

COMMUNITY PLANNING DIVISION

Prince George's County Planning, Housing and Economic Development Committee

Plan Evaluation Program (PEP)

[Template] Each progress report should use its subregion color as the main color for the report (in this case, red). A complementary color has been identified for each subregion, for use throughout the report. Complementary colors can be found to the left of this page.

Plan Progress Report



[Plan Name]

Date Plan Approved: [Month, Day Year]
Date of Progress Report: [Month, Day Year]
Councilmanic Districts: [List]

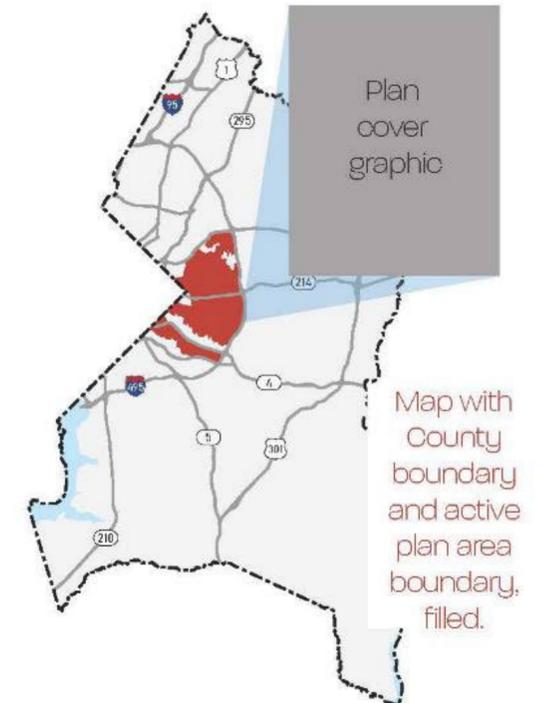
Progress Summary

[Plan name] contains [number] recommendations, primarily focused on [list of top categories represented, as pulled from the database].

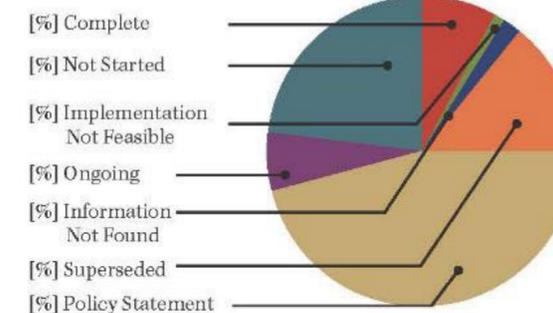
Since its adoption in [year], approximately [%] percent ([#]) of the recommendations have been completed and [%] percent ([#]) are ongoing. Approximately [%] percent ([#]) have not yet had action taken. [Note: Can add additional information if other facts stand out - for example, if a large proportion have been superseded.]

Some highlights of completed recommendations include:

- [Highlight]
- [Highlight]
- [Highlight]



Plan Recommendation Status



Suggested Next Step

- Update progress report in [year]
- Minor plan amendment
- Major plan amendment
- Replace

More information about this recommendation can be found at the end of the report.

Meeting with you Today



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Today's Agenda

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Plan Evaluation Program (PEP) Overview

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Purpose & Goals

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Next Steps

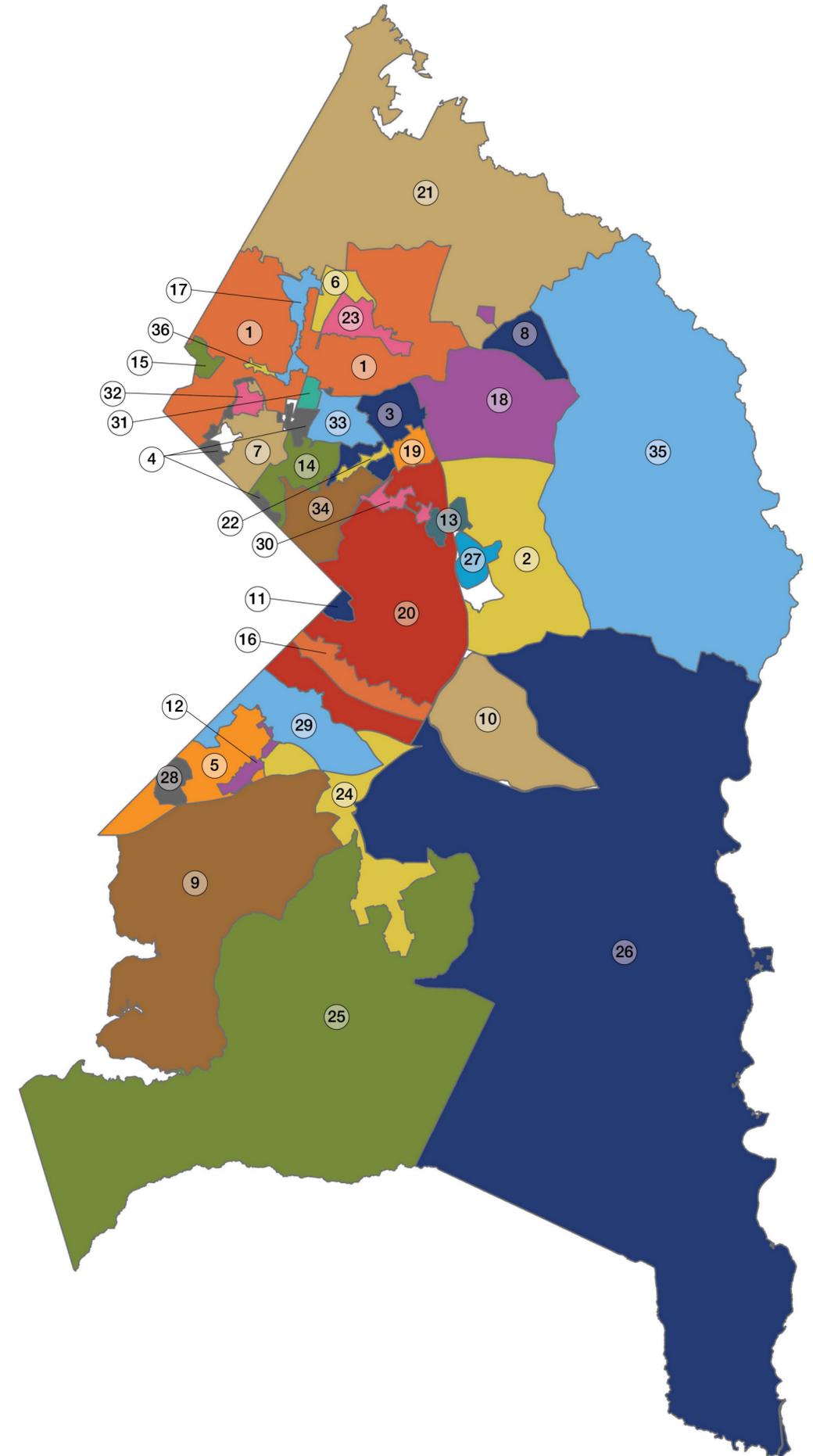
06

Questions & Answers

PEP Overview

Program Background:

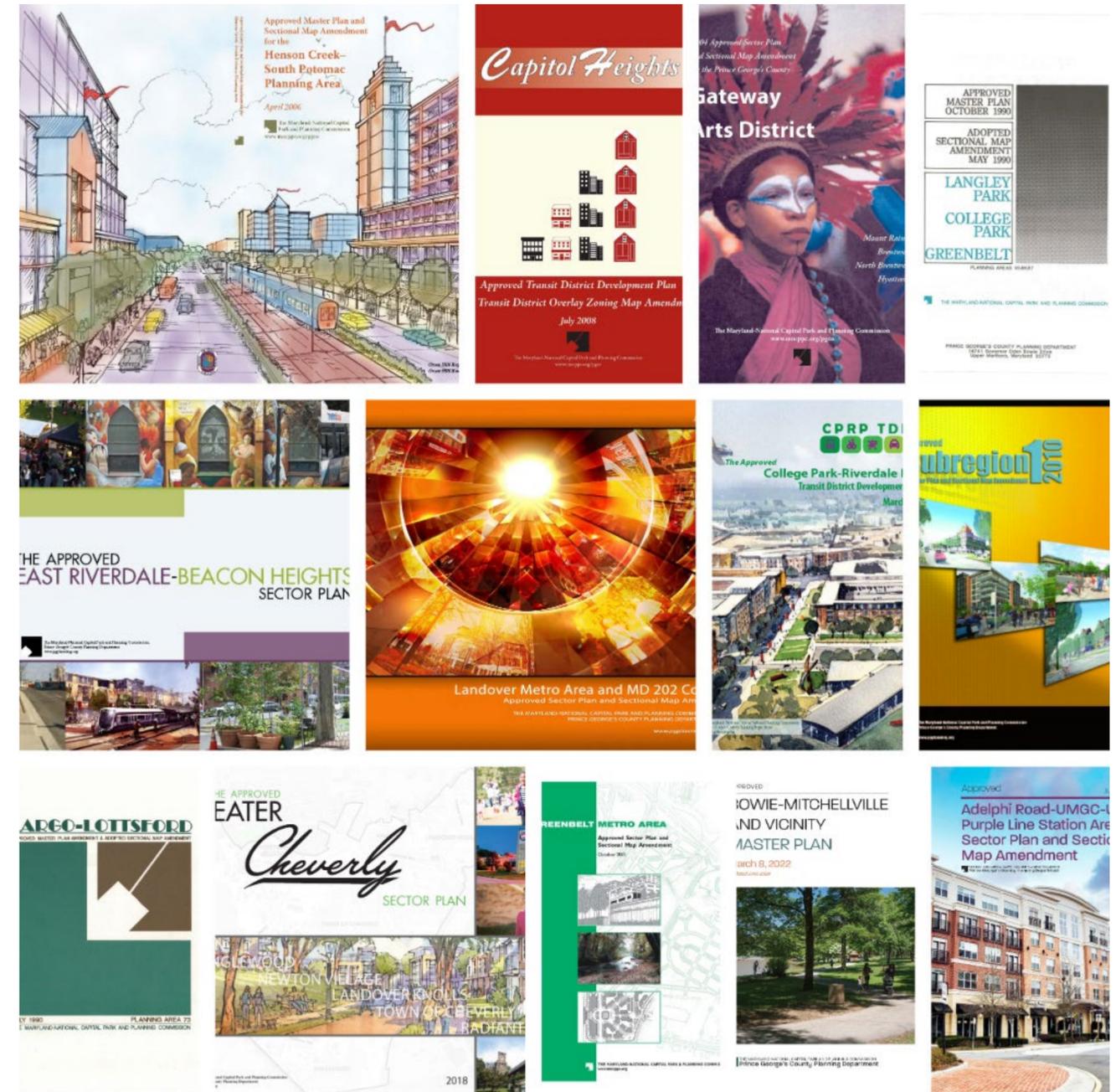
- PEP originated in 2015 to support six-year statutory plan evaluations
 - Support compliance with [Section 27-3502\(h\)\(4\)](#) of the Prince George's County Zoning Ordinance
- The County manages 36+ plans with nearly 18,000 recommendations
- Over time, information on implementation progress was stored in different places and formats
- Consistency is needed as plan ages vary and plan boundaries are covered by multiple plans



Purpose & Goals

Project Purpose:

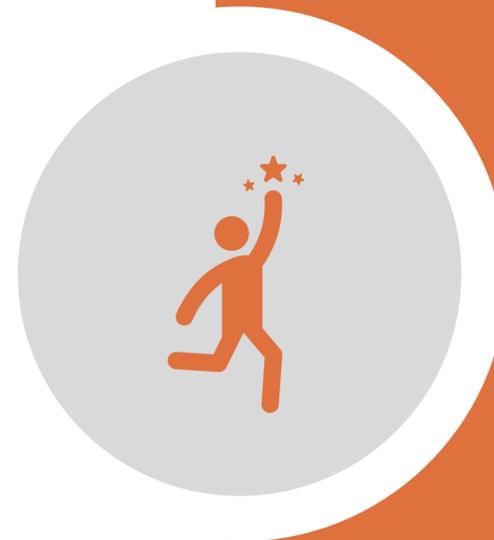
- Determine progress on the active 36 plans
- Create a workflow to support progress report development for each plan
- Provide recommended next steps for plan updates or replacement



Purpose & Goals

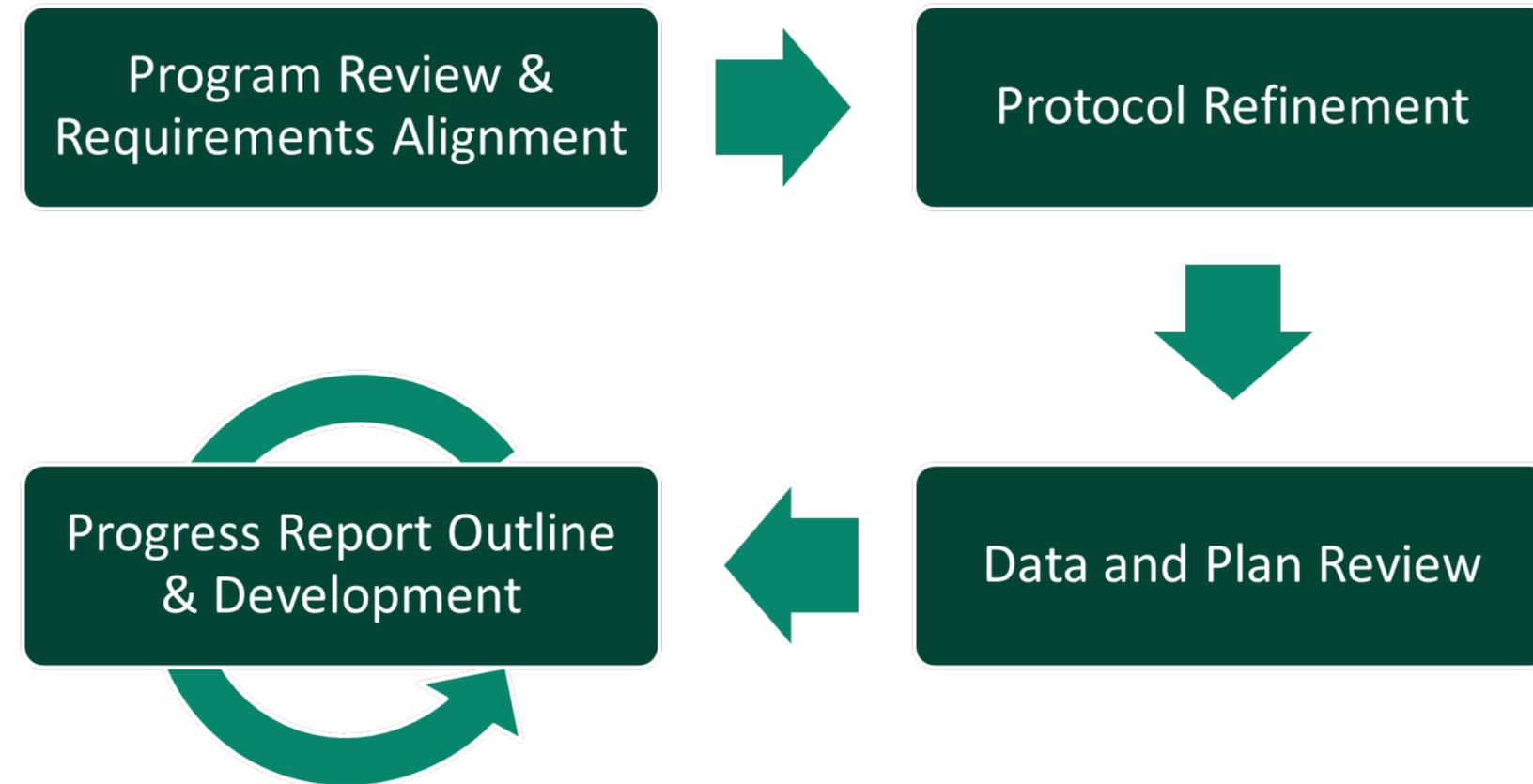
Program Goals:

- Improve the quality, accuracy, and reliability through standardized workflows and clear protocols
- Enable informed decision-making for the Master Plans Work Program
- Establish consistent, data-driven framework for monitoring plan implementation and evaluating progress over time
- Build internal capacity by delivering tools, protocols, and staff training to support ongoing program management



Progress Report Development & Process

- Plans reviewed to identify clear, trackable implementation actions and design guidelines
- Clear protocols developed to support ongoing data tracking and future progress report updates
- Data consistency across plans:
 - Recommendation statuses
 - Current demographics data for each active plan area
 - Plan 2035 Policy Categories



Progress Report Development & Process

- Consistent Progress Report organization and documentation:
 - Progress Summary
 - Related Plans with As-Approved Plan Areas
 - Plan Area Summary
 - Plan Vision, Goals, and Highlights
 - Summary of Key Demographics and Land use
 - Development Activity
 - Implementation and Challenges
 - Next Steps with Recommendations

Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original, approved borders of the [Plan Name] were bounded by [bounding areas]. The plan area has been superseded by a number of plans since adoption, each one carving out a portion of the original plan area.

Related Plans

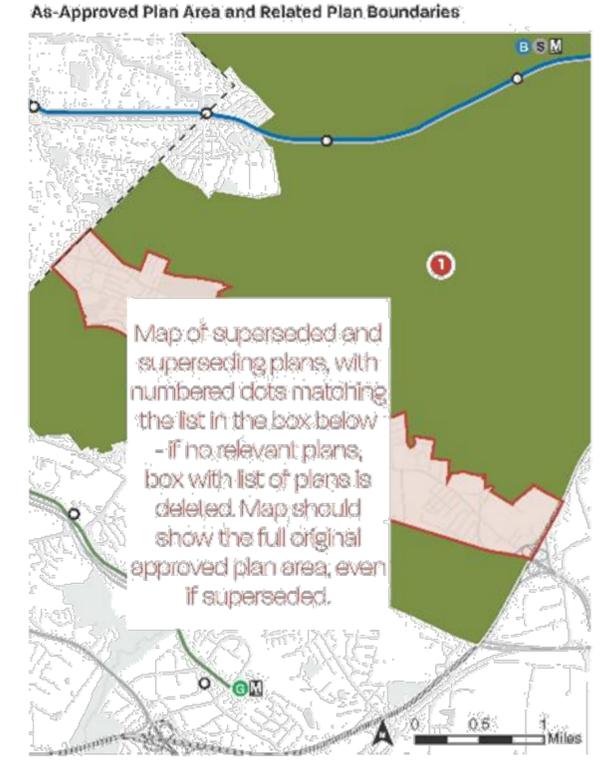
The following plans supersede a portion of the [Plan name]:

- 1 [Superseding Plan Name] ([Year Approved])
- 2 [Superseding Plan Name] ([Year Approved])

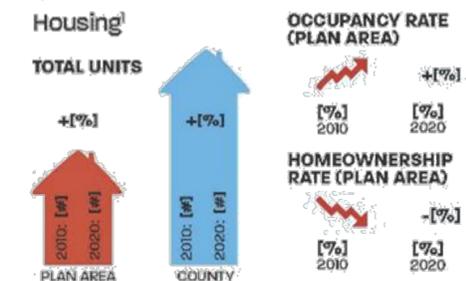
The [Plan Name] superseded the following plans:

- 3 [Superseded Plan Name] ([Year Approved])
- 4 [Superseded Plan Name] ([Year Approved])

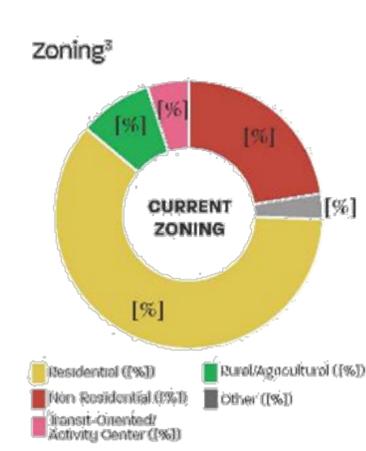
- As-Approved Plan Area
- Superseding Plans
- Superseded Plans
- Metro Rail Lines and Stations



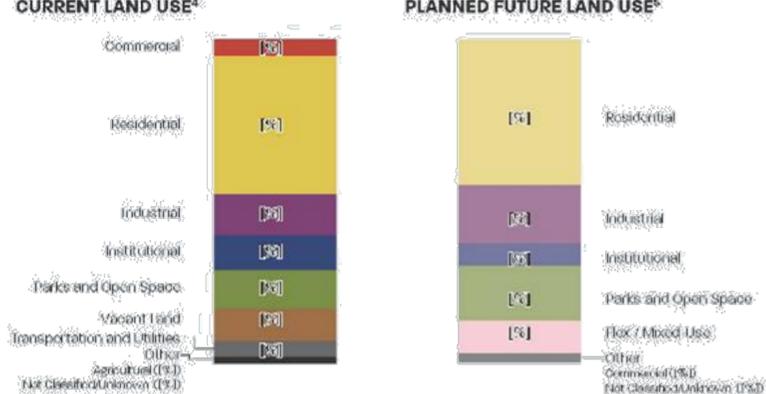
Where Are We Now?



Zoning³



Land Use



NOTE: CURRENT AND FUTURE LAND USE CATEGORIES MAY DIFFER DUE TO DIFFERENT SOURCES.
 SOURCES: 1. 2010 AND 2020 CENSUS; 2. 2010 AND 2020 CENSUS; 3. 2020 COUNTY DATA; 4. 2020 COUNTY MODEL; 5. 2015 CITY PLANNING DATA; 6. PLAN AREA DATA; 7. 2015 CITY PLANNING DATA; 8. 2015 CITY PLANNING DATA; 9. 2015 CITY PLANNING DATA; 10. 2015 CITY PLANNING DATA.

Progress Report Recommendations

- Recommendations considered:
 - Plan Age
 - Market and Infrastructure Conditions
 - Implementation Statuses
 - Overlap or Fragmentation with Newer Plans
 - Overall Intent of the Plan Vision
- Discussion with Commission staff helped to ensure recommendations reflected current conditions and priorities since plan adoption
- Recommendations reflect sequenced actions that best position future planning efforts, rather than a single prescriptive outcome

East Glenn Dale Area Sector Plan and Sectional Map Amendment

Date Plan Approved: March 28, 2006
 Date of Progress Report: September 22, 2025
 Councilmanic District: 4

Progress Summary

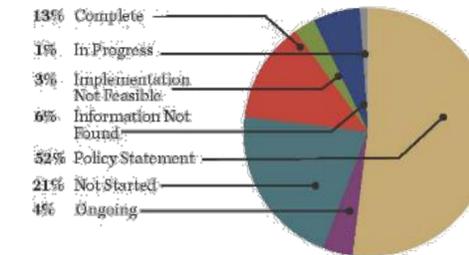
The Approved Sector Plan and Sectional Map Amendment (SMA) for the East Glenn Dale Area contains 116 recommendations, primarily focused on transportation and mobility, and community heritage, culture, and design.

Since its adoption in 2006, approximately 13 percent (15) of the recommendations have been completed, 1 percent (1) are in progress, and 4 percent (5) are ongoing. Approximately 21 percent (24) have not yet had action taken.

Some highlights of completed recommendations include:

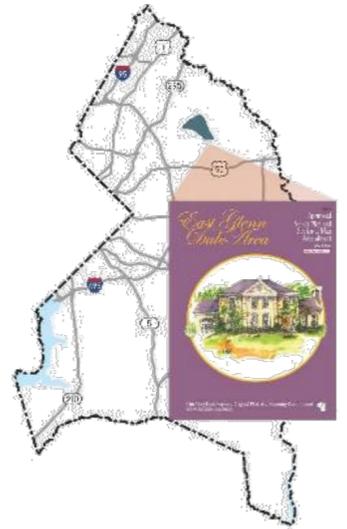
- Several elements of Daisy Lane Neighborhood Park were improved in alignment with the plan.
- Though they are not within the boundary of the plan area, the conversion of Samuel Ogle Elementary School to a Middle School and an expansion of DuVal High School were both recommendations of this plan, and were both completed.

Plan Recommendation Status



Suggested Next Step(s)

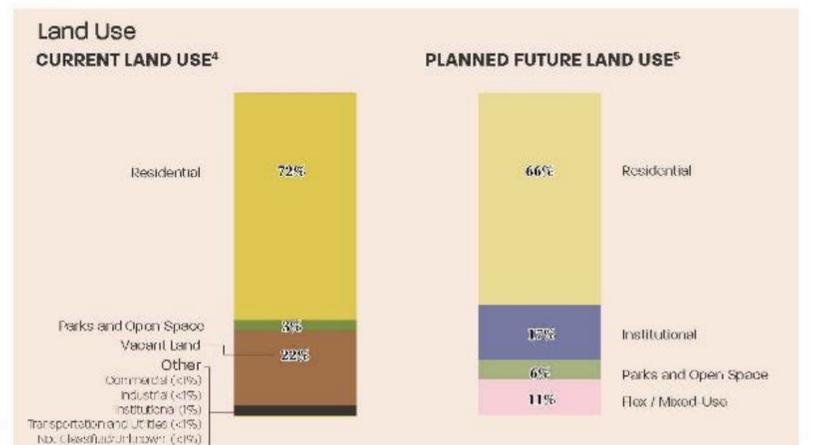
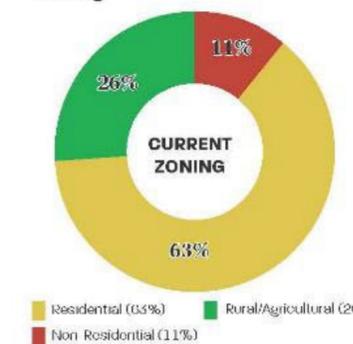
- Review in 2030
 - Major/Minor Plan Amendment
 - Replace
 - Consolidate
- More information about this recommendation can be found at the end of the report.



Where Are We Now?



Zoning



NOTE: CURRENT AND FUTURE LAND USE CATEGORIES MAY DIFFER DUE TO DIFFERENT SOURCES.
 SOURCES: 1 - 2010 AND 2020 DECENTENAL CENSUS; 2 - 2010 AND 2020 DECENTENAL CENSUS; 3 - 2025 COUNTY DATA; 4 - 2025 COUNTY MODEL DATA; 5 - 2025 COUNTY PLANNING DATA; ALL PLAN AREA DATA CALCULATED USING THE ACTIVE PLAN BOUNDARY AS OF THE DATE OF THE REPORT.

Progress Report Recommendations

Through this evaluation all 36 plans were assessed against multiple criteria, allowing for more than one recommendation where appropriate, to identify the strategic actions that best position the County moving forward



Review
Revisit in a future Progress Report as conditions evolve through continued implementation

17 Plans



Amendment
Apply targeted updates to address specific gaps, emerging opportunities, or alignment with current policy

7 Plans



Replace
Develop a new plan when the existing plan is outdated, fragmented, or no longer reflects current conditions

12 Plans



Consolidate
Combine multiple overlapping or superseded plans into a single, cohesive framework

25 Plans

Next Steps

Community Planning Division Work Program Planning

- Use the Progress Reports to meet the six-year evaluation requirement and inform Planning Board decisions
- Integrate amendment, replacement, and consolidation recommendations into the Master Plans Work Program
- Prioritize plan updates based on implementation progress, plan age, and emerging Countywide priorities

Long-Term PEP Management

- Develop Standard Operating Procedures (SOPs) to guide consistent updates
- Provide ongoing staff training to maintain PEP as a long-term, transparent framework for plan evaluation



PEP Tool Staff Training held on November 12, 2026.



Q&A

Progress Report Recommendations Summary

Plan Name

Recommendation Text

Action

Langley Park-College Park-Greenbelt & Vicinity MP & SMA	Given the plan's age, changes may be warranted to identify new opportunities for transit-oriented development or infrastructure improvements not currently identified in the plan. This new plan should reincorporate neighboring plan areas, to reduce fragmentation. We recommend consolidating the following plans into a single sector plan: Langley Park-College Park-Greenbelt Sector Plan, Central US 1 Corridor Sector Plan, Greenbelt Metro Area Sector Plan, and the Greenbelt Metro Area and MD 193 Corridor Sector Plan.	Replace, Consolidate
Largo-Lottsford MP & SMA	This plan was completed in 1990 and has not had any amendments. With proximity to Metro stations and Northwest Stadium (which is expected to be undergoing changes with the Commanders' move to Washington, D.C.), as well as a fairly large open space network, this area may be well positioned for the future. A replacement is suggested to establish a new vision based on current and projected market conditions as well as new opportunity areas. We also recommend creation of a Planning Area 73 Master Plan, consolidating the following plans: Largo-Lottsford Master Plan, Largo Town Center Sector Plan, Morgan Boulevard and Largo Town Center Metro Sector Plan, and the portion of the Landover Gateway Sector Plan east of I-495 (Capital Beltway).	Replace, Consolidate
Bladensburg, New Carrollton, & Vicinity MP & SMA	Because the plan was approved in 1994 and has not had any amendments, it can benefit from a review to ensure that it aligns with Plan 2035 and considers ways to connect the plan area community with the Purple Line and other investments near the New Carrollton Metro Area. Given the fragmentation of this area caused by superseding plans, we recommend consolidating this plan with the Central Annapolis Road Sector Plan and the portion of the East Riverdale-Beacon Heights Sector Plan that is located east of MD 295 (Baltimore-Washington Parkway).	Replace, Consolidate
Planning Area 68 MP & SMA	This plan is 31 years old, and has been significantly fragmented by superseding plans. We recommend replacing the plan while consolidating several plans in this area to reduce fragmentation, including: Gateway Arts District Sector Plan, Planning Area 68 Master Plan, Prince George's Plaza TDDP and TDOZMA, College Park-Riverdale Park TDDP, and the portion of East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).	Replace, Consolidate
The Heights & Vicinity MP & SMA	This plan was completed in 2000 and has not had any amendments. A replacement is suggested to establish a new vision based on current and projected market conditions as well as new opportunity areas. We recommend a master plan for Planning Area 76A (The Heights), combining the Branch Avenue Corridor Sector Plan, The Heights and Vicinity Master Plan, the Eastover/Forest Heights/Glassmanor Sector Plan, and the portions of the Southern Green Line Sector Plan and the Central Branch Avenue Sector Plan that fall within Planning Area 76A (The Heights).	Replace, Consolidate

Progress Report Recommendations Summary

Plan Name	Recommendation Text	Action
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Greenbelt Metro Area SP & SMA	Given the plan's age, a replacement may be warranted in the future to identify new opportunities for transit-oriented development or infrastructure improvements not currently identified in the plan. This new plan should consolidate with neighboring plan areas, to reduce fragmentation. We recommend consolidating the following plans into a single sector plan: Langley Park-College Park-Greenbelt Sector Plan, Central US 1 Corridor Sector Plan, Greenbelt Metro Area Sector Plan, and the Greenbelt Metro Area and MD 193 Corridor Sector Plan.	Replace, Consolidate
Gateway Arts District SP & SMA	We recommend consolidating several plans in this area to reduce fragmentation, including: Gateway Arts District Sector Plan, Planning Area 68 Master Plan, Prince George's Plaza TDDP & TDOZMA, College Park-Riverdale Park TDDP, and the portion of East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).	Review in 2028, Consolidate
East Glenn Dale Area SP & SMA	While no immediate amendment needs are identified, we recommend a future replacement consolidating the Glenn Dale - Seabrook - Lanham Sector Plan and the East Glenn Dale Area Sector Plan areas into a Planning Area 70 (Glenn Dale-Seabrook-Lanham and Vicinity) Master Plan, as part of an overall plan consolidation effort in the County.	Review in 2030, Consolidate
Henson Creek-South Potomac MP & SMA	While the National Harbor area has seen significant growth, many other envisioned centers have not. A plan amendment can support a renewed look at centers for adjustments based on Plan 2035 priorities, market changes, potential upcoming infrastructure investments, available properties, or other factors. At the same time, we are recommending consolidation of plans in the southwestern portion of the County. We recommend consolidating the Henson Creek-South Potomac Plan with the portion of the Central Branch Avenue Sector Plan that sits between I-495 (Capital Beltway) and Tinkers Creek.	Major/Minor Amendment, Consolidate
Westphalia SP & SMA	A major plan amendment is currently scheduled to be undertaken to ensure the plan adjusts to new conditions and opportunities. The process will evaluate the market potential for future residential and non-residential investment, measure traffic impact of planned future developments, and provide traffic mitigation strategies.	Major/Minor Amendment
Capitol Heights TDDP & TDOZMA	The Central Avenue-Blue/Silver Line Sector Plan is underway, and will fully supersede the Capitol Heights Transit District Development Plan.	Replace
Branch Avenue Corridor SP & SMA	The plan was approved in 2008, and there have been no amendments to date. Many portions of the plan area have been superseded, leaving it fragmented. We recommend a master plan for Planning Area 76A (The Heights), combining the Branch Avenue Corridor Sector Plan, The Heights and Vicinity Master Plan, the Eastover/Forest Heights/Glassmanor Sector Plan, and the portions of the Southern Green Line Sector Plan and the Central Branch Avenue Sector Plan that fall within Planning Area 76A (The Heights).	Replace, Consolidate

Progress Report Recommendations Summary

Plan Name	Recommendation Text	Action
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Landover Gateway SP & SMA	<p>Updates are needed in order to respond to changing opportunity areas and market conditions. We recommend updating this plan while consolidating it into two separate plans:</p> <p>A Planning Area 73 Master Plan, combining the Largo-Lottsford Master Plan, Largo Town Center Sector Plan, Morgan Boulevard and Largo Town Center Metro Sector Plan, and the portion of the Landover Gateway Sector Plan east of I-495 (Capital Beltway).</p> <p>A sector plan combining the northern portion of the Subregion 4 Master Plan (north of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Landover Metro Area and MD 202 Corridor Sector Plan, and the portion of Landover Gateway Sector Plan west of I-495 (Capital Beltway).</p>	Replace, Consolidate
Port Towns SP & SMA	An updated Port Towns Sector Plan is underway. We recommend that update be finalized, with an updated progress report scheduled upon completion.	Replace
Takoma-Langley Crossroads SP	Plan implementation is underway, and with the Purple Line under construction, larger elements of the plan vision may be realized. As the plan has not been amended since approval in 2009, a future progress report may consider whether an amendment is warranted to identify new opportunities for transit-oriented development or related infrastructure improvements not currently identified in the plan.	Review in 2027
Marlboro Pike SP & SMA	While we do not suggest an amendment for this plan at this time, we recommend replacing this plan during a consolidation with other neighboring plans, creating a sector plan combining the southern portion of the Subregion 4 Master Plan (south of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Marlboro Pike Sector Plan, and the portion of the Southern Green Line Sector Plan north of Suitland Parkway.	Review in 2027, Consolidate
Central US 1 Corridor SP & SMA	<p>Plan implementation is underway. A future progress report update may consider whether an amendment could help identify new opportunities for development or infrastructure improvements not currently identified in the plan.</p> <p>To reduce plan area fragmentation, we recommend consolidating the following plans into a single sector plan: Langley Park-College Park-Greenbelt Sector Plan, Central US 1 Corridor Sector Plan, Greenbelt Metro Area Sector Plan, and the Greenbelt Metro Area and MD 193 Corridor Sector Plan.</p>	Review in 2028, Consolidate
Glenn Dale Seabrook Lanham & Vicinity SP & SMA	While no immediate amendment needs are identified, we recommend a future replacement consolidating the Glenn Dale - Seabrook - Lanham Sector Plan and the East Glenn Dale Area Sector Plan areas into a Planning Area 70 (Glenn Dale-Seabrook-Lanham and Vicinity) Master Plan, as part of an overall plan consolidation effort in the County.	Review in 2028, Consolidate

Progress Report Recommendations Summary

Plan Name	Recommendation Text	Action
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New Carrollton TDDP & TDOZ	Plan implementation is underway, with several projects completed, in progress, or scheduled. A future progress report update may consider if an amendment is needed to identify new opportunities for development or infrastructure improvements not currently identified in the plan. This could potentially include reissuing the plan as a sector plan, incorporating new elements as needed.	Review in 2028
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Subregion 4 MP & SMA	<p>Though the master plan is 15 years old, there are many ongoing activities that build on its recommendations. While many recommendations can remain, a new plan for this region will allow the County to identify additional opportunities that have emerged. Recognizing that the ongoing Central Avenue-Blue/Silver Line Sector Plan and Sectional Map Amendment will supersede a portion of the Subregion 4 Master Plan area, we recommend replacing this plan in two parts.</p> <ul style="list-style-type: none"> • One sector plan combining the northern portion of the Subregion 4 Master Plan (north of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Landover Metro Area and MD 202 Corridor Sector Plan, and the portion of Landover Gateway Sector Plan west of I-495 (Capital Beltway). • One sector plan combining the southern portion of the Subregion 4 Master Plan (south of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Marlboro Pike Sector Plan, and the portion of the Southern Green Line Sector Plan north of Suitland Parkway. 	Replace, Consolidate
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Subregion 1 MP & SMA	A minor plan amendment is scheduled, to assess whether new opportunities warrant changes. This is intended to include a review of the market for potential future investment in Subregion 1.	Major/Minor Amendment
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Central Annapolis Road SP & SMA	Plan implementation is underway. However, many recommendations have not seen progress. We recommend reviewing this plan for potential amendments to ensure it considers current conditions and opportunities. We also recommend consolidating this plan with the Bladensburg, New Carrollton and Vicinity Master Plan and the portion of the East Riverdale-Beacon Heights Sector Plan that is located east of MD 295 (Baltimore-Washington Parkway).	Major/Minor Amendment, Consolidate
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Greenbelt Metro Area & MD 193 Corridor SP & SMA	Changes may be warranted to identify new opportunities for transit-oriented development or infrastructure improvements not currently identified in the plan. This new plan should consolidate with neighboring plan areas, to reduce fragmentation. We recommend consolidating the following plans into a single sector plan: Langley Park-College Park-Greenbelt Sector Plan, Central US 1 Corridor Sector Plan, Greenbelt Metro Area Sector Plan, and the Greenbelt Metro Area and MD 193 Corridor Sector Plan.	Replace, Consolidate
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Progress Report Recommendations Summary

Plan Name	Recommendation Text	Action
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Central Branch Avenue Corridor Revitalization SP	<p>While we are not recommending short-term replacement of this plan, to reduce fragmentation of planning areas, we recommend a future consolidation of the plans in the southwestern portion of the County. The Central Branch Avenue Sector Plan would be dissolved into separate plans:</p> <ul style="list-style-type: none"> • A master plan for Planning Area 76A (The Heights), combining the Branch Avenue Corridor Sector Plan, The Heights and Vicinity Master Plan, the Eastover/Forest Heights/Glassmanor Sector Plan, and the portions of the Southern Green Line Sector Plan and the Central Branch Avenue Sector Plan that fall within Planning Area 76A (The Heights). • A sector plan for the Henson Creek-South Potomac Plan area and the portion of the Central Branch Avenue Sector Plan that sits between I-495 (Capital Beltway) and Tinkers Creek. • A future progress report should consider whether the portion of the Central Branch Avenue Sector Plan south of Tinkers Creek should be incorporated into the Subregion 5 Master Plan. 	Review in 2031, Consolidate
Subregion 5 MP & SMA	<p>The Planning Department is preparing an amendment to the Subregion 5 Master Plan and Sectional Map Amendment. This minor plan amendment will create a forward-looking, market-viable framework to guide investment and economic development while enhancing the quality of life for residents and workers in the area.</p> <p>A future progress report may consider incorporating the portion of the Central Branch Avenue Sector Plan south of Tinkers Creek into the Subregion 5 Master Plan. This is not recommended in this progress report, as the current Minor Plan Amendment is underway.</p>	Major/Minor Amendment
Subregion 6 MP & SMA	<p>The Planning Department is preparing an amendment to the approved Subregion 6 Master Plan and Sectional Map Amendment. This minor plan amendment is intended to establish a forward-looking, market-viable framework that enables investment and economic development while enhancing quality of life for residents and workers in the area.</p>	Major/Minor Amendment
Largo Town Center SP & SMA	<p>Since approval in 2013, this plan has had several amendments. We recommend creating a Planning Area 73 Master Plan, consolidating the following plans: Largo-Lottsford Master Plan, Largo Town Center Sector Plan, Morgan Boulevard and Largo Town Center Metro Sector Plan, and the portion of the Landover Gateway Sector Plan east of I-495 (Capital Beltway).</p>	Review in 2028, Consolidate
Eastover-Forest Heights-Glassmanor SP & SMA	<p>While this plan does not appear to be in need of updates in the short term, we recommend consolidating it into a master plan for Planning Area 76A (The Heights), combining the Branch Avenue Corridor Sector Plan, The Heights and Vicinity Master Plan, the Eastover/Forest Heights/Glassmanor Sector Plan, and the portions of the Southern Green Line Sector Plan and the Central Branch Avenue Sector Plan that fall within Planning Area 76A (The Heights).</p>	Review in 2026, Consolidate

Progress Report Recommendations Summary

Plan Name	Recommendation Text	Action
Southern Green Line Station Area SP & SMA	<p>While we do not identify specific update opportunities at this time, we recommend consolidating plans to reduce fragmentation. The Southern Green Line Sector Plan would be consolidated into two separate plans:</p> <ul style="list-style-type: none"> • A master plan for Planning Area 76A (The Heights), combining the Branch Avenue Corridor Sector Plan, The Heights and Vicinity Master Plan, the Eastover/Forest Heights/Glassmanor Sector Plan, and the portions of the Southern Green Line Sector Plan and the Central Branch Avenue Sector Plan that fall within Planning Area 76A (The Heights). A sector plan combining the southern portion of the Subregion 4 Master Plan (south of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Marlboro Pike Sector Plan, and the portion of the Southern Green Line Sector Plan north of Suitland Parkway. 	Review in 2026, Consolidate
Landover Metro Area & MD 202 Corridor SP & SMA	<p>Implementation of the plan is underway, and with a forthcoming joint development project occurring, progress is being made. It is recommended that a future consolidation with other neighboring plans, creating a sector plan combining the northern portion of the Subregion 4 Master Plan (north of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Landover Metro Area and MD 202 Corridor Sector Plan, and the portion of Landover Gateway Sector Plan west of I-495 (Capital Beltway).</p>	Review in 2026, Consolidate
College Park-Riverdale Park TDDP	<p>Plan implementation is underway. While this plan is not in need of immediate updates, we recommend consolidating several plans in this area to reduce fragmentation, including: Gateway Arts District Sector Plan, Planning Area 68 Master Plan, Prince George's Plaza TDDP & TDOZMA, College Park-Riverdale Park TDDP, and the portion of East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).</p>	Review in 2027, Consolidate
Prince George's Plaza TDDP & TDOZ	<p>Plan implementation is underway. While no immediate needed updates are identified, we recommend consolidating several plans in this area to reduce fragmentation, including: Gateway Arts District Sector Plan, Planning Area 68 Master Plan, Prince George's Plaza TDDP and TDOZMA, College Park-Riverdale Park TDDP, and the portion of East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).</p>	Review in 2028, Consolidate
East Riverdale-Beacon Heights SP & SMA	<p>While this plan is not in need of immediate updates, we recommend consolidating several plans in this area to reduce fragmentation. As recommended, the East Riverdale-Beacon Heights Sector Plan will be split into two plans:</p> <ul style="list-style-type: none"> • A Sector Plan combining the Gateway Arts District Sector Plan, Planning Area 68 Master Plan, Prince George's Plaza TDDP & TDOZMA, College Park-Riverdale Park TDDP, and the portion of East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway). • A Sector Plan combining the Bladensburg, New Carrollton and Vicinity Master Plan, Central Annapolis Road Sector Plan, and the portion of the East Riverdale-Beacon Heights Sector Plan that is located east of MD 295 (Baltimore-Washington Parkway). 	Review in 2029, Consolidate

Progress Report Recommendations Summary

Plan Name

Recommendation Text

Action

Greater Cheverly SP

Plan implementation is underway. As the plan has not been amended since approval in 2018, a future progress report update may consider whether it is warranted to identify new opportunities for development or infrastructure improvements not currently identified in the plan. It is recommended that a future update incorporate the thin strips of land located along MD 50 (John Hanson Highway), currently within the boundary of the Bladensburg, New Carrollton and Vicinity Master Plan.

Review in 2030

Bowie-Mitchellview and Vicinity
MP

While this plan is relatively new (2022) the closure of Six Flags presents an opportunity to coordinate with the property owner to reenvision the area. A minor plan amendment may be warranted to ensure the plan area can benefit from this opportunity.

Major/Minor Amendment

Adelphi Road-UMGC-UMD Purple
Line Station Area SP & SMA

As this plan is only three years old, we recommend reassessing at the six year mark to gauge whether the short-term (<5 year) implementation actions have been addressed. If not, a minor plan amendment may be warranted at that time, to ensure that the plan takes into account any new or emerging constraints.

Review in 2028