

DISTRICT COUNCIL &
PLANNING BOARD

JOINT PUBLIC HEARING

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

June 9, 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

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Project Overview

04

Amendment Summary

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Community Engagement

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**Sectional Map
Amendment**

03

Market Study

06

Next Steps

PROJECT OVERVIEW



Subregion 5 (2013)
2024 Imagery

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Prince George's County
Planning Department
Job #4605



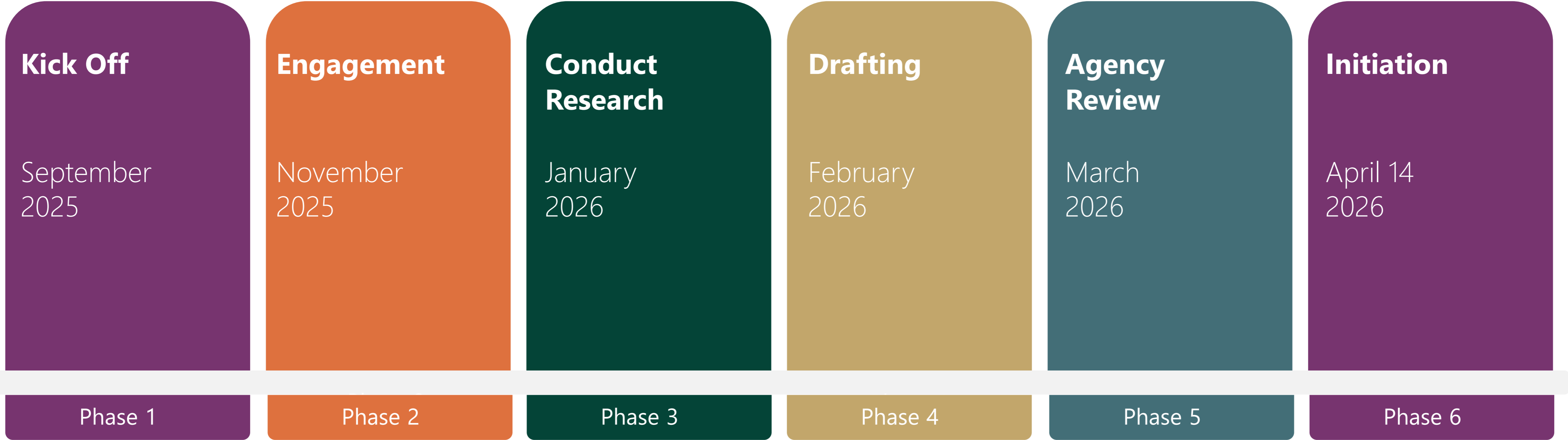
PROJECT OVERVIEW

- Minor Plan Amendment to the 2013 Subregion 5 Master Plan
- Existing Subregion 5 Master Plan
 - First approved in 2009, then remanded
 - Received final approval in 2013.
 - The Central Branch Avenue Plan superseded portions of Subregion 5
- The existing Master Plan is based on the *prior* General Plan, Zoning Ordinance, and Functional Master Plans.
- This Amendment re-aligns plan with current County-wide planning framework and is responsive to today's community preferences and economic trends



Subregion 5 Planning Area within Prince George's County

PROJECT HISTORY



COMMUNITY ENGAGEMENT

- Listening Sessions: November 4 and 8, 2025
- Agricultural Listening Session: December 18, 2025
 - 5 different interactive activities at each session
- Online Survey open throughout November 2025



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



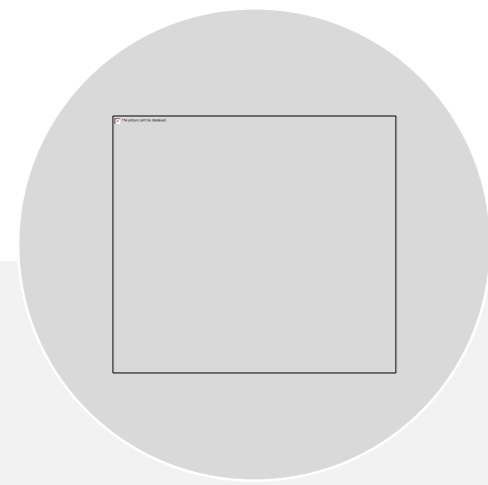
- Safer walking routes and better neighborhood connections
- Affordable, well-integrated housing options



- Overcrowded or dense housing developments
- Growth that strains infrastructure

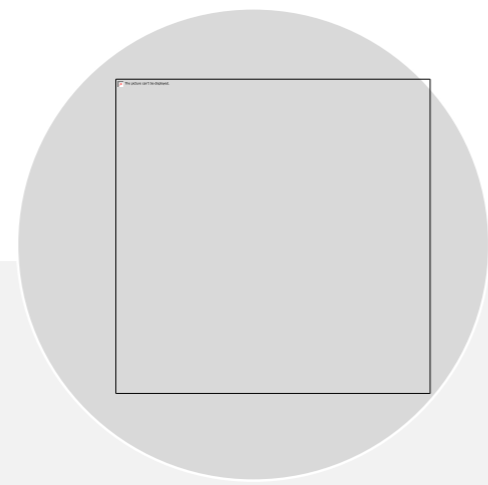


MARKET STUDY FINDINGS



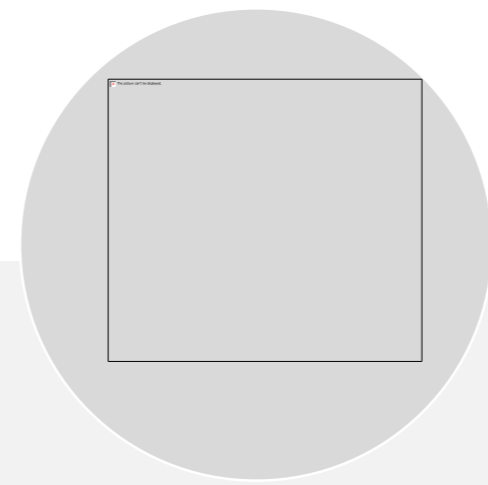
Retail

Demand for additional neighborhood-serving and destination



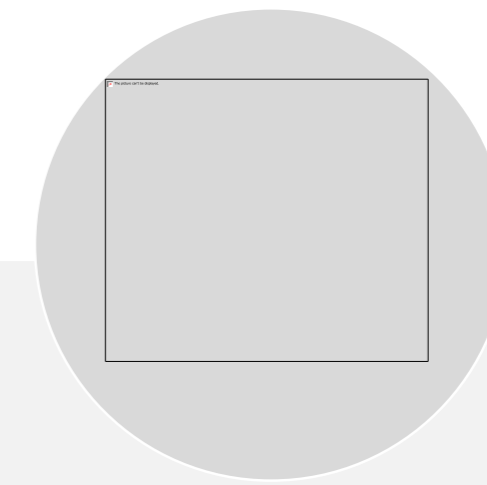
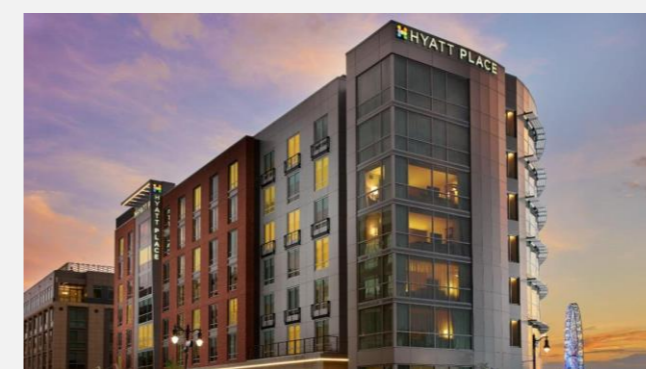
Flex / Industrial

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



PLAN VISION

Subregion 5 Master Plan

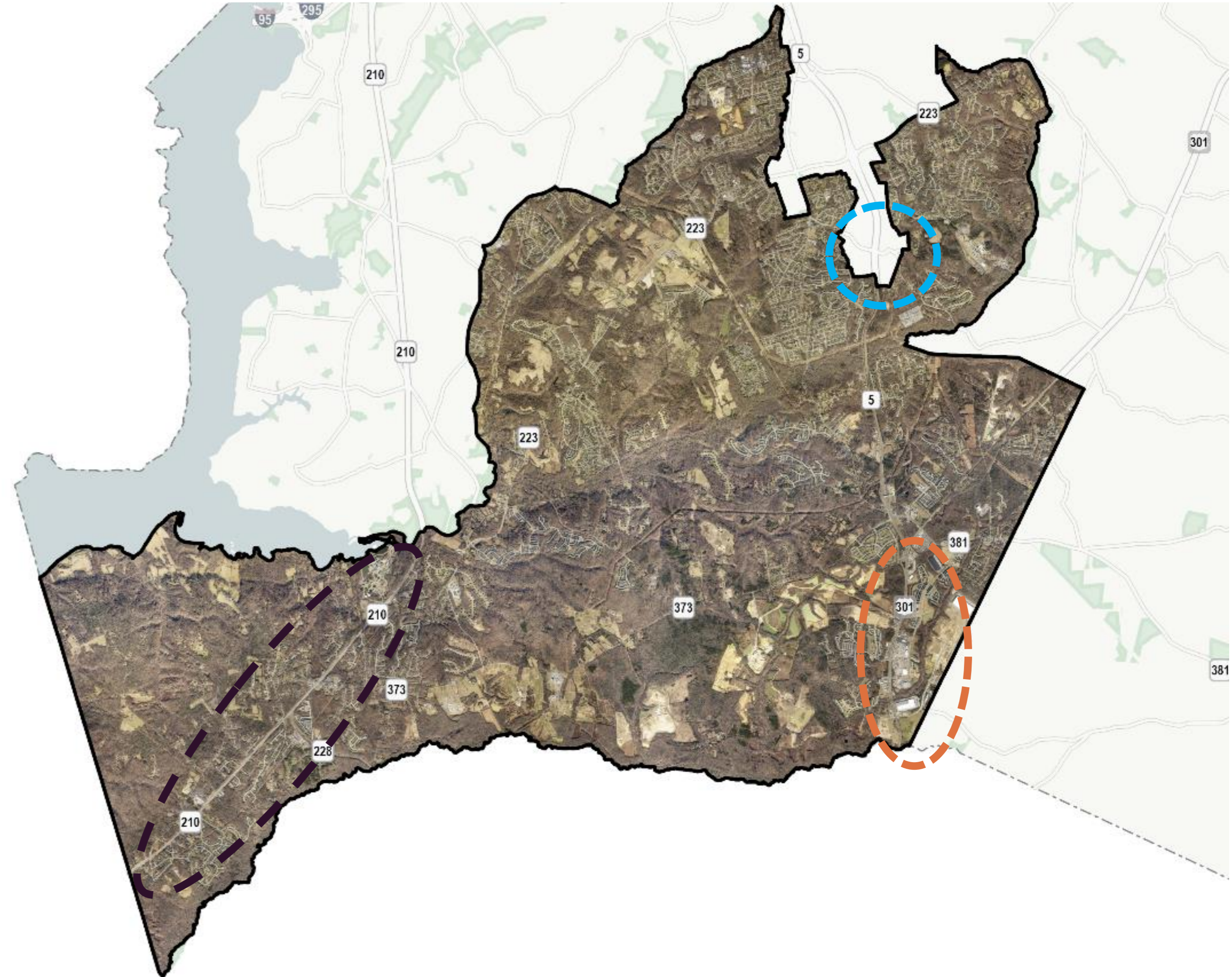
The vision for Subregion 5 remains the same as in the existing 2013 Approved Master Plan:

- Diverse area offering a range of housing & employment
- Includes distinct communities such as Clinton/Tippett, Brandywine, and Accokeek
- Focus on MD 5 & MD 210 as key employment, retail, and homeownership corridors
- Mass transit supporting growth in Brandywine
- Future development emphasizes environmental sensitivity and pedestrian connectivity



AREAS OF FOCUS

- **Brandywine:** A Local Center that continues to be focused on mixed-use, transit-oriented development.
- **MD-210:** Land Use/Zoning applies smart growth principles by promoting job creation, enhancing access to retail, and supporting targeted commercial and industrial development.
- **Medical Innovation District:** Strategies support the concept associated with MedStar Southern Maryland Hospital, reinforcing the area's role as an emerging employment and activity hub.



AMENDMENT SUMMARY

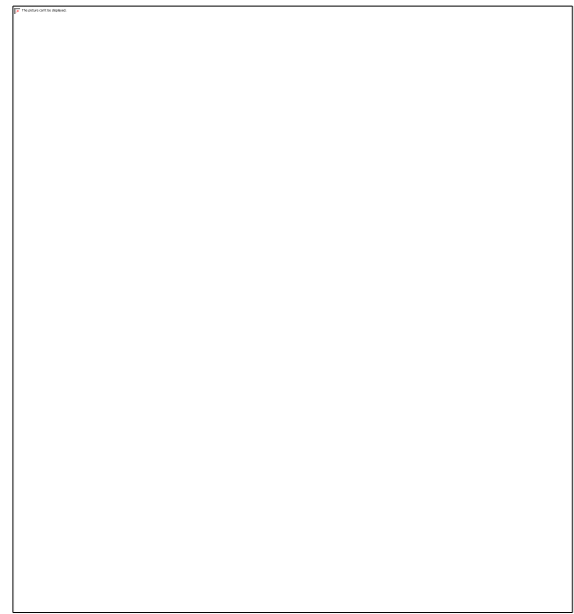
- Updated terminology
 - 2002 General Plan -> 2014 Plan 2035
 - New Functional Master Plans
- Zoning & Future Land Use Changes
 - Align with Countywide Map Amendment & Plan 2035
- Clinton area included in separate plan
 - Remove reference to Clinton area -> Central Branch Avenue Corridor Revitalization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

PLAN 2035 Prince George's

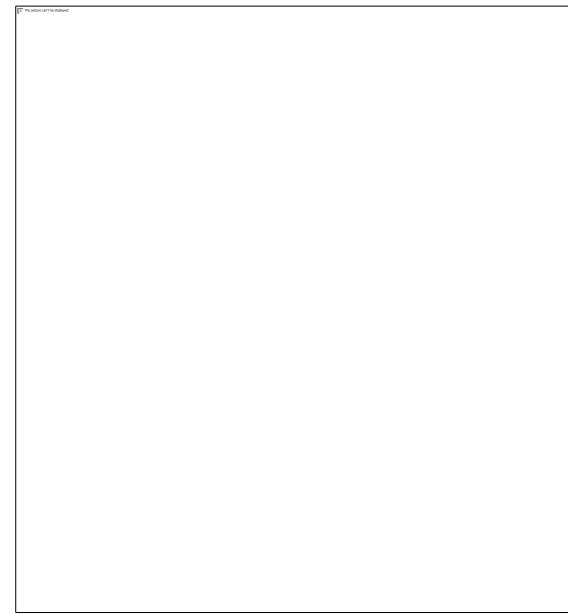
Approved General Plan
May 6, 2014



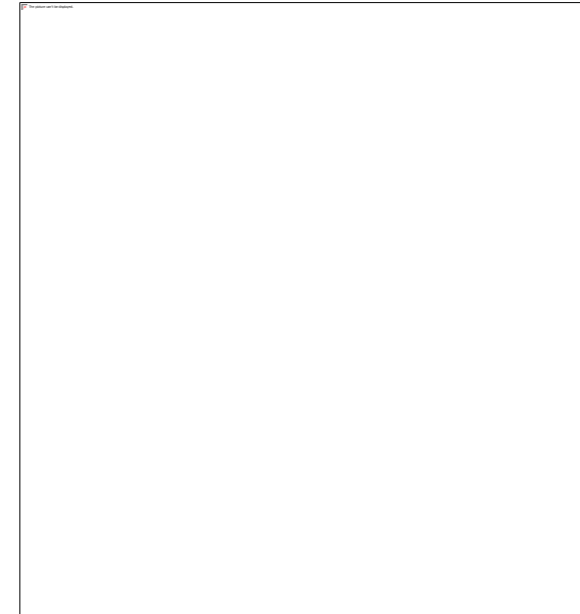
PLAN ELEMENTS



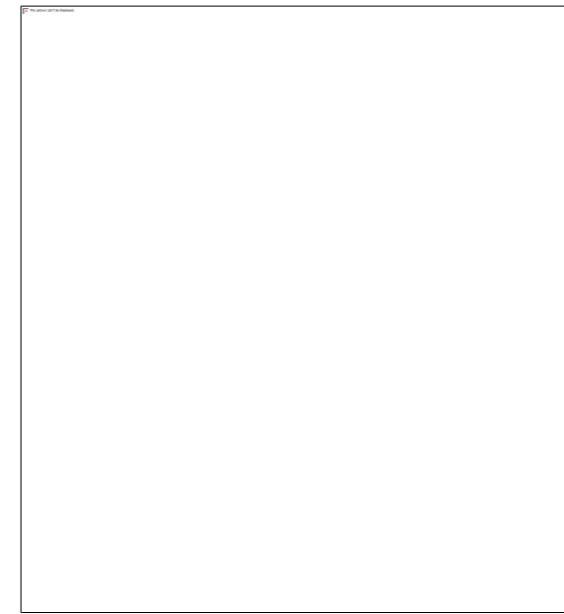
**Land Use and
Development
Pattern**



Environment



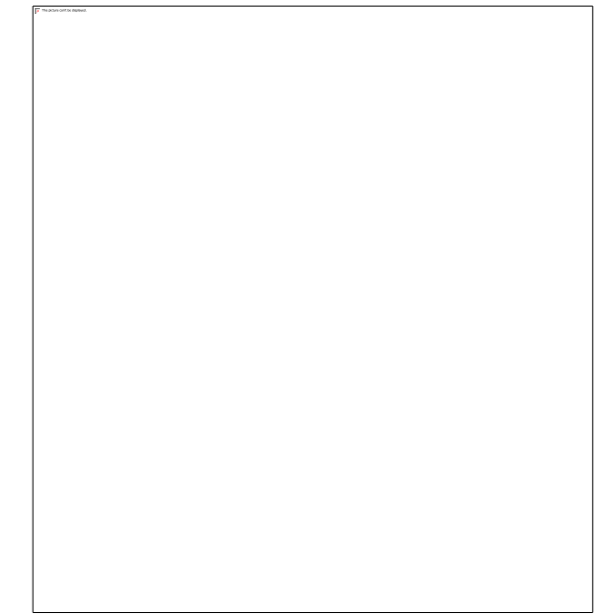
Transportation



**Public
Facilities**



**Economic
Development**



**Historic
Preservation**

LAND USE + DEVELOPMENT PATTERN

- 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
- Bikeways & Trails alignment recommendations and facility types
- Additional support for Southern Maryland Rapid Transit Project



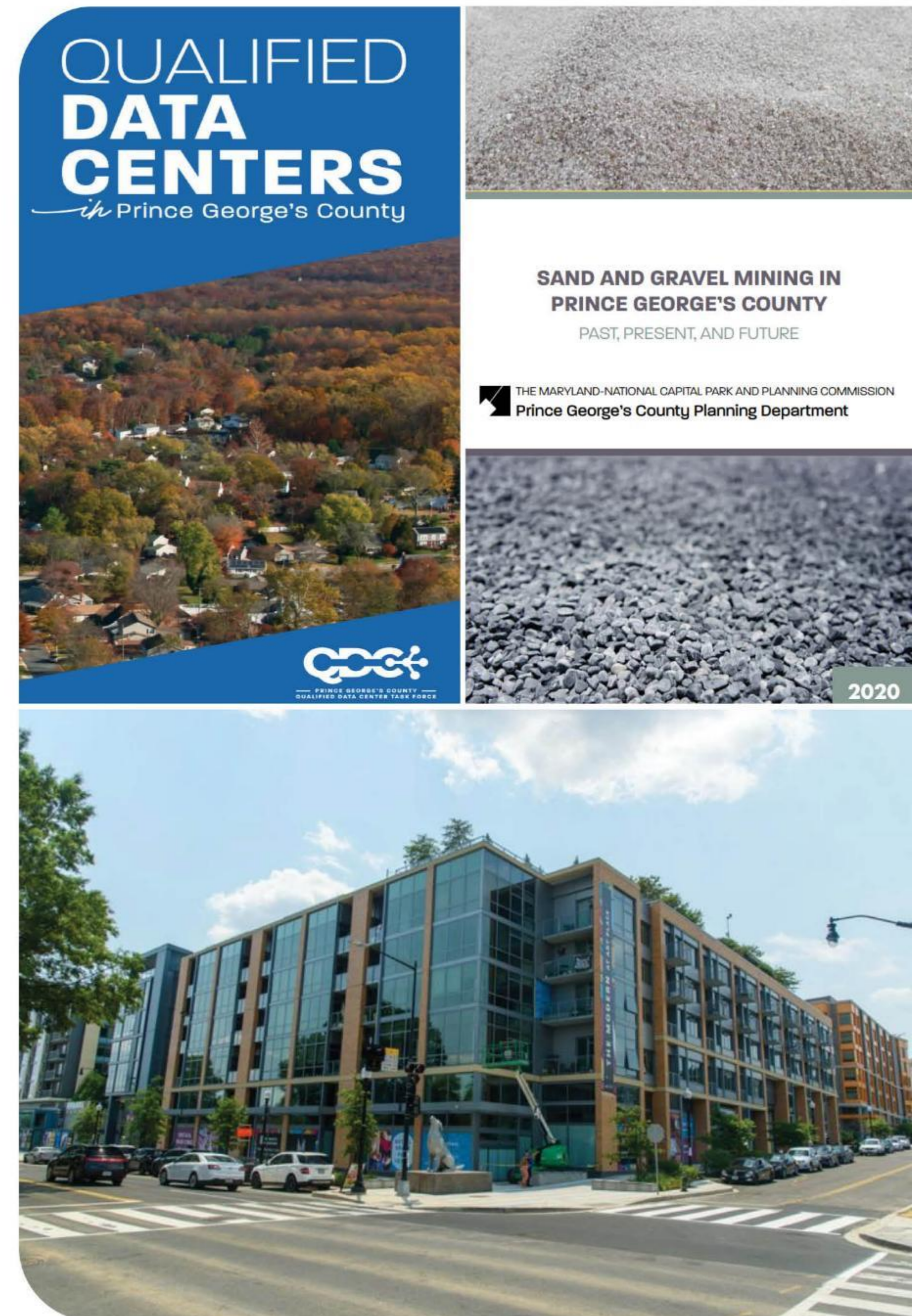
PUBLIC FACILITIES

- Upcoming Gwynn Park Middle Demolition & Rebuilding, Opening of Brandywine Academy & Brandywine Early Elementary Campus
- Completion of parks and trails
- Makerspace near Accokeek Library
- Exploring adaptive reuse of former landfill sites



ECONOMIC DEVELOPMENT

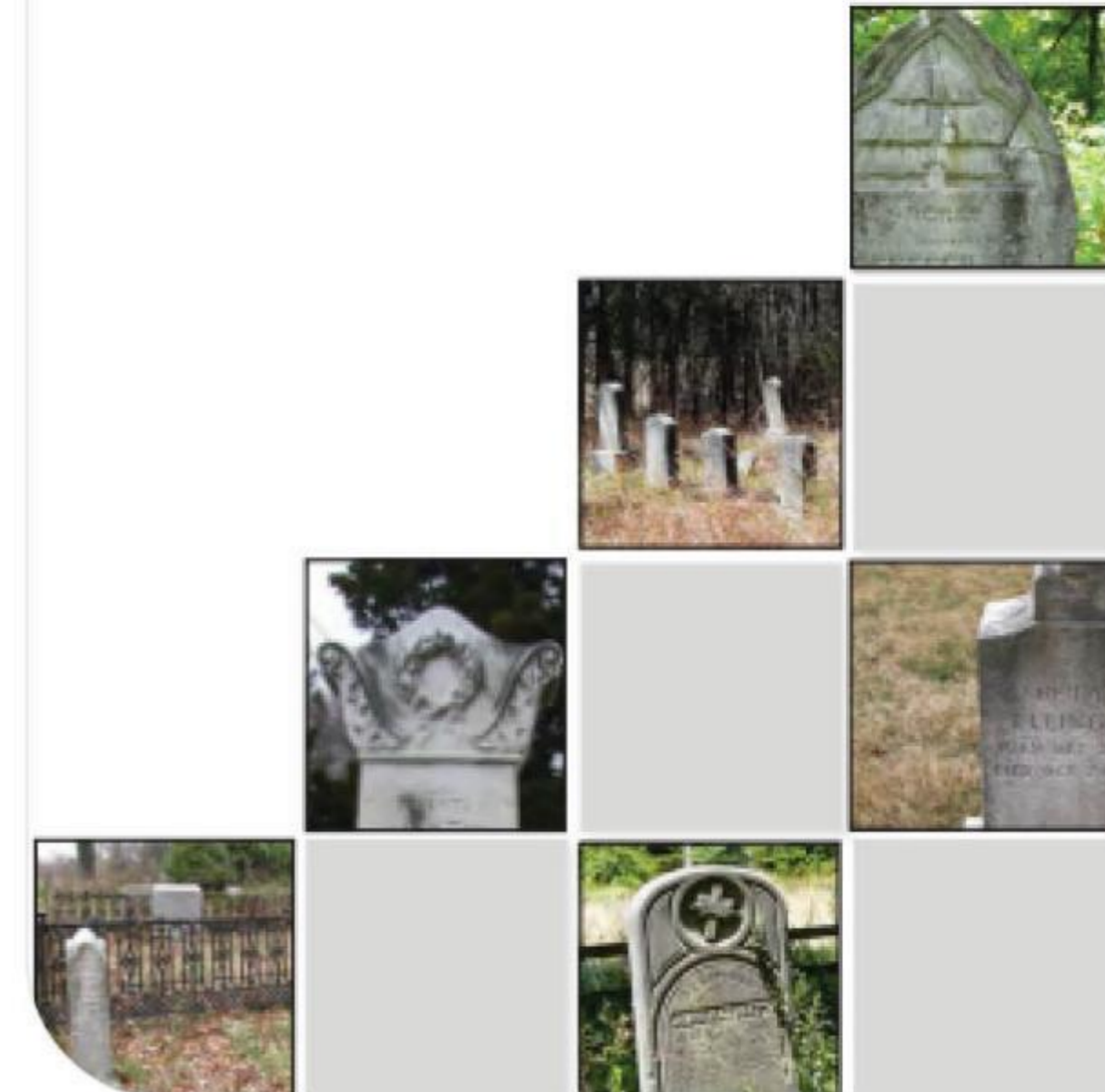
- Brandywine
 - Develop new mixed-use buildings near SMRT stops
 - Expand dense housing supply
 - Attract medical office users
- Accokeek
 - Highlight Accokeek Village shopping center potential for expanded retail
 - Develop small scale multifamily in Accokeek
 - Provide flex-industrial space on MD 210
- Meat Processing Facility feasibility study
- Evaluate suitability for a Qualified Data Center
- 2020 Sand and Gravel Study Recommendations



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

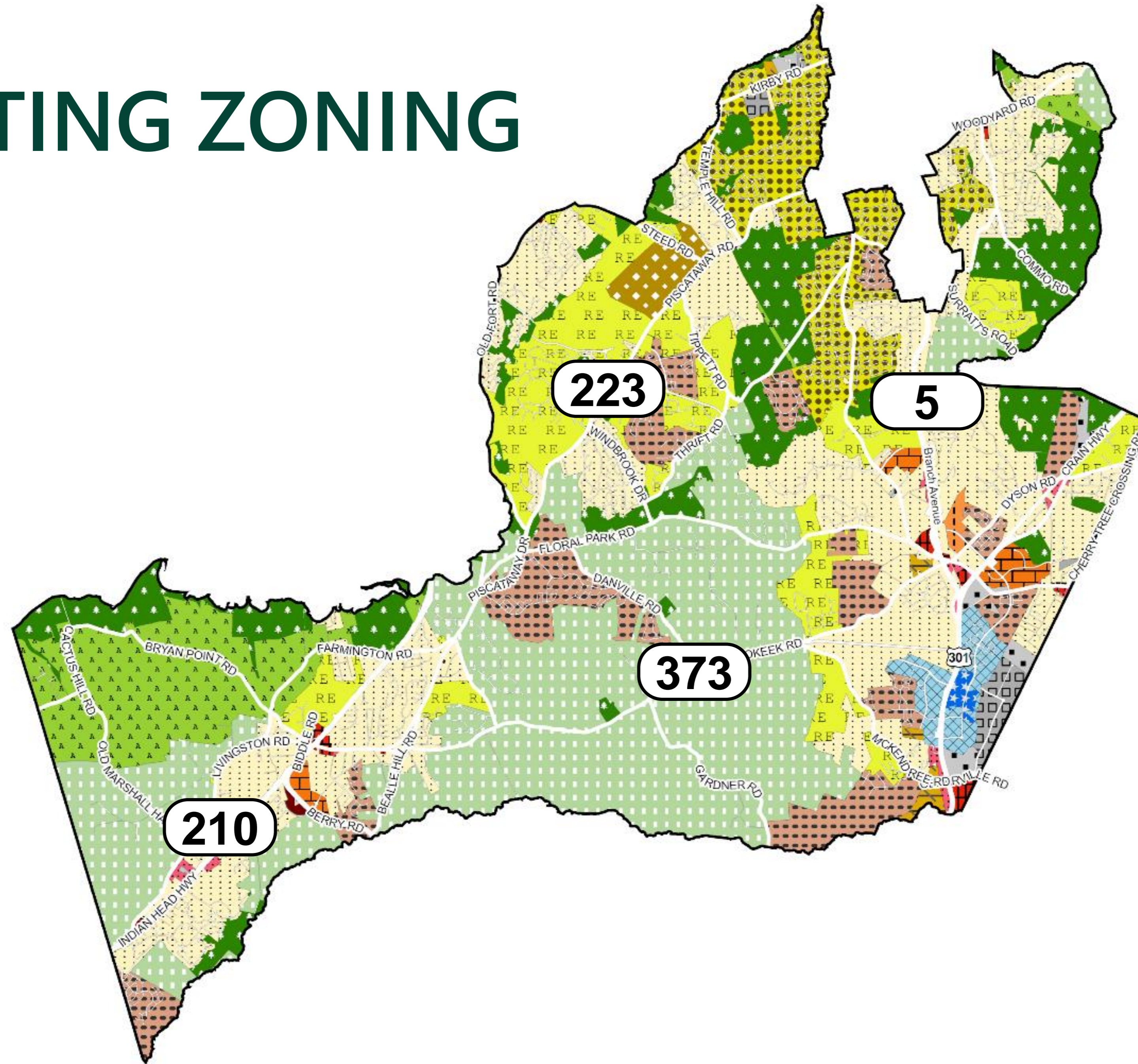


The Maryland-National Capital
Park and Planning Commission



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EXISTING ZONING



Legend

Subregion 5 Boundary

Rural and Agricultural

ROS

AG

AR

Residential

RE

RR

RSF-95

RSF-A

RMF-20

RMF-48

Nonresidential

CN

CS

CGO

IE

IH

IH

Transit-Oriented/ Activity Center

TAC-C

TAC-E

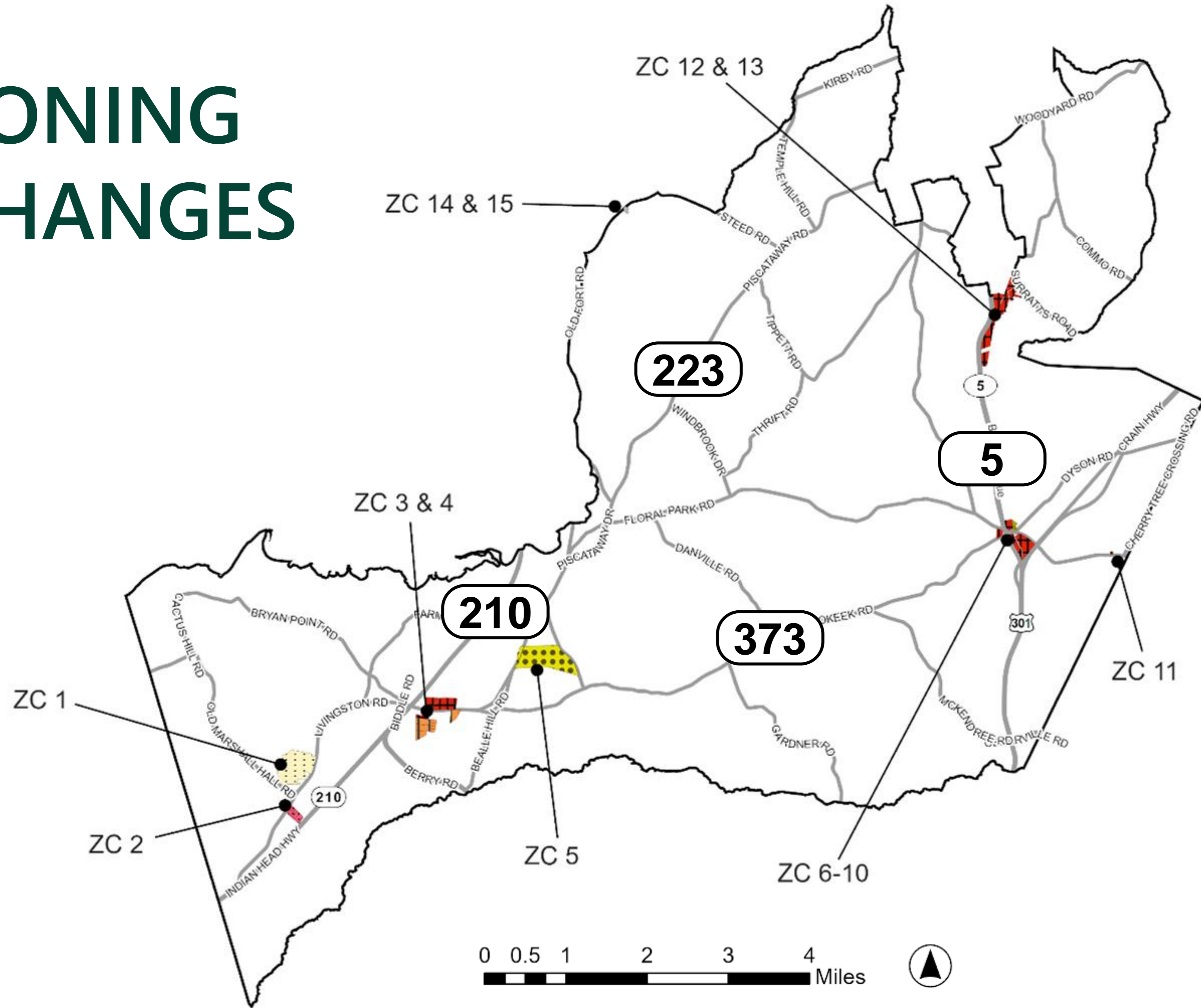
Other

LCD

Planned Development

R-PD

ZONING CHANGES



Legend

- Subregion 5 Boundary
- Nonresidential**
- CGO
- CS
- IE
- Residential**
- RMF-20
- RR
- RSF-95
- RSF-A

NEXT STEPS

EVENT	TIMEFRAME
Close of Record	Tuesday, June 24, 2026
Planning Board Work Session	September 2026
Planning Board Adoption	September 2026
District Council Work Session	September/October 2026
District Council Approval	October 2026

THANK YOU!



Visit our website

<https://pgplan.org/subregion5>

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