The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

October 1, 2026

MEMORANDUM

TO: James R. Hunt, MPA, Acting Planning Director

VIA: Andrea Gilles, AICP, Chief, Community Planning Division AG

FROM: Thomas Lester, Acting Supervisor, Long-Range Planning Section, Community Planning Division TEL
Scott Rowe, AICP, CNU-A, Master Planner, Master Plans and Studies Section, Community Planning Division BSR

SUBJECT: **Administrative Correction 2026-006 of the 2014 Approved Plan Prince George's 2035 General Plan**

The purpose of this memorandum is to request approval to make an administrative correction to the 2014 *Approved Plan Prince George's 2035 General Plan* (Plan 2035). Staff are requesting permission to make the following corrections:

1. Update the name of Plan 2035-designated Centers on Maps 1 and 11 of Plan 2035 based on recent events.
2. Correct the mislabeled centers as follows, Local Center 15 is Landover Metro and Local Center 16 is Cheverly Metro.

Pursuant to Sections 27-3305(a)(3) and 27-1601(b) of the Prince George's County Zoning Ordinance, and authority granted from time to time by the County Council, the Planning Director may make administrative corrections to the Official Zoning Map and Comprehensive plans.

1. Proposed Center Names

Map 1 and Map 11, both titled the Prince George's County Growth Policy Map, identify 34 centers to concentrate growth and development. These Centers were named during the development of Plan 2035 (2012–2014) based on existing place names and anticipated transit station names at that time. Since Plan 2035's approval in 2014, several changes have made some center names outdated or inaccurate, causing confusion among community stakeholders. To improve clarity and maintain consistency within the County's planning framework, staff recommend updating several center names.

- **Current Name:** Largo Town Center Regional Transit District
  Proposed Name: Downtown Largo Regional Transit District

Justification: The Plan 2035 Strategic Investment Map identifies the area around the Downtown Largo Metrorail station as one of the County's Downtowns. The 2013 *Approved Largo Town Center Sector Plan's* vision for this area is "the transformation of the Largo Town Center Metro Station Area into one of Prince George's County's premiere mixed-use 'downtowns' and 24-hour activity centers by 2035."[1]

On January 13, 2022, at the request of Prince George's County, the Washington Metropolitan Area Transit Authority (WMATA) renamed the Largo Town Center Metrorail Station "Downtown Largo". In their report to the WMATA Board, staff stated:

> *Prince George's County has designated Largo as a downtown area as part of the Prince George's Plan 2035. This downtown area is positioned to become a destination that will offer a mix of uses and broaden connectivity and walkability. Therefore, the County Executive requests the station name change to Downtown Largo. As the Board has shown deference to the local jurisdictions in leveraging station names to help market transit-oriented development, staff recommends approving the County's proposal to rename the station to Downtown Largo Metrorail Station as a matter of consistency.*[2]

Confusion surrounding the two names is exacerbated by the long-time presence of the Largo Town Center shopping center at 950 Town Center Drive. Updating the name of the Plan 2035 Center to reflect the name of the Metrorail station, Downtown Largo, also reinforces its presence as a recommended Downtown and as the home of the Prince George's County government.

- **Current Name:** College Park/UM Metro/M Square Purple Line Regional Transit District
  Proposed Name: College Park-Riverdale Park-UMD Regional Transit District

  Justification: The name "College Park/UM Metro/M Square Purple Line Regional Transit District" should be updated to "College Park–Riverdale Park–UMD Regional Transit District" because the existing name no longer reflects current conditions, official plans, or recognizable place names. Although Plan 2035 (2014) originally established the Center, the 2015 *Approved College Park–Riverdale Park Transit District Development Plan* amended Plan 2035 and formally redefined the Transit District using the name "College Park–Riverdale Park Transit District," creating ongoing confusion as both names have been used interchangeably for the same geography. The existing name also includes "M Square," which is now outdated, as the University of Maryland has rebranded the area as the Discovery District and may rebrand it again in the future. Additionally, the Maryland Transit Administration has renamed the eastern Purple Line station within the district as Riverdale Park North–UMD Station, making the current label inaccurate. Finally, nearly half the district lies within the Town of Riverdale Park, an important fact that Plan 2035 did not acknowledge. Updating the name ensures clarity, consistency with

[1] 2013 *Approved Largo Town Center Sector Plan,* p. ix.
[2] Washington Metropolitan Area Transit Authority, Safety and Operations Committee Staff Report, Board Action Item III-A, *Approval of Station Name Change–Largo Town Center Metrorail Station*, January 13, 2022, p. 9, accessed online March 20, 2026 at https://www.wmata.com/about/board/meetings/board-pdfs/upload/3A-Largo-Station-Name-Change.pdf.

current planning documents, alignment with contemporary branding and transit station names, and more accurate recognition of the district's geography.

- **Current Name:** Riverdale Park Neighborhood Center
  Proposed Name: Riverdale Park-Kenilworth Neighborhood Center

  Justification: Renaming the "Riverdale Park Neighborhood Center" to the "Riverdale Park-Kenilworth Neighborhood Center" will provide clearer geographic identity and better alignment with current transit naming. The Maryland Transit Administration has renamed the Purple Line station anchoring this center as the "Riverdale Park-Kenilworth Station," which is under construction, making the proposed name consistent with the station it serves. Updating the Center name will also help distinguish it from both the Regional Transit District and the Riverdale MARC Neighborhood Center within the Town of Riverdale Park, reducing confusion among stakeholders and improving clarity within the County's planning framework.

- **Current Name:** Prince George's Plaza Regional Transit District
  Proposed Name: Hyattsville Crossing Regional Transit District

  Justification: The Prince George's Plaza Regional Transit District was so named to reflect the then-name of the Metrorail station, which opened in 1993 and was named after the shopping mall at 3500 East West Highway, which was known as "Prince George's Plaza" between 1959 and 2004. The applicable plan for the area at the time of Plan 2035 was the 1998 *Approved Transit District Development Plan for the Prince George's Plaza Transit District Development Plan.*

  The 2016 *Prince George's Plaza Transit District Development Plan* recommended the following:

  > *POLICY EP5 Rebrand the Transit District and market it as an exciting, dynamic, and growing regional destination.*
  >
  > *Strategy EP5.1: Engage the community, property owners, and marketing experts to rebrand the Transit District.*
  >
  > *Strategy EP5.2: In conjunction with rebranding the area, work with WMATA to rename the Prince George's Plaza Metro Station to reflect the new name of the Transit District.*
  >
  > *Strategy EP5.3: Conduct a targeted marketing campaign to attract new employers, retailers, residents, and visitors.*[3]

  Implementation of this item was identified as "Short-Term Action 2: Branding and Marketing (Attraction)" within the Implementation Plan and Priority Strategies for this plan:

  > *Because the time frame for renaming the station is so tight, the naming and branding of the station should occur in year one, with marketing to continue thereafter.*[4]

[3] 2016 *Approved Prince George's Plaza Transit District Development Plan,* p. 78.
[4] 2016 *Approved Prince George's Plaza Transit District Development Plan,* p. 122.

As part of the implementation efforts for this plan, the Prince George's County Economic Development Corporation, the City of Hyattsville, and the Planning Department partnered on a branding and marketing effort that resulted in the preferred name of "Hyattsville Crossing" for the area around the Metrorail station.

WMATA staff reported to the WMATA Board that:

> *In approving the County's request, the Board would be supporting its effort to rebrand the area, promote transit-oriented development and create a transit district where people want to live, work, visit, and shop…The weak support for the existing station name suggests that riders will eventually embrace the new station name as it become identifiable.*[5]

The name change went into effect September 11, 2022 to coincide with other station renamings associated with the opening of the Silver Line. Renaming the Regional Transit District to reflect the station name will reduce confusion with the public and stakeholders, many of whom may want to visit or invest in the area as the plan as the area is remade as envisioned by Plan 2035 and not know what the anachronistic name "Prince George's Plaza" means.

- **Current Name:** Addison Road Local Transit Center
  Proposed Name: Addison Road-Seat Pleasant Local Transit Center

- **Justification:** The Addison Road Local Transit Center is named for the Metrorail station. WMATA has assigned different emphasis to the Addison Road-Seat Pleasant Metrorail Station name over the years. From 2000-2011, the station was known as Addison Road-Seat Pleasant. The 2010 *Approved Subregion 4 Master Plan* refers to it by this name. In 2011, WMATA changed their naming policy to limit the number of characters in a station's primary name. The station became "Addison Road" with "Seat Pleasant" as a subtitle, but still known as "Addison Road-Seat Pleasant."[6]

  Addison Road, by itself, is a road that traverses several communities between Eastern Avenue NE and MD 458 (Silver Hill Road). By updating the name of the Center to reflect the name of the Metrorail Station and of its host municipality, this correction can emphasize the importance of the City of Seat Pleasant and its connections to the Metrorail station, and clarify where this station is located for those unfamiliar with the County.

- **Current Name:** UMD East Campus Center
  Proposed Name: Baltimore Avenue-College Park-UMD Campus Center

  Justification: Renaming the "UMD East Campus Center" to the "Baltimore Avenue–College Park–UMD Campus Center" will better reflect current transit naming and strengthen the Center's connection to its surrounding corridor. The Maryland Transit Administration has named the Purple Line station serving this Center the "Baltimore Avenue–College Park–UMD" Station,

[5] Washington Metropolitan Area Transit Authority, Safety and Operations Committee Staff Report, Board Action Item XI-A, *Approval of Station Name Changes*, November 19, 2020, p. 7, accessed online March 20, 2026 at 11A-Station-Name-Changes-FINALIZED.pdf.
[6] Washington Metropolitan Area Transit Authority, Customer Service and Operations Committee Presentation, *Station Name Changes*, November 3, 2011, p. 2, accessed online March 20, 2026 at 110311_StationNames11032011.pdf.

which is now under construction. Aligning the Center's name with its station will reinforce this relationship and clearly tie the Center to the significant US 1 (Baltimore Avenue) corridor, improving clarity and consistency within the County's planning framework.

- **Current Name:** Bowie MARC Campus Center
  Proposed Name: Bowie State University MARC Campus Center

  Justification: The 2022 A*pproved Bowie–Mitchellville and Vicinity Master Plan* amended Plan 2035 and renamed the "Bowie MARC Campus Center" the "Bowie State University MARC Campus Center."

1. Correct Mislabeled Names

Both Map 1 and Map 11 contain labeling errors in the identification of Local Centers 15 and 16. The maps incorrectly label Local Center 15 as Cheverly Metro and Local Center 16 as Landover Metro, when in fact these designations are reversed. The correct labels are: Local Center 15 is Landover Metro, and Local Center 16 is Cheverly Metro.

Upon approval, a copy of Attachment 1: Administrative Correction Insert, that includes the updated center names, will be posted to the publication website along with the original approved version of the 2014 *Approved Plan Prince George's 2035 General Plan* (Plan 2035).

READ AND AGREED

Authorized: James R. Hunt _____ Date: 10/01/2026 _____
James R. Hunt, Acting Planning Director

Attachment 1. Administrative Correction Insert

cc: Katina Shoulars, Acting Deputy Director of Operations
Gwen McCall-Winston, Deputy Director of Administration
David Warner, Esq., Principal Counsel
Thomas Burke, Acting Division Chief, Countywide Planning Division
Alisha Alexander, Division Chief, Management Services Division
Sherri Connor, Division Chief, Development Review Division
James Cannistra, Division Chief, Information Management Division
Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division
Community Planning Division Staff
Countywide Planning Division Staff
Development Review Division Staff
Information Management Staff
Intake and Regulatory Review Division Staff
Management Services Division Staff

Attachment 1. Administrative Correction Insert

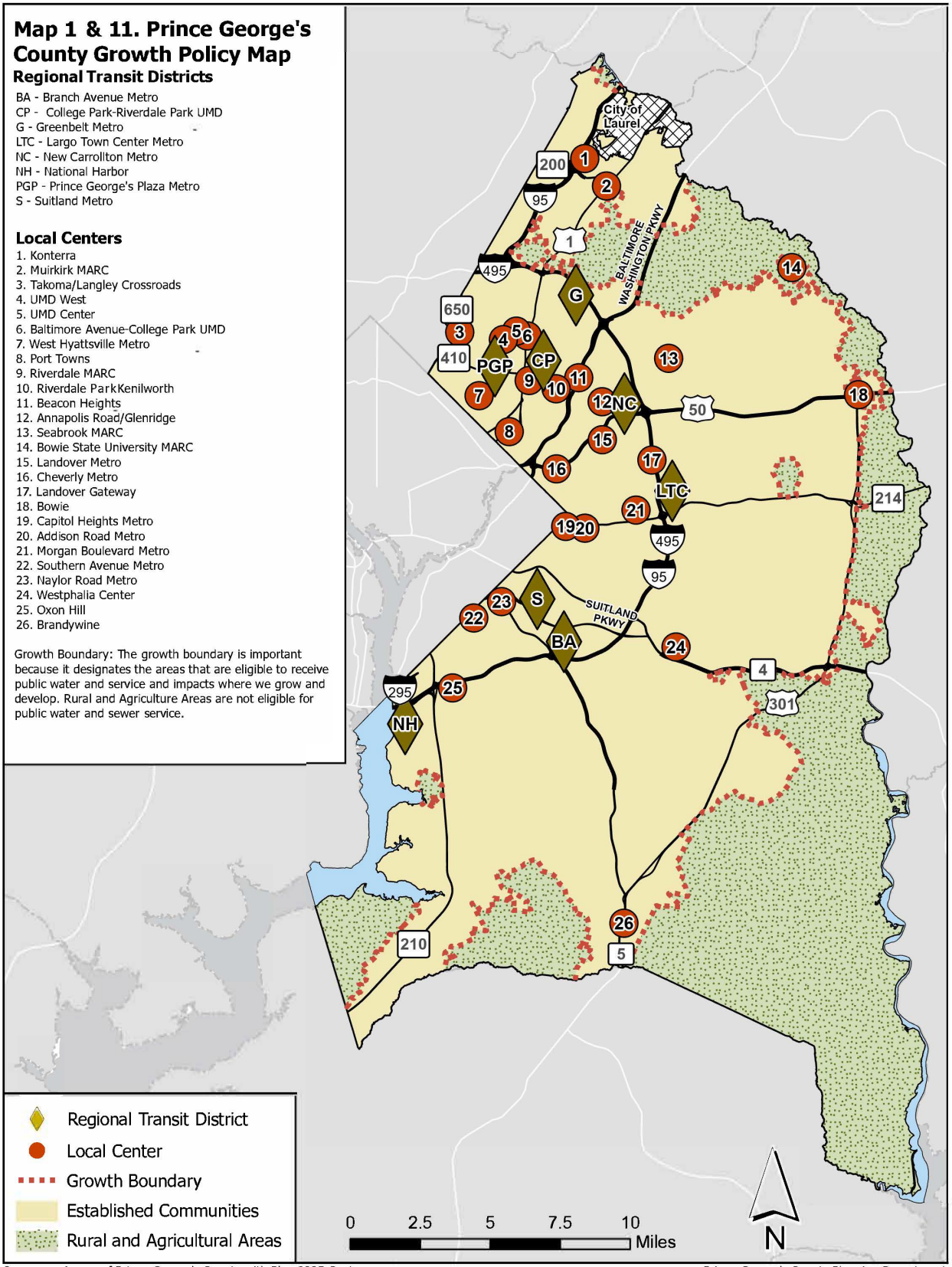
ADMINISTRATIVE CORRECTION
AC 2026-006
2014 *Approved Plan Prince George's 2035 General Plan* (Plan 2035)
October 1, 2026

Pursuant to Section 27-3305(a)(3), the Planning Director has the power "to make administrative corrections to the Official Zoning Map and comprehensive plans." Section 27-1603(b) of the Zoning Ordinance authorizes the Planning Director to "correct minor errors or omissions" to the Official Zoning Map.

Insert 1: Updated Map 1 (p. 18) and Map 11 (p. 107).

Attachment 1. Administrative Correction Insert

Insert 1: Updated Map 1 (p. 18) and Map 11 (p. 107).



Summary: A map of Prince George's County with Plan 2035 Centers. Growth Policy Areas and major roads are included.

Prince George's County Planning Department
For map assistance: ppd-gis@ppd.mncppc.org or 301-952-3918
Updated Feb 18, 2026 Job #4668

Signature: Thomas Lester

Email: thomas.lester@ppd.mncppc.org

Signature:

Email: Brandon.Rowe@ppd.mncppc.org

Signature:

Email: andrea.gilles@ppd.mncppc.org

AC 2026-006 Plan Prince George's 2035 - For Approval

Final Audit Report 2026-10-01

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