

Town of Forest Heights

GROWTH PREPAREDNESS PLAN

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

M-NCPPC FY26 Planning Assistance to Municipalities
and Communities

October 2026



Agenda

- I. Approach
- II. Initial Observations and Takeaways
- III. Project Timeline
- IV. Q&A

- ✓ Connor Klein, Planner III, Project Manager
- ✓ Aaron Stiegler, Planner I
- ✓ Josephine Selvakumar, Supervisor

Project Team

- ✓ Ethan Conner-Ross, Principal-in-Charge
- ✓ Yihan Zhang, Project Manager

Project Team

- ✓ Courtney Powell, Urban and Community Planning Manager
- ✓ Pamela Nkwantabisah, Planner

Overview

- 1,495 Units (inclusive of 485 senior units)
- Commercial : $\approx 34\text{K sqft}$ | Day Care : $\approx 4.5\text{K sqft}$ | Office : $\approx 1.4\text{K sqft}$
- Estimated Delivery of Full Buildout: 2037
- Multiple Phases: 1A, 1B, 2, 3, 4, 5, 6



PROJECT APPROACH — EXISTING CONDITIONS AND BASELINE ASSESSMENT

Purpose: Evaluating capacity, community assets, and growth impacts



Stage	Focus Area	Key Elements
1 • Analyze	Demographic Conditions	Population • Age Brackets • Income • Housing
2 • Assess	Economic Conditions	Employment • Commuting Patterns • Development Metrics
3 • Estimate	Growth from National View	Population and School-Age Children per Unit Ratios
4 • Evaluate	Fiscal and Service Impacts	Revenues & Expenditures • Operating Costs • Future Resources



Stage	Focus Area	Key Elements
1 • Analyze	Town Services & Facilities	Staffing & Operations • Municipal Facilities • Maintenance Capacity
2 • Assess	Infrastructure Capacity	Buildings • Parks & Trails • Future Demand
3 • Inventory	Community Assets	Gathering Places • Historic Resources • Community Character

***Deliverable:** Existing Conditions and Growth Impact Memorandum*

PROJECT APPROACH — COMMUNITY ENGAGEMENT

September		October		November		December
Method 1	Method 2	Method 3	Method 4	Method 5	Method 6	
Public Meetings	Stakeholder Interviews	Focus Groups	Surveys	Community Events	Social Media	
Kickoff, scenarios, draft plan	Agency and elected officials	Topic-specific discussions	Print and online	Reach broader audiences	Promote participation	
<i>Deliverable</i> <i>Engagement Summary Report</i>						

Draft and Finalize

Technical Report and Presentation

- Existing Conditions and Community Assets
- Projected Growth Scenarios
- Fiscal and Service Impacts
- Infrastructure, Facility and Fiscal Implications of Growth
- Municipal Service Capacity and Operational Readiness for Growth
- Service Growth Needs
- Growth Implications and Strategies

Deliverables

- *Draft Growth Preparedness Plan*
- *Final Growth Preparedness Plan and Presentation*

FIELD TOUR

August 27

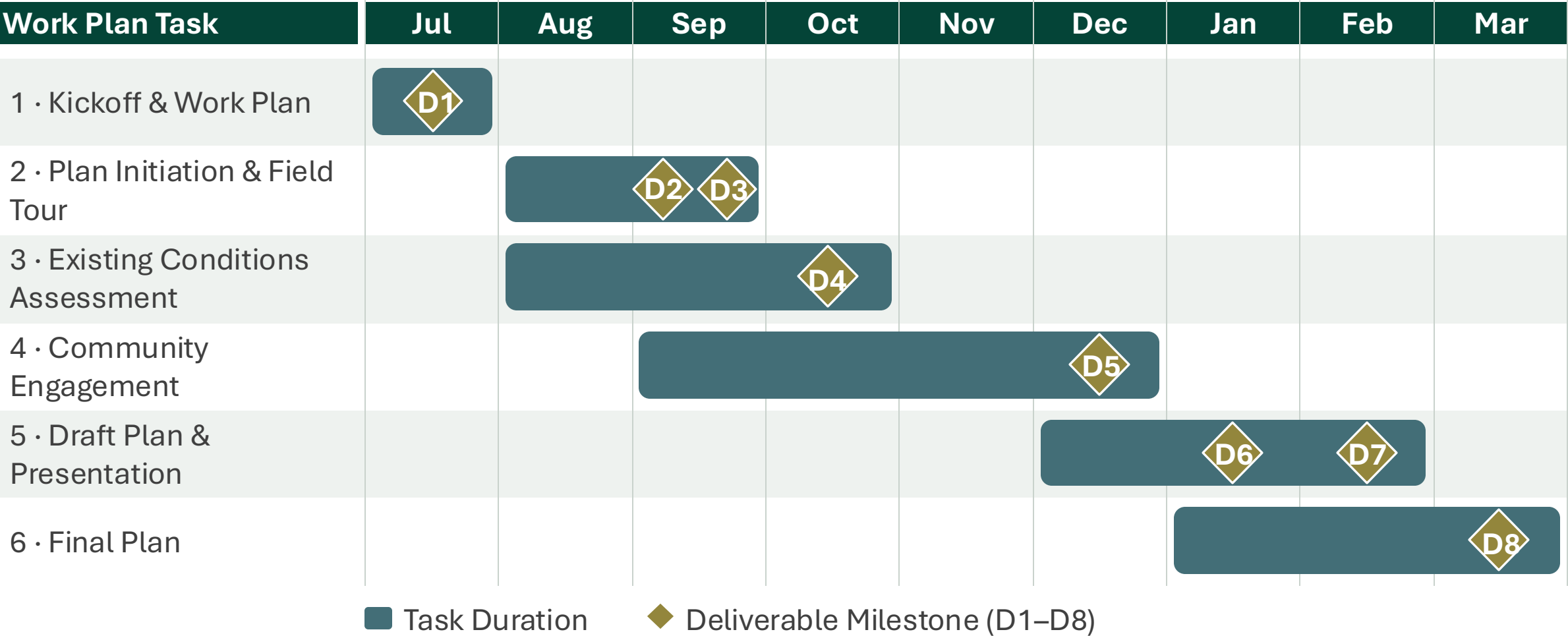
Field Tour: Aug 27

- Project Overview Meeting and Discussion
- Driving Tour of Key Project Sites
 - National View Development Site
 - Town and county-owned resources
 - Neighborhoods throughout Forest Heights

Participants

Town of Forest Heights	M-NCPPC	ESI	WGI
Mayor Troy Lilly	Connor Klein	Ethan Conner-Ross	Courtney Powell
Town Administrator Clate Jackson	Josephine Selvakumar	Stephen Madsen	Pamela Nkwantabisah
	Aaron Stiegler		

PROJECT TIMELINE



Q&A

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Neighborhood Revitalization Section
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