy 1.1, to create a neighborhood destination by attracting high-quality retail, eating, and drinking establishments, and services to the Adelphi Road-UMGC-UMD Purple Line Station. As part of this, partner to retain and recruit quality tenants to locate near the station, while also ensuring that the station area complements, rather than competes with, Prince George's Plaza, the US 1 Corridor, or other commercial centers. This opportunity can support the Plan 2035 Growth Policy goal to have 15 percent of new jobs in local transit, neighborhood, and campus centers.

Responsible Parties:

- City of College Park
- UMD/UMGC
- Prince George's County Economic Development Corporation
- Property owners/developers



Stormwater Management: Strategic actions should be taken to address Natural Environmental Policy 2, to proactively address stormwater management. As part of this, address the short-term action from the plan that focuses on maximizing the forested buffer along Guilford Run (NE-2.4). This opportunity can support Plan 2035 Land Consumption and Water Quality Policy 2, to "improve and maintain water quality through stormwater management and water resource protection."

Responsible Parties:

- Property owners/developers
- County Department of the Environment
- County Council
- Department of Permitting, Inspections, & Enforcement

PLAN UPDATE RECOMMENDATION

Review for updates as scheduled

NEXT SIX-YEAR UPDATE DUE DATE

June 2028

As this plan is only three years old, we recommend reassessing at the six year mark in order to gauge whether the short-term (<5 year) implementation actions have been addressed. If not, a minor plan amendment may be warranted at that time, to ensure that the plan takes into account any new or emerging constraints.