

D i s t r i c t
C o u n c i l

INITIATION

Subregion 5 Master Plan Minor Plan
Amendment and Sectional Map
Amendment

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

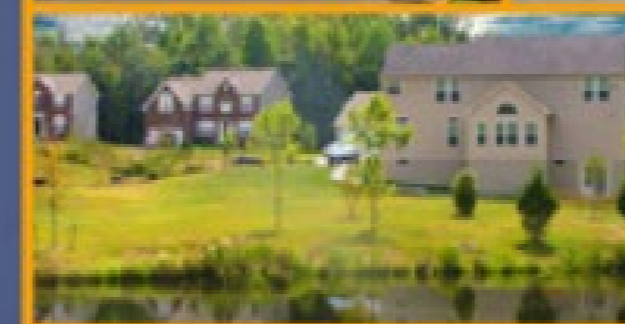
4/14/2026

SUBREGION 5

Approved Master Plan
and Sectional Map Amendment

July 2013*

Accokeek
Brandywine
Clinton
Piscataway
Tippett



*Includes zoning approved by judicial decree or administrative correction between 2013-2016.



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
www.mncppc.org/pgco

AGENDA

01

Subregion 5 Overview

02

Community Engagement

03

Market Analysis

04

Plan Amendments

05

Timeline & Next Steps

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Questions

BACKGROUND

Planning Timeline

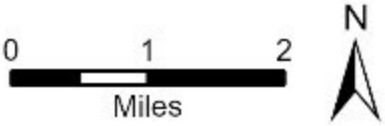
- 2009: Existing Master Plan was initially approved
- 2013: Final Approval
- 2013: Central Branch Avenue Plan supersedes portions of Subregion 5 Plan

- Master Plan implements *prior* General Plan, Zoning Ordinance, and Functional Master Plans

- Updates to Master Plan are based on changing community, economy & Council priorities:
 - Economic Development & Job Growth
 - Diversifying Housing Options
 - Supporting value-added agriculture, innovation & preservation



BACKGROUND



**Subregion 5 (2013)
2024 Imagery**
© M-NCPPC

Prince George's County
Planning Department
Job #4605



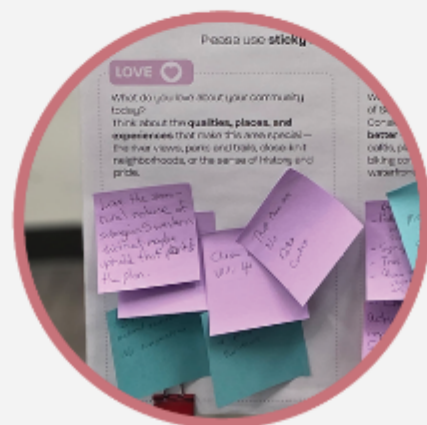
COMMUNITY ENGAGEMENT

- Listening Sessions:
 - November 4th + 8th
- Agricultural Listening Session: December 18th
- 5 Different interactive activities at each meeting
- Online Survey Open all of November 2025

Love



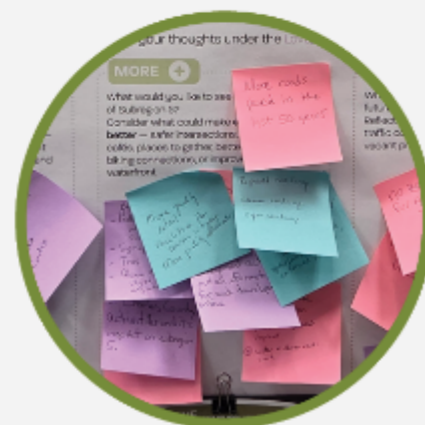
- Balanced growth with preserved open space
- Slower, community-oriented pace of life



More



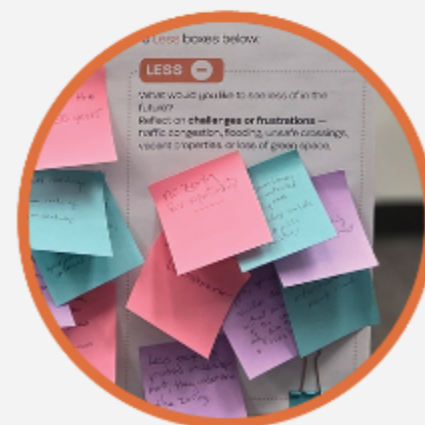
- Safer walking routes and better neighborhood connections
- Affordable, well-integrated housing options



Less



- Overcrowded or dense housing developments
- Growth that strains infrastructure



COMMUNITY ENGAGEMENT

100% (40 Total Responses)

Love + More

Top Preferences

43%



Community / gathering centers

Agritourism
Libraries
Trails
Green space + parks
Farms

43%



Infrastructure improvements

Updating county roads
Walkability
More streetlights
Public transportation

15%



Retail

Grocery stores
Entertainment centers
Restaurants



- Consistent trends across exercises included:
 - Parks + Open spaces
 - Walkability
 - Transportation
 - Balancing development with preserving character

AGENCY MEETINGS

External Coordination

- The planning team collaborated closely with a variety of agencies and partner organizations including:
 - Department of Housing and Community Development
 - Department of Parks and Recreation
 - Health Department
 - Department of Public Works and Transportation
 - Redevelopment Authority
 - Public Schools
 - Department of the Environment
 - Soil Conservation District
 - Maryland Department of Agriculture
 - Maryland Department of Planning
 - Maryland Department of Transportation
 - Maryland Department of the Environment
 - Washington Metropolitan Area Transit Authority



MARKET SUPPORT | Industries

- The market study identified several industries with strong potential for expansion and investment in Sub 5
- Summary of likely uses to gain regional support and boost the local economy are as follows



Retail

Demand for additional neighborhood-serving and destination



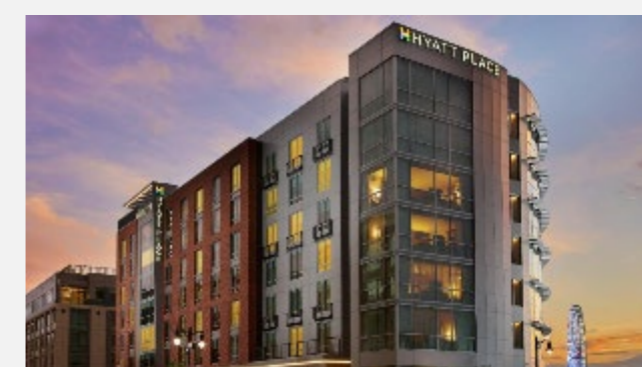
Flex / Industrial

Strong suitability for logistics, light industrial, and flex spaces, particularly along key corridors such as US-301



Hospitality

Moderate support for a new hotel in the long-term to support JBA and MedStar hospital



Office

Support small to mid-scale general and medical offices



SPECIALIZED USES | Market Analysis

Land Use	Description	Opportunity in Subregion			
		Strong	Moderate	Weak	
 Agritourism			Event Venue Experiential or Education Agriculture	Culinary & Beverage Tourism Crop Share	
 Agritech			Production, Distribution / Logistics	Research & Development	
 Makerspace		Community Education Center	Crafting Workshop	Fabrication / Innovators	
 Office			Production / Logistics Center	Corporate Headquarters <i>Large Satellite Office</i>	

AMENDMENT UPDATE SUMMARY

- Updated terminology
 - 2002 General Plan -> 2014 Plan 2035
 - New Functional Master Plans
- Zoning & Future Land Use Changes
 - Align with Countywide Map Amendment & Plan 2035
- Remove reference to Clinton area -> Central Branch Avenue Corridor Revitalization Sector Plan

PLAN 2035 Prince George's

Approved General Plan
May 6, 2014



LAND USE & DEVELOPMENT

- Rezoning near MedStar Southern Maryland Hospital in Clinton
- Accokeek Gateway Recommendations
- Amend strategies for Brandywine:
 - Provide housing at transit-supportive densities
 - Redesign Brandywine Crossing to improve connectivity and pedestrian safety
 - Allow for commercial infill and improved sense of place



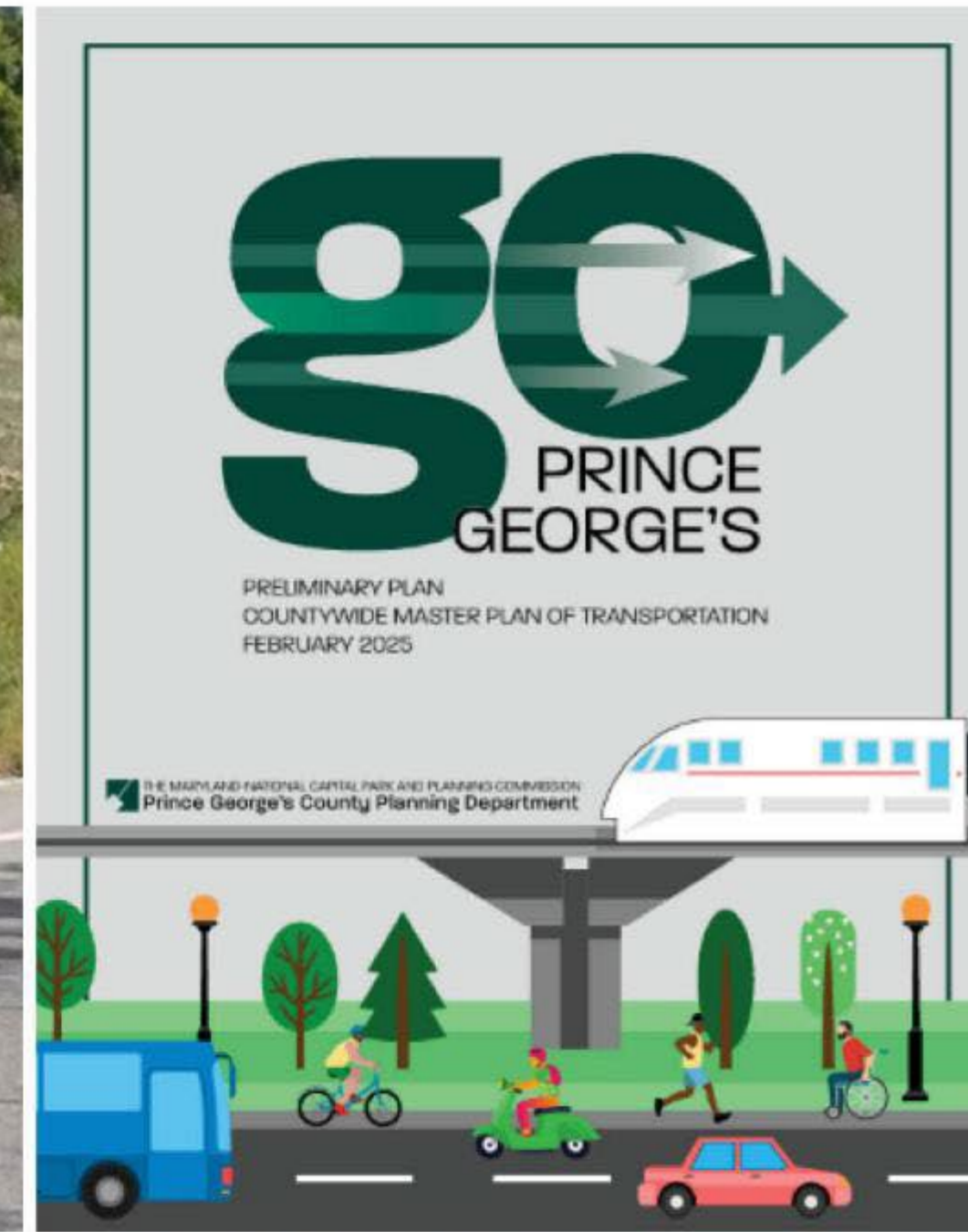
ENVIRONMENT

- Bolster water quality in relation to agriculture
- Increase protections for Chesapeake Bay Critical Area
- Recommendation of renewable energy on former Sand and Gravel Mines



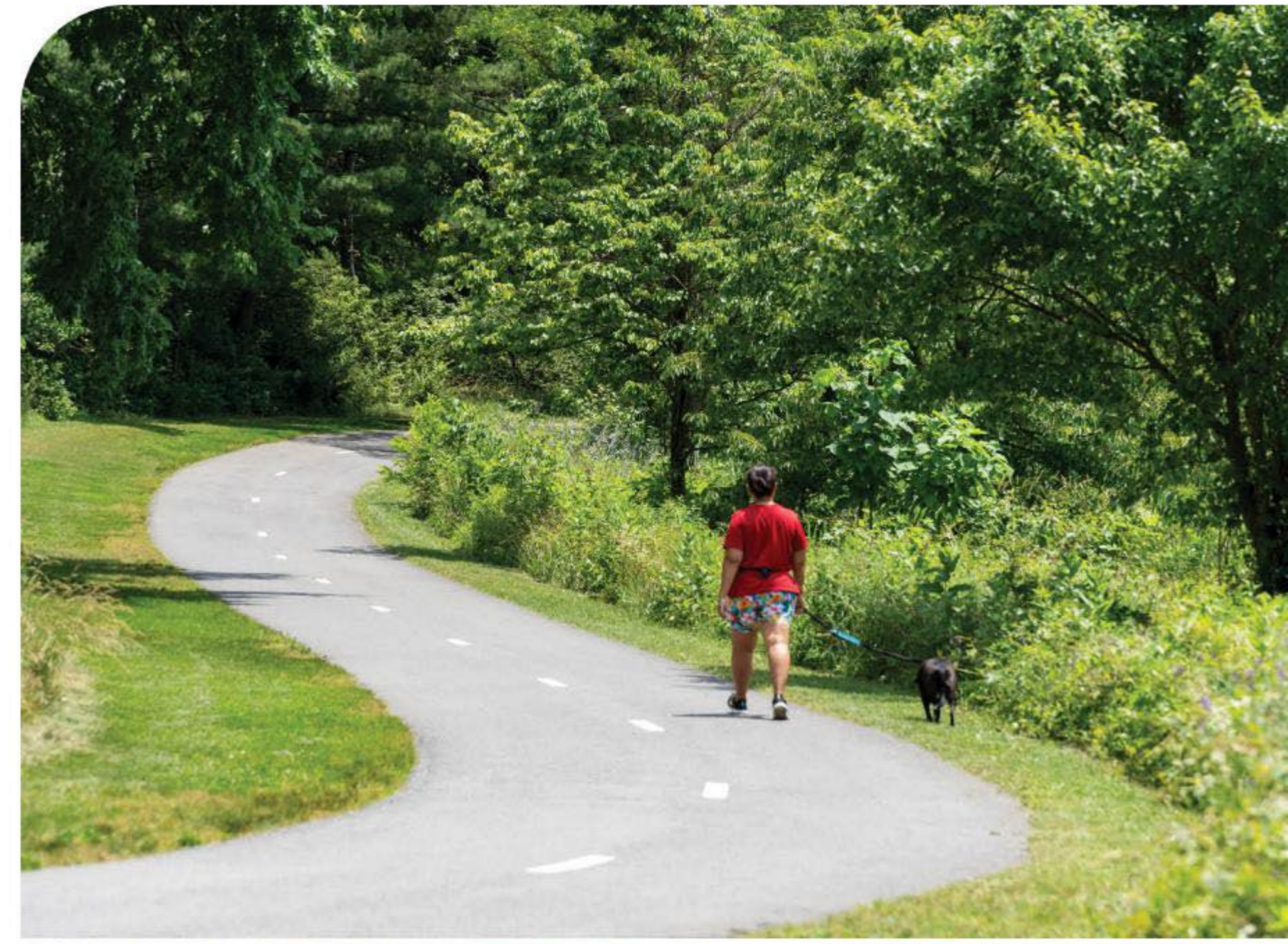
TRANSPORTATION

- Update alignments and facilities based on Preliminary Go Prince George's Master Plan of Transportation
- Targeted roadway improvements at Brandywine Town Center & Accokeek
- Additional support for SMRT
- Bikeways & Trails alignment recommendations and facility types



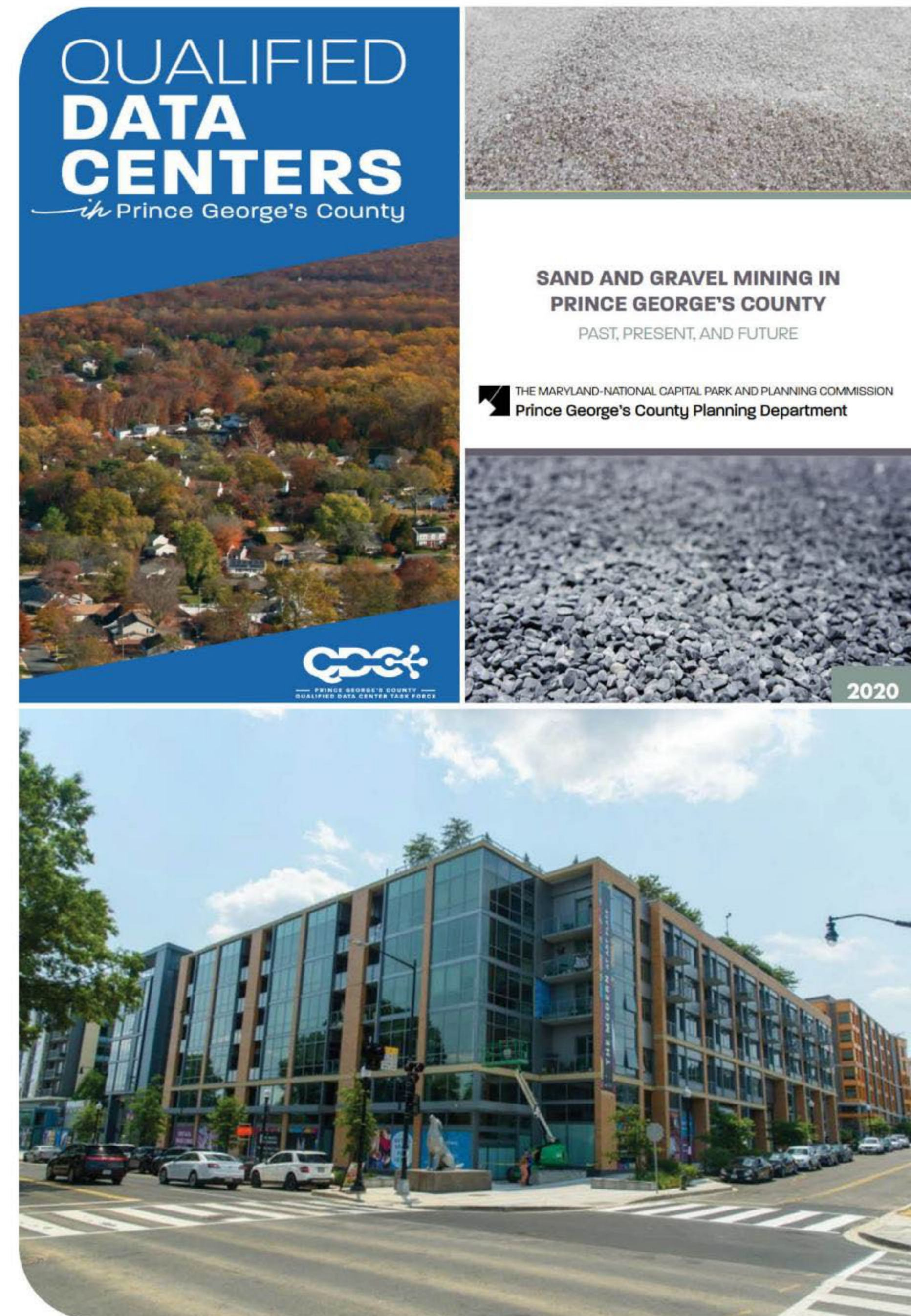
PUBLIC FACILITIES

- Incorporate feedback from agency partners
- School closures & openings, completion of parks and trails
- Makerspace near Accokeek Library
- Exploring adaptive reuse of former landfill sites



ECONOMIC DEVELOPMENT

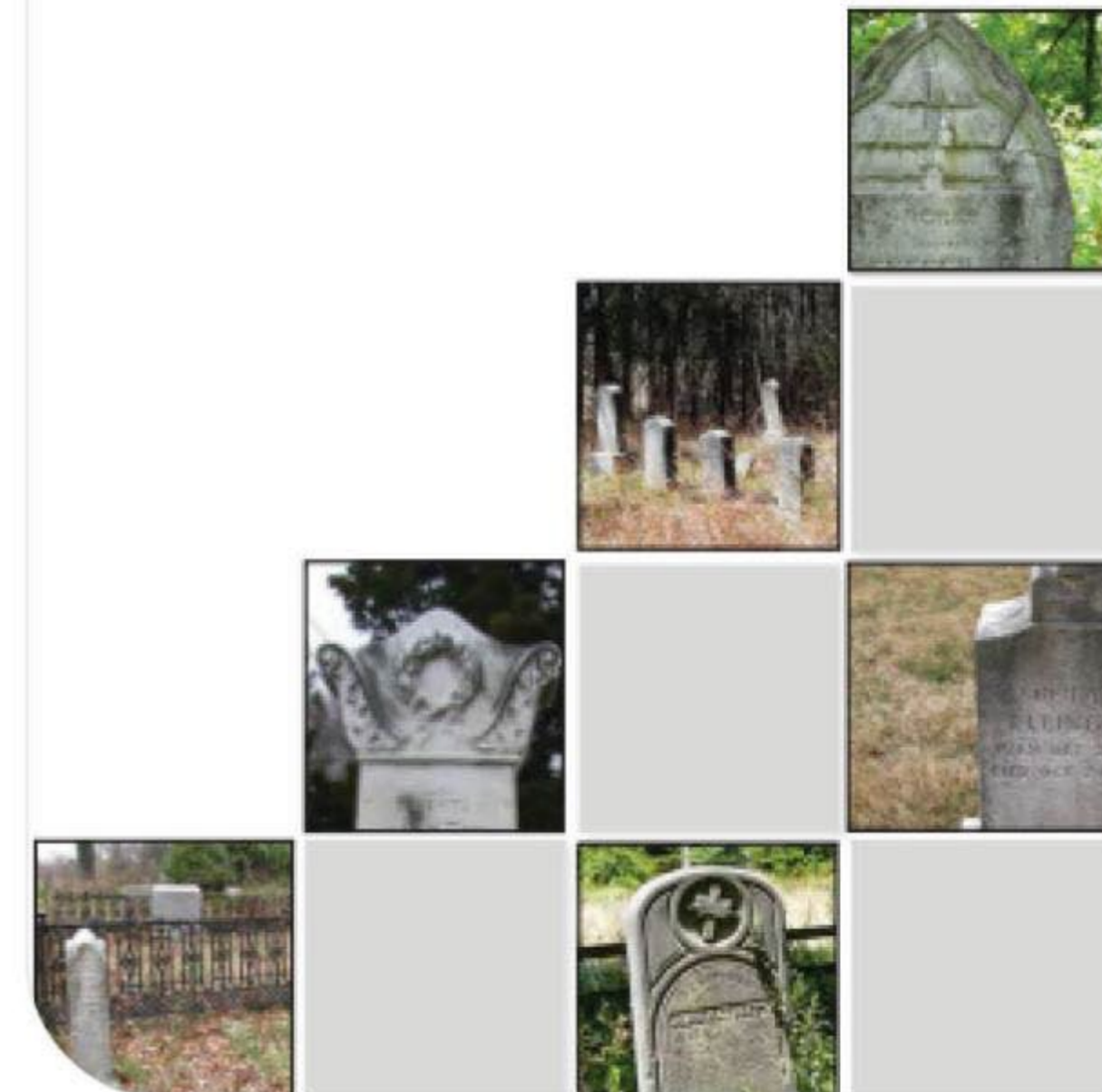
- Meat Processing Facility feasibility study
- Evaluate suitability for a Qualified Data Center
- 2020 Sand and Gravel Study Recommendations
- Accokeek
 - Highlight Accokeek Village shopping center potential for expanded retail
 - Develop small scale multifamily in Accokeek
 - Provide flex-industrial space on MD 210
- Brandywine
 - Retain & recruit tenants near SMRT stops
 - Develop new mixed-use buildings
 - Expand housing supply at transit supportive density
 - Attract medical office users
 - Incentivize agritechology East of Brandywine Crossing



HISTORIC PRESERVATION

- Update with new Cemetery Preservation Manual
- Continued commitment to preserving and recording history of Piscataway People

PRINCE GEORGE'S COUNTY, MARYLAND
CEMETERY PRESERVATION
MANUAL
DECEMBER 2010



The Maryland-National Capital
Park and Planning Commission



www.mncppc.org

PROJECT TIMELINE



CONTACT INFORMATION



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Visit our website
<https://pgplan.org/subregion5>



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