



Develop Your Projects Faster and Elevate Prince George's County!

THE DPIE PERMIT RAPID RESPONSE TEAM

DPIE, in partnership with Maryland National Capital Park and Planning Commission, Prince George's County Soil Conservation District, the Maryland State Highway Administration, and WSSC, launched the Permit Rapid Response Team (PRRT) in August 2025. This program has improved the permitting process for significant high-impact development projects, resulting in business expansion within Prince George's County. Eligible projects encompass commercial, office, retail, and mixed-use developments that are deemed high impact, particularly in terms of development quality and potential job creation.

This initiative has yielded positive outcomes, evidenced by the issuance of site development and building permits for the projects. Currently, six (6) projects have PRRT designation, and the County Executive has identified four (4) flagship projects that are in the initial stages.

Highlights:

- **National Capital Business Park | Distribution Warehousing** | site development permits and building permits issued for 6 buildings totaling 1.635 million square feet.
- **New Carrollton Metro Urban Atlantic | Mixed Use** | site development and building permits issued for 8 buildings – totaling 539,000k SF office, 691,000 SF multi-family (790 units), 3600 SF retail, and 4000 SF live/work units and structured parking.
- **Discovery District | High Technology and Research Park | Quantum Computing** – site development and building permit issued for 110k square foot office building
- **Elion LTP | Brandywine Commercial** | site development and building permit issued for 802,000 SF Distribution Warehouse.
- **Cheverly Hospital Redevelopment | Mixed Use Residential, Retail, Medical Office** | preliminary plans in process
- **Glenwood Hills | Mixed Use Retail, Distribution Warehousing, and Residential** | first grading permits in process

1st Quarter 2026

- | | |
|---|---|
| • Senior Affordable Multi Family 137 Units
6851 Sheriff Road, Hyattsville | • Residential Condominium 63 units
125 Kinsdale Place, Oxon Hill |
| • Fast Casual Restaurant 3000 SF
1660 Ritchie Station Court, Forestville | • City of Bowie Driving Range
7420 Laurel Bowie Road |
| • Multi Family 5 buildings 210 units
7841 Matapeake Business Drive, Brandywine | • Auto Parts Store 6900 SF
8424 Central Ave, Hyattsville |





Develop Your Projects Faster and Elevate Prince George's County!

THE DPIE PERMIT RAPID RESPONSE TEAM

2nd Quarter 2026

- Suitland High School
- Amazon Warehouse | 163,000 SF
4990 Beech Place
- Mixed Retail | 10,000 SF
Saint Lola Lane, Bowie
- Fast Casual Restaurant | 2,300 SF
10611 Greenbelt Road, Lanham
- Multi-Tenant Retail | 6,000 SF
6025 Oxon Hill Road
- Multi-Tenant Retail | 3100 SF
16590 Fife Way, Bowie
- Brandywine Elementary School
8000 Dyson Road
- Fairwood Elementary School
- Recreation Building
10141 Blythewood House Road
- **Discovery District***
4400 River Rd
- UMD-ARLIS Office | 110,000 SF

3rd Quarter 2026

- Addison Park | 152 multi-family units
6201 Old Central Ave – BLC[◇]
- Addison Park | 141 multi-family units
6189 Old Central Ave – BLC[◇]
- Food Storage and Distribution Warehouse
119,000 SF
1651 Brightseat Road, Hyattsville
- City of Bowie Ice Arena
7800 Laurel Bowie Road
- Martial Arts School | 8,000 SF
7009 Berry Road, Accokeek
- Lofts at Riverdale Park
2 multi-family buildings with retail
4701 Queensbury Road, Riverdale
- **New Carrollton Metro***
112-units affordable senior housing
4021 Pennsy Drive
- **National Capital Business Park***
 - Ph 2 Building A – Warehouse
 - 589,000 SF
 - Ph 2 Building B – Warehouse
 - 303,000 SF

* PRRT Designation
 ◇ Blue Line Corridor

