

Prince George's County Blue Line Corridor Overview of Uses



Aisha N. Braveboy
County Executive



March 13, 2026

Blue Line Corridor

Overview of Uses

AGENDA

- Vision for the Blue Line Corridor in 10 years
- Projects Ready for Funding
- Projected Economic Impact at a Glance
- Questions, Answers and Comments



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BLUE LINE CORRIDOR

ANCHOR INITIATIVE FOR THE NEW
ECONOMIC DEVELOPMENT PLATFORM

CAPITOL HEIGHTS

ADDISON ROAD/SEAT PLEASANT

MORGAN BOULEVARD

DOWNTOWN LARGO



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BLUE LINE CORRIDOR VISION



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Prince George's County Blue Line Corridor



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PROJECTS
READY
FOR FUNDING

MORGAN BLVD WMATA JOINT DEVELOPMENT PROJECT LAND ACQUISITION AND SITE PLANNING



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Funding for master planning, entitlements, civil engineering, infrastructure, utilities and storm water management for approximately 3,700 housing units and retail.

Investment: \$40,000,000

PARK PLACE AT ADDISON ROAD METRO



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A multi-family mixed-use development at 6301 Central Avenue, Capitol Heights, MD comprised of 193 units of Class A Affordable Housing & 11,000 SF of retail space. Developer requests incentives in the amount of \$7,000,000, \$3,805,600 of which are eligible for BLC funds.

INCENTIVE: \$3,805,600

PAVILLION AT LOTTSFORD



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Pavillion at Lottsford is a major mixed-use project at the corner of Lottsford Rd and McCormick Drive featuring retail and residential units. The Developer for the project, Omar Karim, is seeking \$35,000,000 in incentives, \$19,200,000 of which are BLC fund eligible.

INCENTIVE: \$19,200,000

CAPITOL HEIGHTS METRORAIL STATION JOINT DEVELOPMENT



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PLANNING BOARD
COUNTY OFFICE

320 affordable apartments reserved for renters earning 60% or less of the Area Median Income (AMI) and roughly 10k sq ft of neighborhood-serving retail space.

INCENTIVE: \$16,950,000 Direct State Appropriation

CAPITOL HEIGHTS DEVELOPMENT



243 mixed-income apartments on Davey Street and Yacht Place.

INCENTIVE: \$1,100,000

210 AT THE PARK (210 MARYLAND PARK DR)



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A transformative mixed-use, mixed-income development of 158 new multifamily rental units (including 130 affordable apartments) and ground floor retail at the Maryland Park Drive entrance to the County and near the Capitol Heights Metro.

INCENTIVE: \$6,000,000

PROFESSIONAL SPORTS TEAM HEADQUARTERS AND PRACTICE FACILITY



Public-private partnership for the construction and development of a state-of-the-art performance center (practice fields and associated amenities) 50,000 – 70,000 sq ft corporate headquarters for a professional sports organization.

INCENTIVE: \$35,000,000

SPORTS TECHNOLOGY AND INNOVATION CENTER



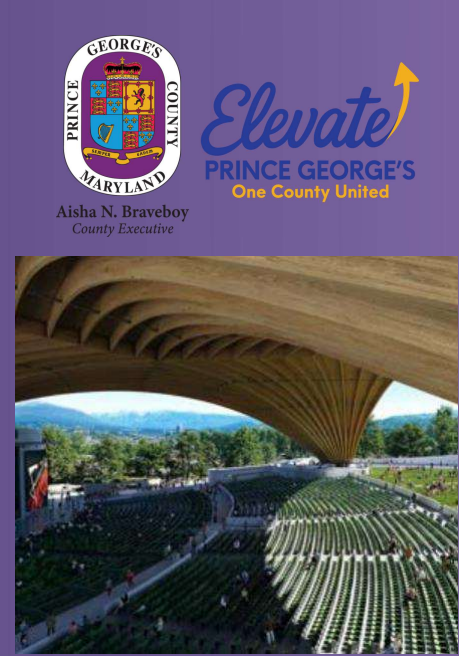
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A dynamic, accessible, transit-friendly innovation center at Morgan Station Metro near the new Board of Education headquarters. A collaborative hub—intended to partner with universities, tech firms, and/or sports teams—that research, develop, and implement advanced technologies to enhance athletic performance, fan engagement, sports medicine, and sports business operations.

INVESTMENT: \$108,000,000

Arts and Entertainment Amphitheater



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A 6,500-seat outdoor amphitheater designed as a central venue for concerts, festivals, and cultural events, as part of a broader transit-oriented development to create a vibrant, walkable, and economic, arts-focused destination..

INVESTMENT: \$102,000,000

FOOD MARKET HALL



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A 12,500 sqft shopping destination that hosts entrepreneurs offering a mix of quick-service, high-quality food options in a shared, social environment as well as specialized goods such as fashion and jewelry.

INVESTMENT: \$39,000,000

IDEAPLEX



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Expansion of the state-of-the art media production hub to central County as a place for creators, brands and organizations to produce high-quality content. It offers a versatile studio space equipped with advanced technology to empower creators and bring their visions to life.

INVESTMENT: \$3,000,000

OVERALL PROJECTED ECONOMIC IMPACT



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\$4.6 Billion Total Investment

\$21.7 Million Property Tax

273,000 SF of Retail

21,900 Jobs

5,251 Housing Units

BLUE LINE CORRIDOR

By the numbers





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Questions, Answers and Comments

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