

PLANNING
DEPARTMENT

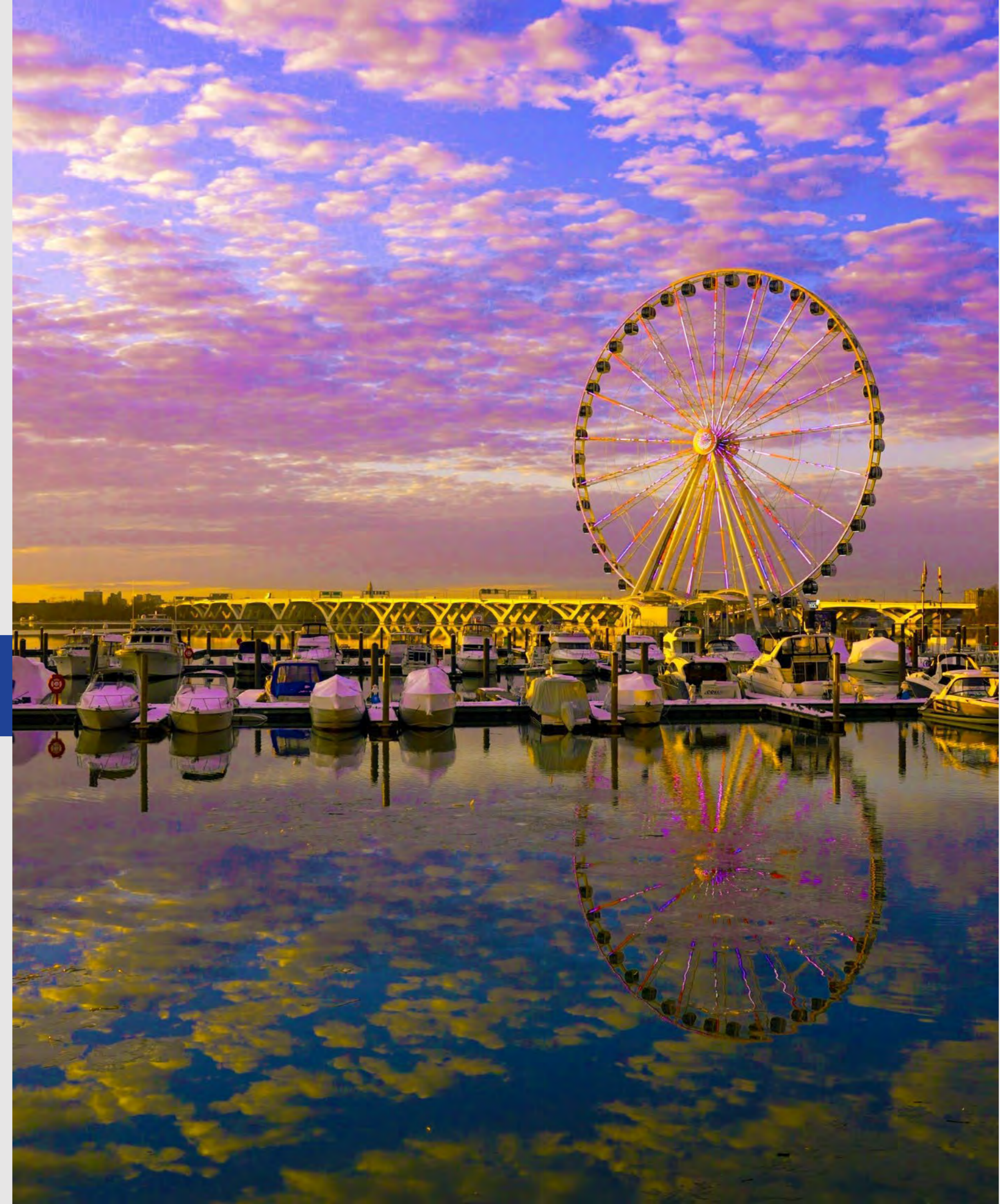
PLAN PRINCE GEORGE'S 2035

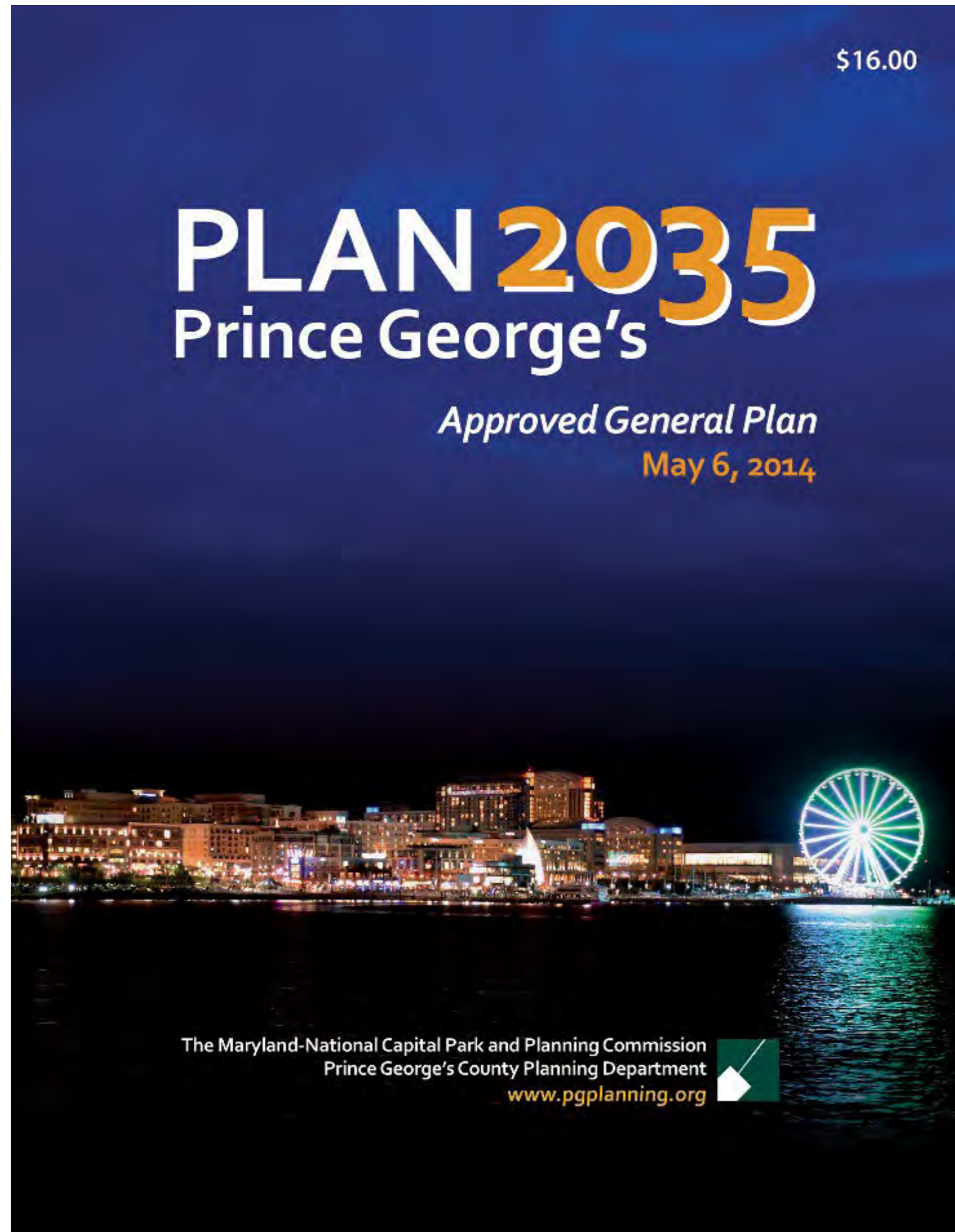
SECOND FIVE-YEAR EVALUATION

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

Planning, Housing, and Economic Development Committee

April 2, 2026





BACKGROUND

Strategy PM 1.3 (Performance Monitoring)

Prepare a Five-Year Evaluation Report every five years on the implementation of Plan 2035...

Please note that the metrics are reported at the Countywide level, as they are derived from multiple sources to ensure accuracy across all indicators.

Growth Management Goals

Plan 2035 designates eight regional transit districts (RTDs) and 26 local centers as the focus of the County's planned growth.

Growth Policy Map Area	New Dwelling Units	Projected Dwelling Units	New Jobs	Projected New Jobs
Regional Transit District	50%	31,500	50%	57,000
Local Centers	25%	15,750	20%	22,800
-Local Transit, Neighborhood & Campus	15%	9,450	15%	17,100
-Town	10%	6,300	5%	5,700
Employment Areas	4%	2,520	20%	22,800
Established Communities	20%	12,600	9%	10,260
Future Water & Sewer Service	0%	0	0%	0
Rural & Agricultural Areas	1%	630	1%	1,140
Total County Projected Growth	100%	63,000	100%	114,000

Source: Plan 2035, Table 17. Growth Management Goals, p. 110. MWCOG 8.1 Projections, 2012.

Growth Management Goals

Dwelling Units

Growth Policy Map Area	Total Units (2014-2024)	Projected Dwelling Units (Plan 2035)	Distribution of Units (2014-2024)	Distribution of Units (Plan 2035)
Regional Transit District	7,114	31,500	25%	50%
Local Centers	6,021	15,750	21%	25%
-Local Transit, Neighborhood & Campus	3,830	9,450	14%	15%
-Town	2,191	6,300	8%	10%
Employment Areas	1,218	2,520	4%	4%
Established Communities	13,290	12,600	47%	20%
Future Water & Sewer Service	418	0	1%	0%
Rural & Agricultural Areas	191	630	1%	1%
Total County	28,252	63,000	100%	100%

Source: Maryland State Department of Assessments and Taxation (SDAT), 2025.

Growth Management - Dwelling Units

Key Takeaways



Total # of Units Mostly on Track

County added 11,807 units between 2019-2024, a 28.6% decrease from previous five years. However, County reached 44.8% (almost 50%) of its overall # of units at the 10-year mark.



Geographic Distribution is Misaligned

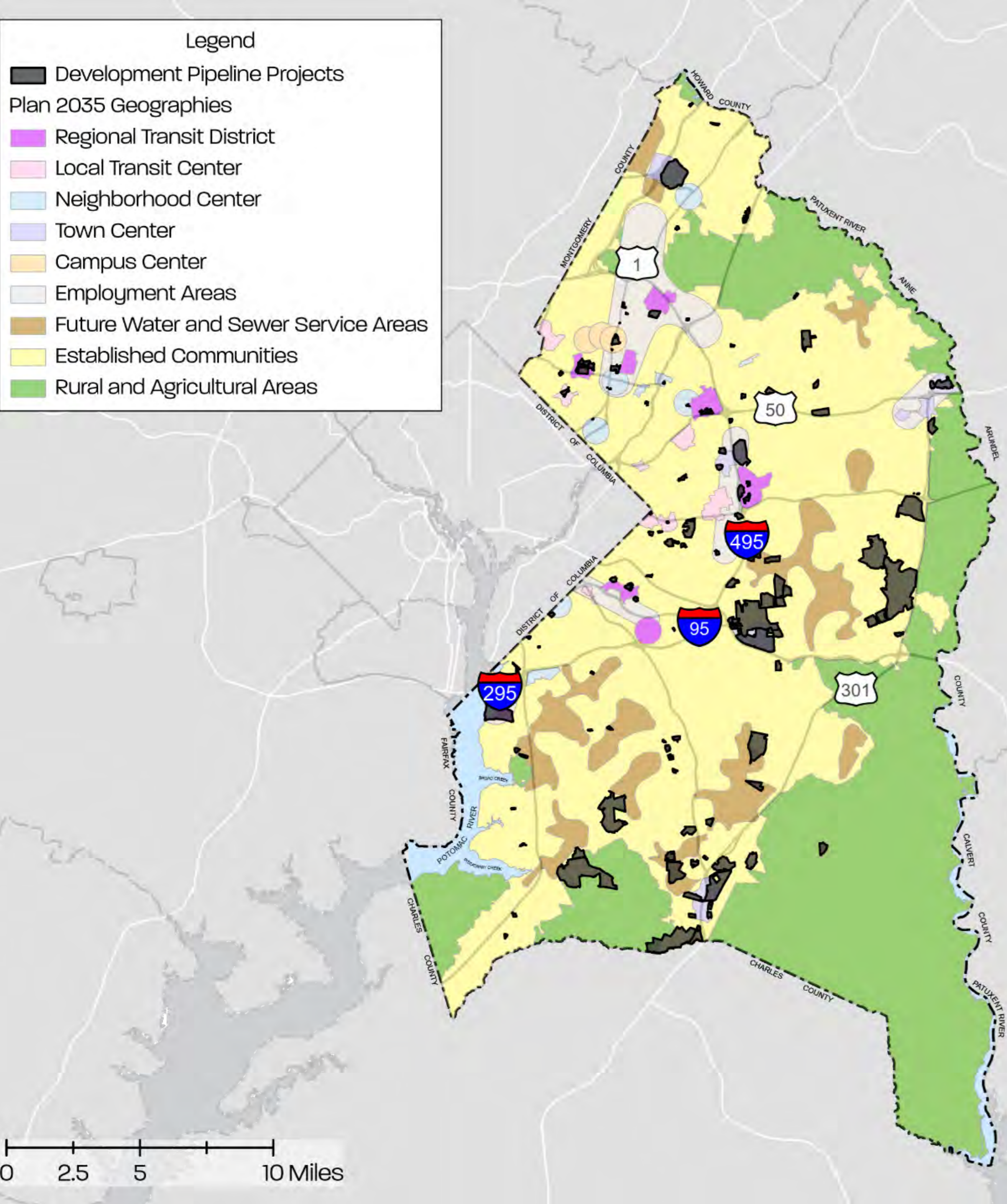
RTDs underperformed, capturing only 25% of 50% target. Established Communities overperformed receiving 49% of a 20% target.



Limited Growth as Desired in Certain Areas

Limited growth in Rural & Agricultural Areas (1%) and Employment Areas (4%), both on track of target. Future Sewer & Water has a 1% decline from previous period.

Housing Pipeline Dwelling Units



Growth Policy Map Area	Pipeline Total Units	Percent	Plan 2035 Goal
Regional Transit District	9,653	20.07%	50%
Local Centers	13,899	28.9%	25%
-Local Transit, Neighborhood & Campus	2,517	5.23%	15%
-Town	11,382	23.67%	10%
Employment Areas	3,617	7.52%	4%
Established Communities	18,810	39.11%	20%
Future Water & Sewer Service	1,813	3.77%	0%
Rural & Agricultural Areas	297	0.62%	1%
Total County	48,089	100%	

Sources: Pipeline Units-M-NCPPC, Development Application Review Tracking System (DARTS), Compiled, October 2025.
 Plan 2035 Goal- 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035).

Growth Management Goals

Jobs

Growth Policy Map Area	Total New Jobs (2014-2022)	Projected New Jobs (2035)	Percent of Goal (2014-2022)
Regional Transit District	5,709	57,000	10%
Local Centers	-11,524	22,800	-51%
-Local Transit, Neighborhood & Campus	-11,271	17,100	-66%
-Town	-253	5,700	-4%
Employment Areas	7,172	22,800	31%
Established Communities	3,839	10,260	37%
Future Water & Sewer Service	-220	0	-
Rural & Agricultural Areas	-376	1,140	-33%
Total County	4,600	114,000	4%

source: U.S. Census Bureau, OnTheMap Application Employment Statistics; M-NCPPC, Compiled April 7, 2025.

Growth Management - Jobs

Key Takeaways



Underperformance in Total Jobs

County only added net 4,600 jobs, reaching only 4% of the desired 114,000 jobs.



Local Centers Lost the Most Jobs

Local Centers experienced an 11,524-job loss.



RTDs & Employment Areas Led Growth

RTDs added 5,709 and Employment areas added 7,172 jobs between 2014 and 2022.

Employment Forecast

Growth Policy Map Area	Total Change in Jobs by 2035	Plan 2035 Goal	Difference
Regional Transit District	13,016	57,000	-43,984
Local Centers	4,633	22,800	-18,176
-Local Transit, Neighborhood & Campus	3,020	17,100	-19,780
-Town	1,613	5,700	-4,087
Employment Areas	11,948	22,800	-10,852
Established Communities	37,384	10,260	+27,124
Future Water & Sewer Service	2,973	0	+2,973
Rural & Agricultural Areas	6,958	1,140	+5,818
Total County	86,476	114,000	-27,527

Sources: Employment Forecast-Total Change in Jobs by 2035-Prince George's County Planning Dept. Round 10 Forecast, Adopted MWCOG Board. June 2023.

Plan 2035 Goal- 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035).

Growth Management

Staff Recommendations



Review Zoning in Established Communities

Reassess zoning during master and sector plans/SMAs to align with Plan 2035's growth policy.



Determine Development Capacity in RTDs

Reevaluate development capacity of the RTDs considering entitlements, environmental limitations, and existing uses. Consider boundary expansion during master and sector plans.



Establish Modified Job Targets

Adopt new job targets based on current job projections.

Indicators of Success

*Region Forward Indicator

**New Indicator (2019)

***Revised Indicator (2019)

Indicators of Success	Target
Agricultural Land Preserved	↑ Increase
Archaeological Sites Preserved**	↑ Increase
Bike & Pedestrian Facilities Constructed	↑ Increase
Commercial Tax Base Relative to Residential Tax Base	↑ Increase
Commercial Vacancy Rates	Decrease ↓
Crime Rate by Total Population	Decrease ↓
Fast-Food Restaurants, Square Feet Per Capita**	Decrease ↓
Non-Fast-Food Restaurants, Square Feet Per Capita**	↑ Increase
Foreclosure Rates	Decrease ↓
Forest Planted and Preserved, Acres	↑ Increase
Greenhouse Gas Emissions (MMTCO ₂ e)	Decrease ↓
Higher Education Attainment, Bachelors Degree or Higher*	↑ Increase
Historically Designated Properties**	↑ Increase
Households Burdened by Housing Costs, Owners and Renters	Decrease ↓
Housing and Transportation Affordability (H+T Index)	Decrease ↓
Impervious Surfaces retrofitted, Acres	↑ Increase

Source: Plan 2035, Table 26. Indicators of Success, p. 268.

Indicators of Success

*Region Forward Indicator

**New Indicator (2019)

***Revised Indicator (2019)

Indicators of Success	Target
LEED® Certified Buildings	↑ Increase
Median Home Value***	↑ Increase
Mode Split/Shift (Walk, Bike, Transit, Work from Home)	↑ Increase
Mode Split/Shift (Automobile)***	Decrease ↓
Net Flow of Commuters to Work***	↑ Increase
Obesity/Overweight Rates – Adults & Youth	Decrease ↓
Occupied Housing Units	↑ Increase
Parks and Parkland, Acres**	↑ Increase
Poverty Rates	Decrease ↓
Recycling Rates	↑ Increase
Regional Share of Employment	↑ Increase
Unemployment Rate	Decrease ↓
Vehicle Miles Traveled, Per Capita	Decrease ↓
Wage Growth	↑ Increase
Waterway Health, Combined Biotic Index (CBI)	↑ Increase

Source: Plan 2035, Table 26. Indicators of Success, p. 268.



0 out of 1

Goal Not Met

Existing Targeted Strategies

LAND USE INDICATORS

Commercial Tax Base Relative to Residential Tax Base

		Residential	
Base Year 2019	81.63%	N/A	
Current Year 2023	82.93%		
		Commercial	
Base Year 2019	18.37%		
Current Year 2023	17.07%	↓	

Source: Maryland Department of Assessments and Taxation (SDAT)

EP 1.1 Dedicate County resources to attract businesses...Implement development tools and incentives such as predesignated Tax Increment Financing, Business Improvement Districts, and targeted industry incentives such as real estate tax abatements for targeted tenants and the use of grants and/or loans.

EP 6.4 Create a centralized and accessible clearinghouse of information for starting, operating, and growing small businesses.



TRANSPORTATION & MOBILITY INDICATORS

Bicycle and Pedestrian Facilities Constructed

Base Year 2019	34 facilities	↑
Current Year 2023	79 facilities	

Source: Annual Reports on Growth in Prince George's County

Greenhouse Gas Emissions (MMTCO₂e)

Base Year 2017	~9.54	↓
Current Year 2020	8.4	

Source: Metropolitan Washington Council of Governments (MWCOG)

4 out of 4

Goals Met!



TRANSPORTATION & MOBILITY INDICATORS

4 out of 4

Goals Met!

Mode Split/Shift

	Walk, Bike, Transit, & WFH		Automobile
Base Year 2019	21%	↑	80%
Current Year 2022	25%		75%

Source: U.S. Census Bureau's American Community Survey 5-Year Estimate

Vehicle Miles Traveled, Per Capita

Base Year 2018	10,356
Current Year 2023	9,486



Source: State Highway Administration Monthly Traffic Volume Trends Report



ECONOMIC PROSPERITY INDICATORS

Higher Education Attainment, Bachelor's Degree or Higher

Base Year 2019	33.1%	↑
Current Year 2022	35.6%	

Source: U.S. Census Bureau's American Community Survey 5-Year Estimate

Median Home Value

Base Year 2019	\$338,640	↑
Current Year 2022	\$380,500	

Source: U.S. Census Bureau's American Community Survey 5-Year Estimate

Unemployment Rate

Base Year 2017	4.1%	↓
Current Year 2023	2.2%	

Source: Maryland Department of Labor

3 out of 8

Goals Met!



ECONOMIC PROSPERITY INDICATORS

Goal
Not
Met

Commercial Vacancy Rates

Base Year 2019	3.9%	↑
Current Year 2024	8%	

Source: CoStar

Existing
Targeted
Strategies

EP 6.5 Conduct a comprehensive review of County Code provisions specific to the operation of small businesses, including licensing, permitting and inspections, and zoning and subdivision regulations, to facilitate and support small business development.



ECONOMIC PROSPERITY INDICATORS

Goal
Not
Met

Net Flow of Commuters to Work

Base Year 2017	-105,610
Current Year 2021	-110,428



Source: U.S. Census Bureau's LEHD Program

Existing
Targeted
Strategies

EP 10.1 Work with PGCEDC to identify sectors that have significant growth potential and could capitalize on the County's competitive advantages and assets.



ECONOMIC PROSPERITY INDICATORS

Goal
Not
Met

Poverty Rates

Base Year 2019	8.5%	↑
Current Year 2022	9.6%	

Source: U.S. Census Bureau's American Community Survey 5-Year Estimates

Existing
Targeted
Strategies

HN 2.2 Promote and support public-private partnerships, nonprofit housing providers, expand existing housing programs, and pursue state and federal funding to rehabilitate and maintain the County's existing affordable housing stock.



ECONOMIC PROSPERITY INDICATORS

Goal
Not
Met

Regional Share of Employment

Base Year 2017	11%
Current Year 2022	11%



Source: U.S. Bureau of Economic Analysis

Existing
Targeted
Strategies

EP 1.5 Market the County's competitive advantages by launching a proactive marketing and branding campaign.



ECONOMIC PROSPERITY INDICATORS

Goal
Not
Met

Wage Growth

Base Year 2019	\$70,426	↓
Current Year 2022	\$69,368	

Source: U.S. Bureau of Labor Statistics

Existing
Targeted
Strategies

EP 9.4 Coordinate workforce development programs in the various institutions of higher education to generate a pool of skilled employees that will attract investors and businesses and expand employment opportunities.



NATURAL ENVIRONMENT INDICATORS

Agricultural Land Preserved, Acres

Base Year 2019	6,400	↑
Current Year 2023	~7,300	

Source: Prince George's County Approved Operating Budgets for the Soil Conservation District

Forest Planted and Preserved, Acres

Base Year 2017	11,732	↑
Current Year 2024	16,584	

Source: Prince George's County Planning Department's GIS Woodland Conservation Area layer

Impervious Surfaces Retrofitted, Acres

Base Year 2020	2,656	↑
Current Year 2022	5,231	

Source: National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Reports

LEED® -Certified Building

Base Year 2019	32	↑
Current Year 2024	36	

Source: Costar

4 out of 5

Goals Met!



NATURAL ENVIRONMENT INDICATORS

Goal
Not
Met

Waterway Health, Combined Biotic Index (CBI)

Base Year 2017	3.5 CBI	↓
Current Year 2023	2.91 CBI	

Source: Maryland Department of Natural Resources, Maryland Biological Stream Survey

Existing
Targeted
Strategies

NE 2.4 Create a comprehensive and coordinated tracking program to monitor implementation of WIP projects. Water quality and habitat measures should be continually tracked at the 12-digit watershed scale countywide using readily available data.

HOUSING & NEIGHBORHOODS INDICATORS

Crime Rate by Total Population

Base Year 2017	2.5%	↓
Current Year 2020	2.1%	

Source: MD Dept. of State Police Central Records Division/MWCOG

Foreclosure Rates

Base Year 2019	4%	↓
Current Year 2024	1%	

Source: Zonda

Households Burdened by Housing Costs – Owners and Renters

Base Year 2017	38%	↓
Current Year 2022	36.2%	

Source: U.S. Census Bureau's American Community Survey 5-Year Estimates



5 out of 5

Goals Met!

HOUSING & NEIGHBORHOODS INDICATORS



Housing and Transportation Affordability (H+T Index)

Base Year 2017	38%	↓
Current Year 2022	36%	

Source: Housing and Transportation (H+T®) Affordability Index

Occupied Housing Units

Base Year 2019	93.48%	↑
Current Year 2022	94.96%	

Source: U.S. Census Bureau's American Community Survey 5-Year Estimates

5 out of 5

Goals Met!



COMMUNITY HERITAGE, CULTURE, & DESIGN INDICATORS

Historically Designated Properties

Base Year 2019	453	↑
Current Year 2024	470	

Source: M-NCPPC, Planning Department, compiled from Historic Sites/Cemeteries Database.

Archaeological Sites Preserved

Base Year 2019	94	↑
Current Year 2024	123	

Source: M-NCPPC, Planning Department, Historic Preservation Section, Compiled from Archaeological Reports.

2 out of 2

Goals Met!

HEALTHY COMMUNITIES INDICATORS

Fast-Food Restaurants, Square Feet Per Capita

Base Year 2019	0.59	↓
Current Year 2023	0.58	

Source: Costar/U.S. Census Bureau

Non-Fast-Food Restaurants, Square Feet Per Capita

Base Year 2019	1.17	↑
Current Year 2023	1.20	

Source: Costar/U.S. Census Bureau

1 out of 2

Goals Met!





HEALTHY COMMUNITIES INDICATORS

Obesity/Overweight Rates – Adults

Base Year 2017	73.5%	↑
Current Year 2021	76.1%	

Obesity/Overweight Rates – Youths

Base Year 2016	16.4%	↑
Current Year 2021	21.3%	

Source: Prince George’s County Health Department

Goal Not Met

Existing Targeted Strategies

HC 1.2 Reevaluate and enhance the existing Health Impact Assessment process to improve its effectiveness and consider whether revisions should be made to address specific health impacts, including indoor air quality and potential exposure to hazards, such as lead paint.

HC 2.2 Evaluate and revise, as appropriate, the County Code and incentive programs to reduce the prevalence of food swamps.

HC 2.4 Incentivize, through tax abatements or other mechanisms, full-service grocery stores in designated regional urban transit centers and food deserts.



PUBLIC FACILITIES INDICATORS

Parks and Parkland, Acres

Base Year 2017	27,327	↑
Current Year 2022	28,608	

Source: M-NCPPC, Department of Parks and Recreation, 2017 and 2022 Land Preservation, Parks, and Recreation Plans

Recycling Rates

Base Year 2017	55.8%	↑
Current Year 2022	65.7%	

Source: Prince George's County's Comprehensive Ten-Year Solid Waste Management Plan

2 out of 2

Goals Met!

INDICATOR RECAP

A Summary

There are 22 Indicators currently going in the desired direction.

8 Underperforming Indicators

- Commercial Tax Base Relative to Residential Tax Base
- Commercial Vacancy Rates
- Net Flow of Commuters to Work
- Obesity/Overweight Rates
- Poverty Rates
- Regional Share of Employment
- Wage Growth
- Waterway Health



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