

# 2010 DEVELOPMENT ACTIVITY TRENDS REPORT FOR PRINCE GEORGE'S COUNTY



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## 2010 Development Activity Trends Report for Prince George's County

## EXECUTIVE SUMMARY

The Development Activity Trends Report for Prince George's County identifies recent development activity (approved plans and new building construction) in the county and anticipates the future of residential and nonresidential growth by 2015. The following are highlights from the report:

- **Multi-family Permits Decline**—In 2010, permitted multi-family units made up a smaller share of total permitted units (1 percent) compared to single-family units (99 percent). The number of building permits issued for residential development in 2010 (5 units) were at their lowest since 2000. Also in 2010, the share of completed units that were multi-family declined for the first time since 2003.
- **Improved Existing Home Sales**—The county had an increase in existing home sales for a second consecutive year in 2010. The median sales price of existing single-family homes and condos in the county was \$195,000 and \$95,750, respectively. Declining sales prices in this market over the past four years have helped attract prospective buyers.
- **Student Apartments Add to Multi-family Stock**—In 2010, student apartments in College Park along US 1 were the only multi-family units completed in the county. The completed units were not dormitories but, instead, off campus market-rate rental units reserved for students of the University of Maryland. A total of 231 units were completed at the Mazza Grandmarc Apartments and 154 units were completed at University View.
- **Developing Tier Sees More Residential Development**—Seventy-eight percent of new residential development occurring in the county during 2010 was in the Developing Tier. This is higher than in 2009 when 49 percent of new residential development in the county was in the Developing Tier. Increased development in the Developing Tier during 2010 occurred as a result of the completion of a number of single-family homes in Brandywine and Upper Marlboro.
- **Retail Projects Dominate Nonresidential Completions**—New retail development in the county surpassed newly completed office and industrial projects during 2010. Fifty-three percent of new nonresidential building completions in the county (over 428,000 square feet) included retail development resulting from continuing construction at National Harbor and Woodmore Towne Centre. Retail will continue to be a strong component of nonresidential development in the county with planned projects such as Capitol Heights Shopping Center, Largo Park, and Belcrest Plaza in the pipeline.
- **Forecasted Growth**—Communities that are expected to generate the largest share of residential growth between 2010 and 2015 are Hyattsville, South Potomac Sector (National Harbor), Langley Park, College Park, and Laurel. The highest employment growth during this period will be in the Northwestern, South Potomac, Westphalia, Melwood, and Hyattsville planning areas.

## INTRODUCTION

The Development Activity Trends Report for Prince George's County presents data and information pertaining to rezoning, subdivision, and building activity in 2010. The report displays growth trends in Prince George's County, which should prove useful for planning activities, including land use planning, facilities planning, and market analysis.

This report is divided into four sections: General County Trends, New Building Construction, Development Activity Trends, and Forecasted Growth. Development pressures that result from changing populations, demographics, and market conditions are presented in General County Trends. New Building Construction highlights major residential and nonresidential development activity in the county for 2010. Development Activity Trends presents data on approved site plans and new building completions from 2008 to 2010 for all seven county subregions, as well as by development tier. Finally, Forecasted Growth presents the planning department's cooperative forecast to illustrate expected dwelling unit and employment growth between 2010 and 2015.

Definitions for zoning categories used in this report are located in the Appendix 1 on page 40.



Student housing being developed along US 1 in College Park

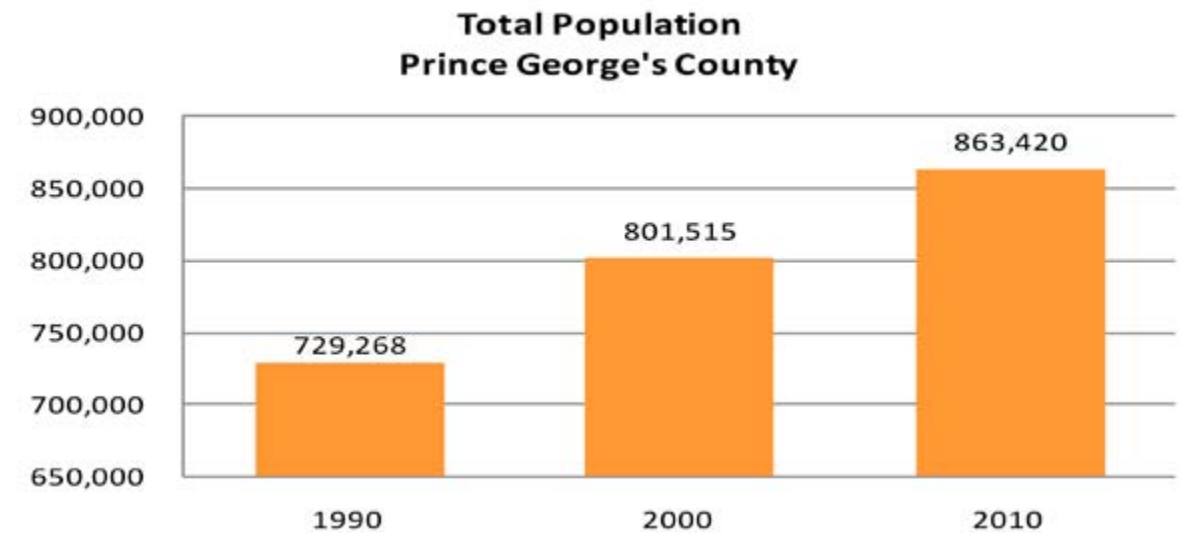
## GENERAL COUNTY TRENDS

### POPULATION

According to recently released 2010 U.S. Census data, Prince George's County has continued to grow in population over the last decade. Between 2000 and 2010, the county's total population increased 7.7 percent from 801,515 to 863,420 (see Chart 1). Places in the county with the largest population in 2010 were Bowie (54,727), Clinton (35,970), and Chillum (33,513).

Prince George's County had the second largest total population growth in Maryland between 2000 and 2010 (see Table 1). A majority of the county's growth during this period was due to an increasing Hispanic population (71,915 people in the last decade).

CHART 1



Source: U.S. Census Bureau, Decennial Census

TABLE 1

JURISDICTION	2000-2010 POPULATION GROWTH
Montgomery County	98,436
Prince George's County	61,905
Anne Arundel County	48,000
Howard County	39,243
Charles County	26,005
Calvert County	14,174

Source: U.S. Census Bureau, Decennial Census



## RESIDENTIAL PERMITS & COMPLETIONS

In 2010, the total number of permitted new residential units were at their lowest since 2000. Ninety-nine percent of these permitted units were single-family homes. New residential construction in 2010 increased from 2009. Building permits are required in most jurisdictions for new construction, or adding on to pre-existing structures, and in some cases for major renovations. Generally, the new construction must be inspected during construction and after completion to ensure compliance with national, regional, and local building codes.

TABLE 2

NEW RESIDENTIAL BUILDING PERMITS					
Year	Single-family Units*	Percent of Total Units	Multi-family Units	Percent of Total Units	Total Units
2000	2,543	92	209	8	2,752
2001	3,049	100	0	0	3,049
2002	2,470	97	78	3	2,548
2003	2,808	96	128	4	2,936
2004	1,875	96	73	4	1,948
2005	3,255	95	170	5	3,425
2006	2,918	96	115	4	3,033
2007	1,462	67	721	33	2,183
2008	1,012	77	308	23	1,320
2009	811	64	448	36	1,259
2010	702	99	5	1	707

Source: U.S. Census Bureau, 2000-2010 Building Permit Files  
\* Includes townhomes

In 2010, eighty percent of new dwelling unit completions were single-family units. A majority of single-family homes (58 percent) were detached units and the remainder were townhouses. Twenty percent of new units completed in the county were multi-family. The share of units that were multi-family declined for the first time since 2003 .

TABLE 3

ESTIMATED NEW DWELLING UNIT COMPLETIONS							
Year	Single-family Detached	Percent of Total Units	Single-family Townhouse	Percent of Total Units	Multi-family Units	Percent of Total Units	Total Units
2010	1,079	58%	411	22%	385	20%	1,875

Source: Maryland Tax Assessor's File

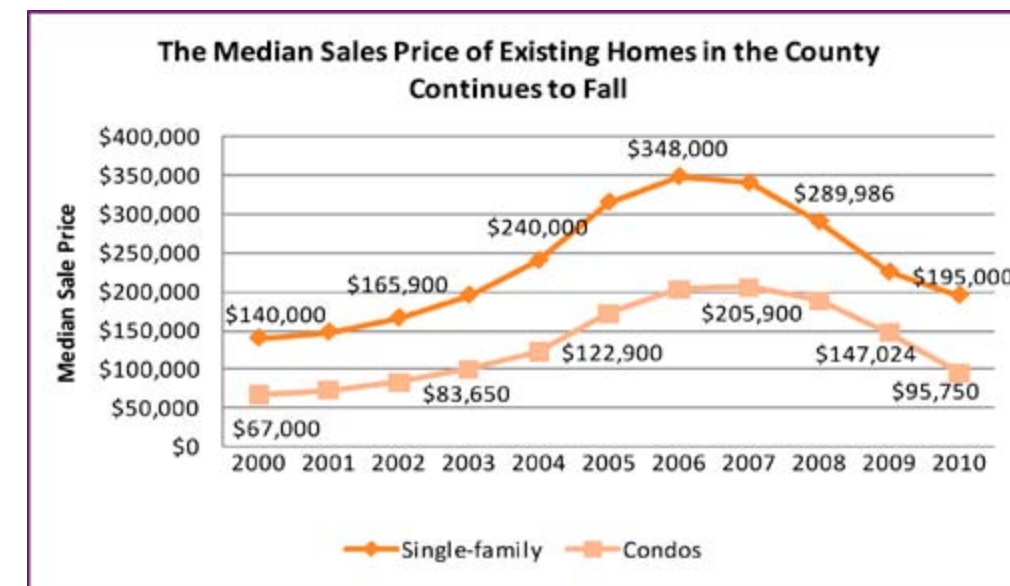
## HOUSING MARKET

### Existing Home Sales

In 2010, the median sales price of existing single-family homes and condominiums in the county was \$195,000 and \$95,750, respectively (see Chart 2). Median sales prices in both markets have experienced significant declines in recent years because of the downturn in the national housing market.

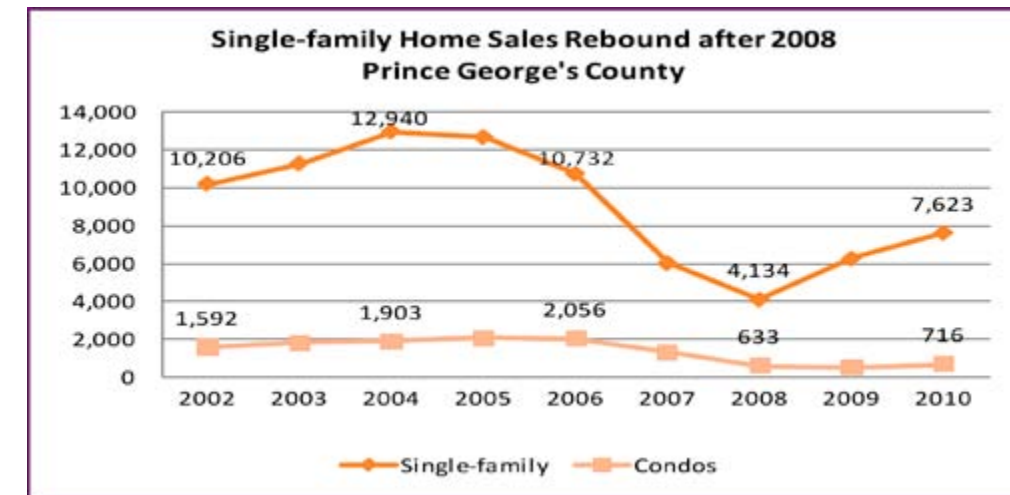
The total number of existing homes sold in the county was 8,339 in 2010. Ninety-one percent of these sales were for single-family homes. While condo sales have remained relatively stable since 2008, single-family sales have jumped 84 percent (see Chart 3 ).

CHART 2



Source: Greater Capital Area Association of Realtors

CHART 3



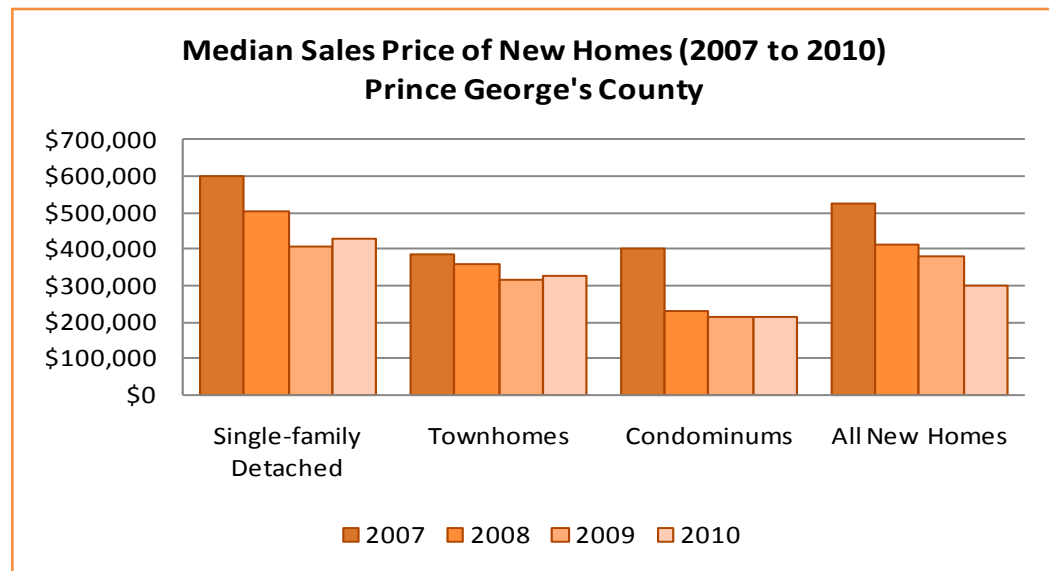
Source: Greater Capital Area Association of Realtors

### New Home Sales

In 2010 the median sales price of new homes sold in the county was approximately \$297,156. The median sales price of new homes declined 44 percent between 2007 and 2010. Condominium sales had the biggest drop between 2010 and 2007 (46 percent), while single-family and townhome sales dropped only 28 and 15 percent, respectively (see Chart 4).

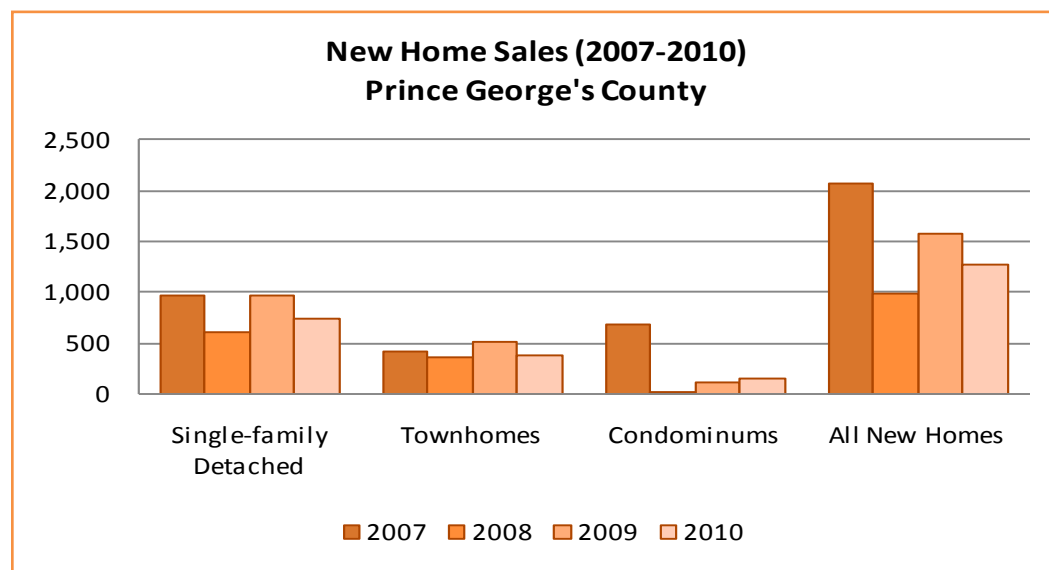
In 2010 there were 1,262 new home sales in the county. Fifty-nine percent of these sales were single-family homes while 30 percent were townhomes and 11 percent were multi-family. Total new home sales have fluctuated between 2007 and 2010 (see Chart 5).

CHART 4



Source: Hanley Wood, LLC

CHART 5

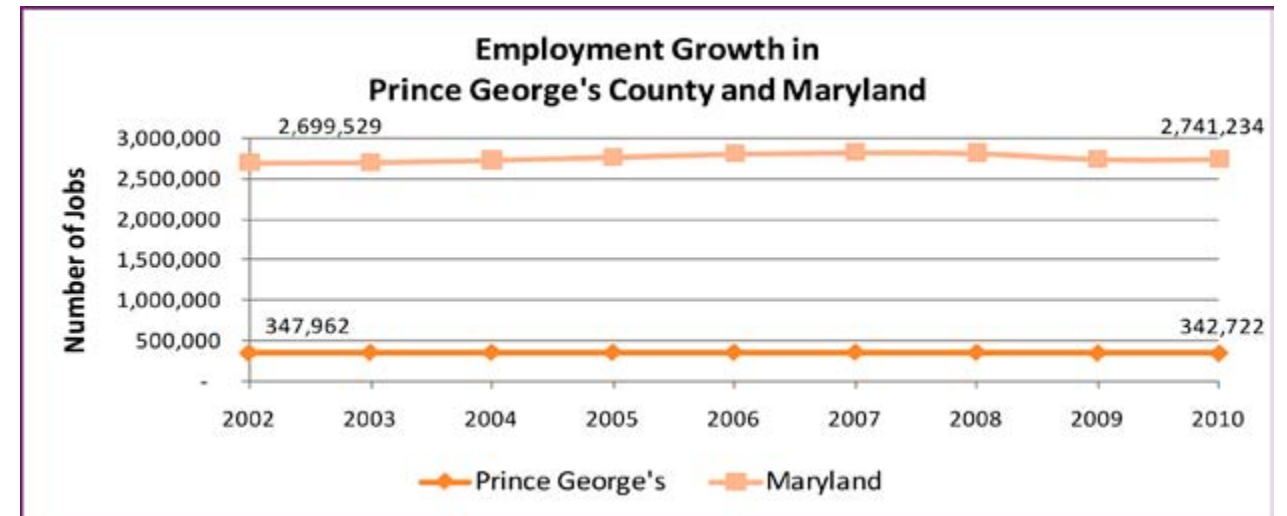


Source: Hanley Wood, LLC

### BUSINESS ECONOMY

Conditions in the local business economy affect the demand for new nonresidential construction. In 2010 there were approximately 342,227 total jobs in the county. Employment in the county accounted for approximately 12 percent of the total jobs in Maryland throughout 2010.

CHART 6



Source: Maryland DLLR, Maryland's Quarterly Census of Employment Wages (QCEW)

Note: Excludes military and self-employed jobs

### Major Employers

In 2010 approximately 60 percent of the 25 largest employers in the county were office employers. Many of these employers are federal agencies, which include the U.S. Internal Revenue Service, the U.S. Census Bureau, and the NASA—Goddard Space Flight Center.

TABLE 4

TOP TEN LARGEST EMPLOYERS IN PRINCE GEORGE'S COUNTY FOR 2009-2010		
Employer	Product/Service	Employees
University System of Maryland	Higher Education	16,014
Joint Base Andrews Naval Air Facility	Military Installation	8,057
U.S. Internal Revenue Service	Revenue Collection	5,539
U.S. Census Bureau	Demographic Research	4,287
United Parcel Service (UPS)	Mail and Package Delivery	4,220
Giant Food	Groceries	3,600
NASA—Goddard Space Flight Center	Space Research	3,171
Verizon Telecommunications	Telecommunications	2,738
Dimensions Healthcare System	Medical Services	2,500
Gaylord National Resort	Accommodation and Recreation	2,000

Source: Prince George's County Economic Development Corporation

### Workforce

Prospective employers considering the county as a location for operations will evaluate the local workforce to determine the probability for satisfying job requirements. Some employers focus on the available workforce and the ratio of skilled to unskilled workers. Table 5 shows the education level of the 25+ age group in the county compared to neighboring jurisdictions. Prince George's County has a higher percentage of persons who have a high school diploma or less. Table 6 provides an indication of the type of job growth the county may see in the next few years based on current levels of education in the population.

**TABLE 5**

EDUCATIONAL ATTAINMENT OF THE 25+ AGE GROUP			
Jurisdiction	*High School Diploma or Less (%)	Post-Secondary/Associate Degree (%)	Bachelor's Degree or Higher (%)
Calvert County	61	8	31
Prince George's County	65	6	29
Charles County	67	7	26
Anne Arundel County	57	7	36
District of Columbia	49	3	48
Montgomery County	38	5	57
Howard County	37	6	57

*Source: 2009 American Community Survey, 1 Year Estimates*  
*\* Includes those enrolled in college that have not yet obtained a degree*

**TABLE 6**

TOP 5 OCCUPATIONS WITH HIGHEST EMPLOYMENT GROWTH POTENTIAL BETWEEN 2006 AND 2016 BY EDUCATIONAL ATTAINMENT		
High School or Less	Post-Secondary/Associate Degree	Bachelor's Degree or Higher
Combined Food Preparation	Registered Nurses	Elementary School Teachers
Retail Sales Persons	Nursing Aides and Orderlies	Secondary School Teachers
Waiters and Waitresses	Preschool Teachers	Middle School Teachers
Teacher Assistants	Emergency Medical Technicians and Paramedics	Education Administrators
Electricians	Fitness Trainers and Aerobics Instructors	Construction Managers

*Maryland Department of Labor, Licensing and Regulation, Occupational Outlook (2006-2016)*

### Job Growth

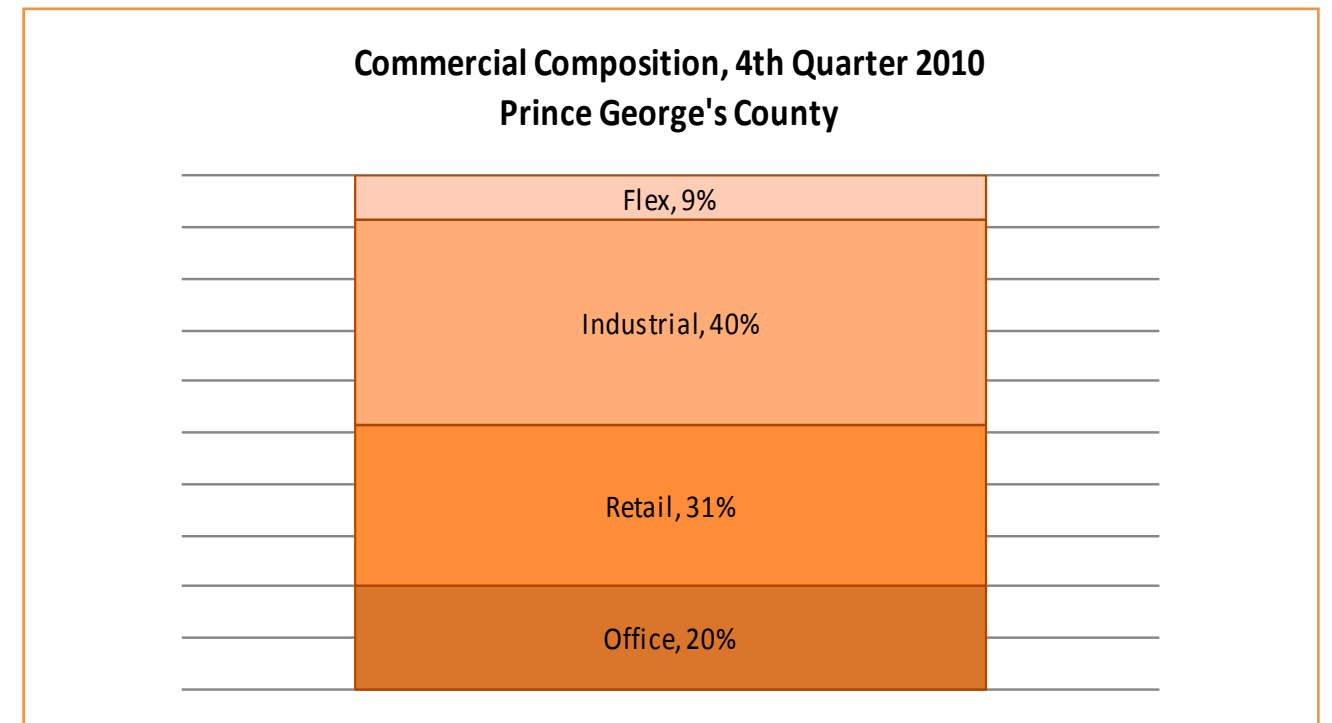
According to the Maryland Department of Labor, Licensing and Regulation, between 2006 and 2016, the highest number of new jobs in the county will be in the combined food preparation occupations, with 1,180 jobs created during this period.

### Commercial Real Estate

Prince George's County had over 131 million square feet of commercial space at the end of the fourth quarter in 2010. Industrial properties made up the largest share of commercial properties, followed by retail and office (see Chart 7).

On average, retail properties in the county had a lower vacancy rate (6 percent) than other commercial properties. Vacancy rates for industrial, office, and flex properties were 10 percent, 17 percent, and 19 percent, respectively. Vacancy rates for commercial properties indicate the demand for various types of commercial development. Flex buildings are experiencing the highest vacancy rates in the county. This indicates that there currently is less demand for flex use when compared to the demand for retail and industrial uses in the county.

**CHART 7**



*Source: CoStar, Data Accessed June 2011*



### ZONING MAP AMENDMENTS<sup>1</sup>

Applications for rezoning provide an indication of where new land development may occur in the near future. Many zoning map amendments approved in the past few years are the sites of major growth in the county. They include retail development at Brandywine Crossing and Ritchie Station Market Place; mixed-use development at Woodmore Towne Centre; and residential development at Bevard East and Smith Home Farms (Westphalia).

In 2010 there were four zoning map amendments approved in the county:

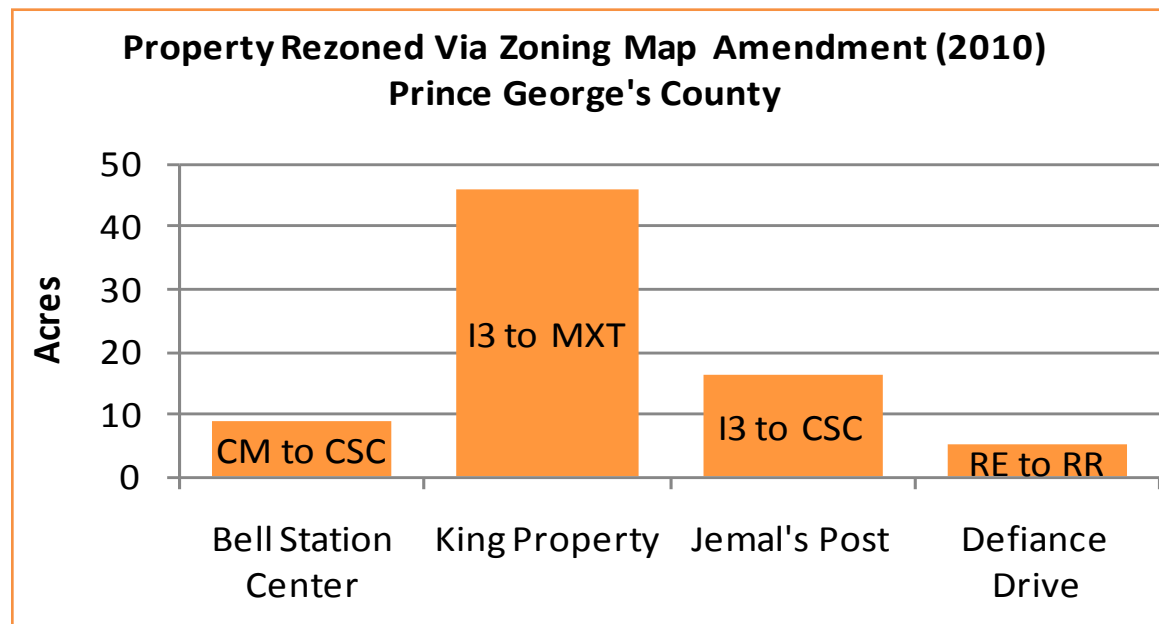
**Bell Station** - Approximately 8.99 acres of C-M (Commercial Miscellaneous) zoned land were approved for rezoning to the C-S-C (Commercial Shopping Center) Zone. The property is located in the southwest quadrant of the intersection of MD 450 and Bell Station Road, and is identified as 12300 Annapolis Road, Glenn Dale, Maryland.

**King Property** - Forty-six acres of land in the I-3 Zone, located in the northwest quadrant of the intersection of Lottsford Road and Landover Road (MD 202), identified as 9700 Ruby Lockhart Boulevard and 9800 Old Landover Road were approved for rezoning to the M-X-T Zone.

**Jemal's Post** - Rezoning from the I-1 to the C-S-C Zone was approved for property along Forestville Road near Suitland Parkway. Approximately 150,000 square feet of retail is proposed at the site.

**Defiance Drive**- Five acres of land at 1700 Defiance Drive near Star Drive in Fort Washington were changed from the R-E Zone to the R-R Zone to allow for future subdivision to be consistent within the character of surrounding development.

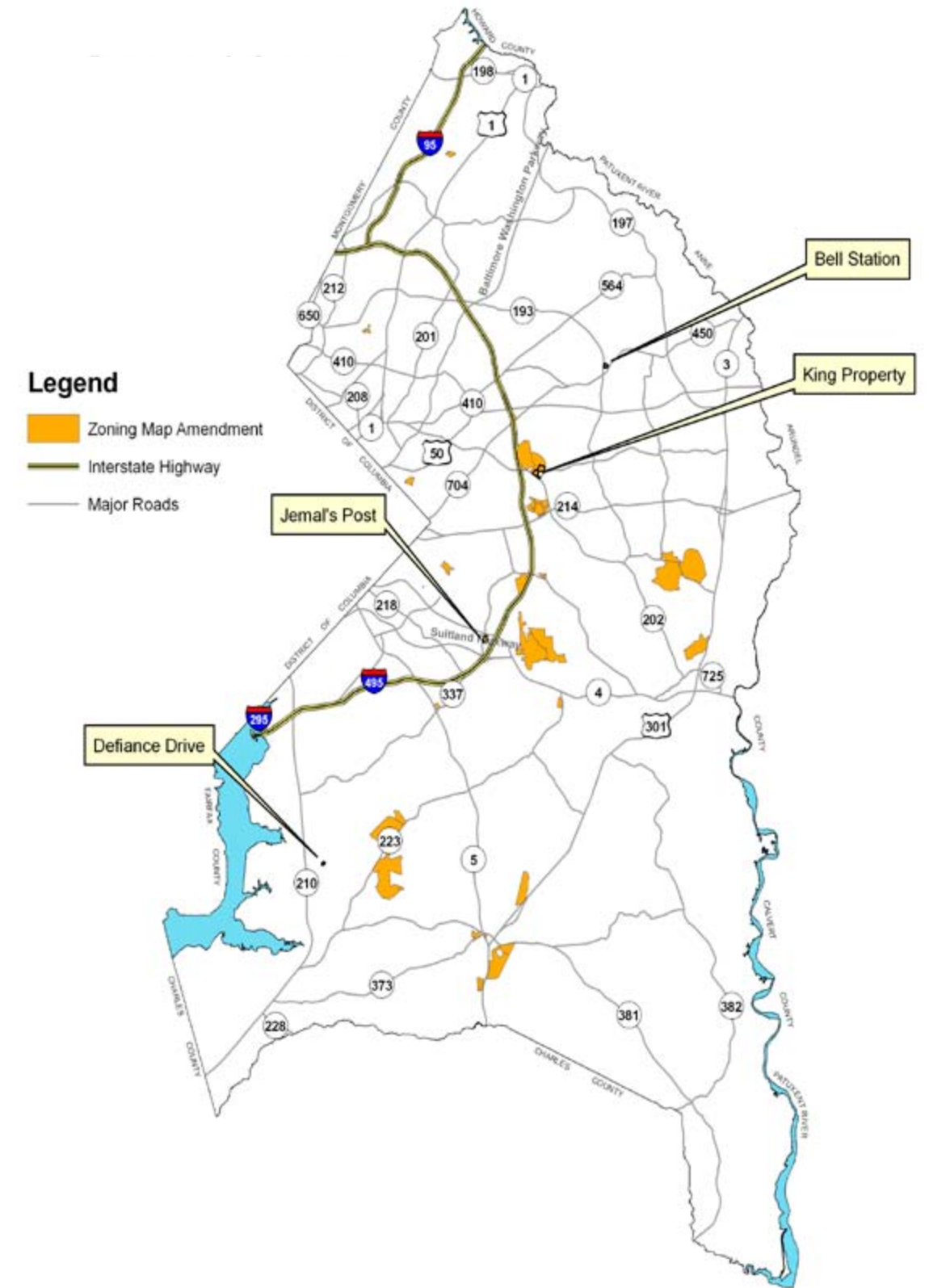
CHART 8



Source: M-NCPPC Development Activity Monitoring System

<sup>1</sup> Rezoning shown do not include those that occurred through a sectional map amendment.

MAP 1 - APPROVED ZONING MAP AMENDMENTS (2002-2010)



Source: M-NCPPC Development Activity Monitoring System



# NEW BUILDING CONSTRUCTION

## RESIDENTIAL BUILDING COMPLETIONS HIGHLIGHTS

Planning areas in the county with the most new dwelling unit completions during 2010 were College Park (388 units) and Brandywine (212 units). A majority of new dwelling unit completions occurring in College Park were at multi-family developments: Park at Mazza Grandmarc Apartments and University View. These multi-family developments were the only ones completed in the county during 2010. Both projects were built to accommodate the need for student housing at the University of Maryland.

New dwelling unit completions in Brandywine consisted of a mix of townhomes and single-family detached homes at the subdivisions of Chaddsford, Lakeview at Brandywine, Tayman Farm, and Villages of Savannah.

Other planning areas in the county that had notable dwelling unit growth in the county in 2010 include Piscataway (151 units), Upper Marlboro (141 units), Mitchelville (128 units), and the vicinity around and including Bowie (111 units). Maps 2 and 3 (see pages 14 and 15) show new dwelling unit completions in 2010 scattered throughout the county.

TABLE 7

LARGEST NEW RESIDENTIAL PROJECTS COMPLETED IN 2010			
Subdivision	Dwelling Units	Unit Type	Location
Mazza Grandmarc Apartments	231	MF	College Park
University View	154	MF	College Park
Chaddsford	133	84 SF	Brandywine
		49 TH	
Beech Tree	110	77 SF	Upper Marlboro
		33 TH	
The Preserve at Piscataway	103	59 SF	Accokeek
		44 TH	
Oak Creek Club	101	42 SF	Upper Marlboro
		59 TH	
Summerfield	67	TH	Landover
The Crescent At Cherry Lane	49	4 SF	Laurel
		45 MF	
Marlboro Ridge	44	25 SF	Upper Marlboro
		19 TH	
Lakeview At Brandywine	44	SF	Brandywine

Source: Maryland Tax Assessor's File

Note: Multi-family (MF); single-family (SF); Townhouse (TH)

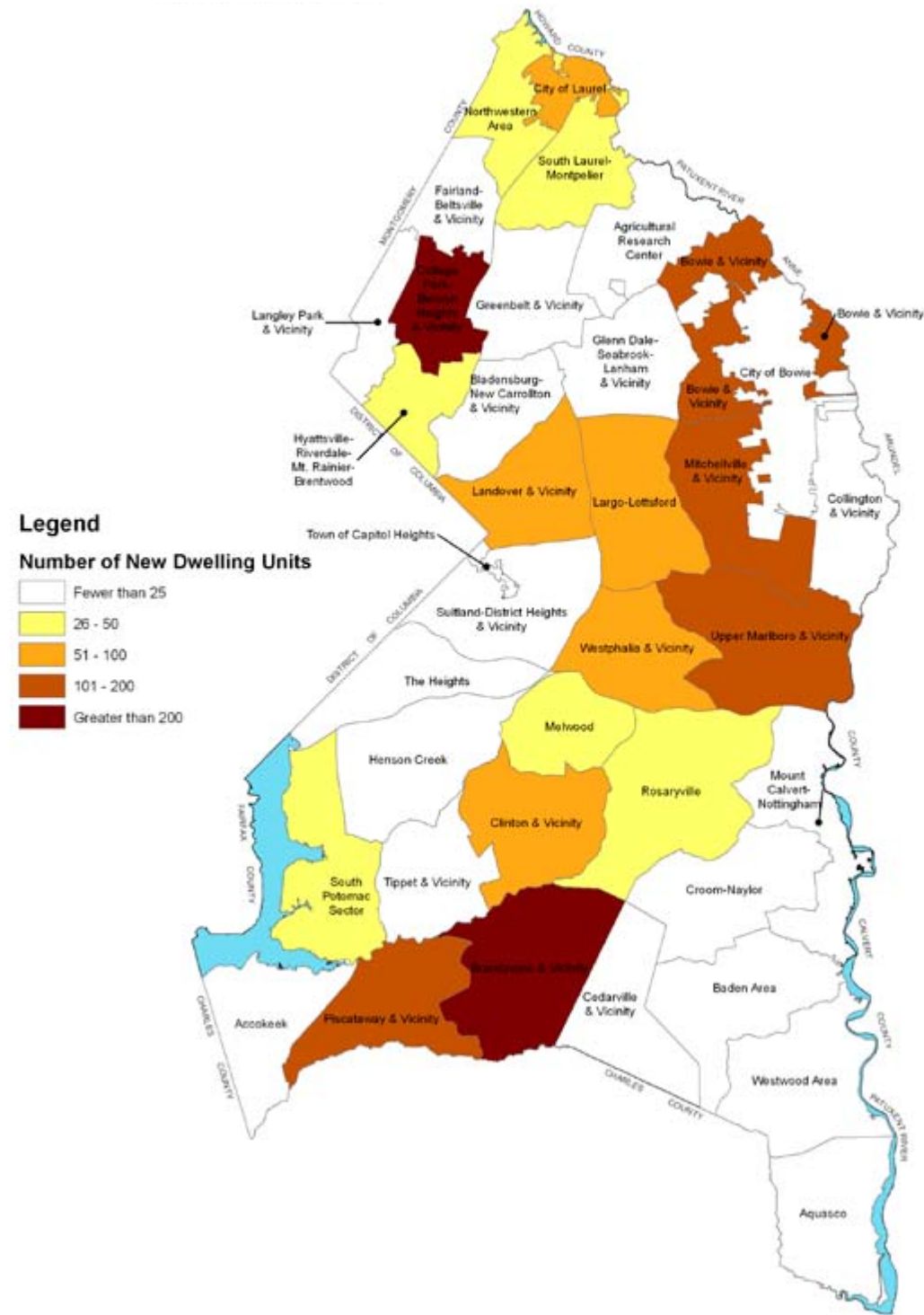


### IMAGE CAPTIONS

- Top Left:** Student Apartments at University View
- Top Right:** Summerfield
- Middle Left:** Marlboro Ridge
- Middle Right:** Chaddsford
- Bottom Left:** Single-family home at Beech Tree in Upper Marlboro

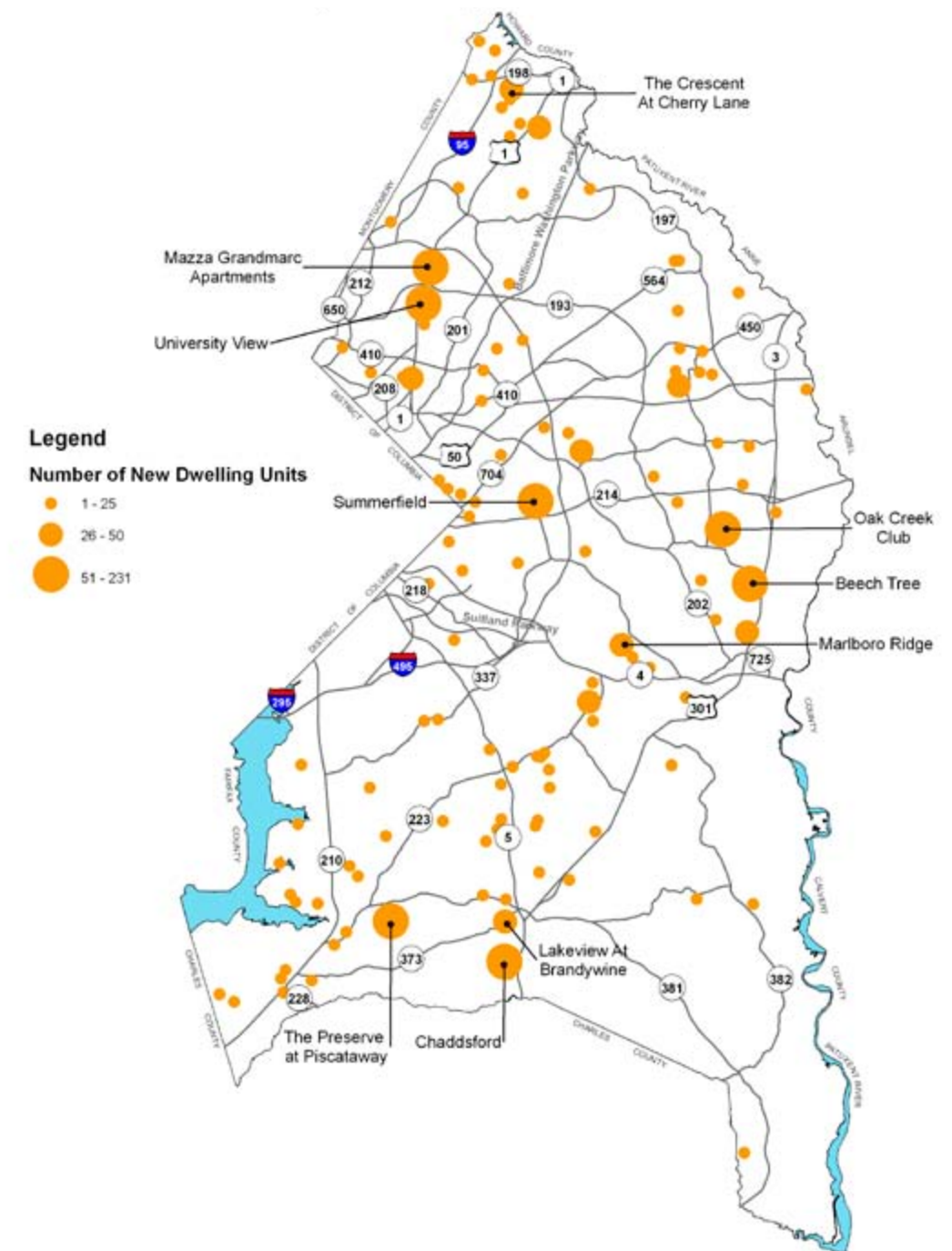


MAP 2 - 2010 NEW DWELLING UNIT COMPLETIONS BY PLANNING AREA



Source: Maryland Tax Assessor's File

MAP 3 - 2010 RESIDENTIAL SUBDIVISIONS BY NUMBER OF NEW DWELLING UNITS COMPLETIONS



Source: Maryland Tax Assessor's File

### NEW NONRESIDENTIAL COMPLETIONS HIGHLIGHTS

In 2010, there were 33 nonresidential projects completed in the county. Of those, 20 (60 percent) were new construction. The remaining 13 projects were property additions or conversions. New nonresidential construction totaled over 800,000 square feet and generated approximately 65 million dollars in improved property value for the county. The largest share of new nonresidential building completions (53 percent) was for retail use (see Table 8). The remaining was developed for industrial/flex (22 percent) and office (25 percent) uses.

The zoning category having the highest share of total new nonresidential development (55 percent) was M-X-T (mixed-use). This was primarily because of development at Woodmore Towne Centre and National Harbor. For the I-1 and C-S-C Zones, each had just over a 20 percent share of total new nonresidential space constructed. The I-1 Zone supports light intensity manufacturing, warehousing, and distribution uses. The C-S-C Zone supports commercial shopping center uses.

TABLE 8

2010 NEW NONRESIDENTIAL CONSTRUCTION BY ZONING AND LAND USE (IN SQUARE FEET)				
Zone	Flex/Industrial	Office	Retail	Grand Total
CSC	980	117,740	59,611	178,331
I1	166,183	5,205	n/a	171,388
I2	9,322	n/a	n/a	9,322
MXT	n/a	77,232	368,954	446,186
Grand Total	176,485	200,177	428,565	805,227
Share	22%	25%	53%	100%

Source: Maryland Tax Assessor's File

TABLE 9

LARGEST NEW NONRESIDENTIAL BUILDING COMPLETIONS IN 2010			
Construction Site	Square Feet	Location	Type
Woodmore Towne Centre at Glenarden	318,586	Glenarden	Retail
Ritchie Station Marketplace	117,740	Capitol Heights	Retail
Silver Hill Industrial Center	109,871	Temple Hills	Industrial
UMD Science and Technology Center	77,232	Bowie	Office
301 Commercial Center	55,125	Brandywine	Retail
Wyndham Vacation Resort	50,368	National Harbor	Hotel
Steeplechase Business Park	32,687	Capitol Heights	Office
Clinton Industrial Center	24,030	Clinton	Industrial
Beltsville	9,322	Beltsville	Industrial
Dower Employment Center	4,800	Melwood	Industrial

Source: Maryland Tax Assessor's File

### Woodmore Towne Centre at Glenarden

Once fully completed, Woodmore Towne Centre will be a 245-acre, mixed-use development which will include retail, residential, hotel, and office space. The site is located in Glenarden, at the interchange of the Capital Beltway and Landover Road, MD 202. Woodmore Towne Center will have more than 1,000 feet of frontage on the Capital Beltway. Overall, the plan calls for 700,000 square feet of retail, nearly 900 condominiums, a hotel, a conference center, and 200,000 square feet of office space. In 2010 retailers such as Costco, Best Buy, and Wegmans opened at Woodmore Towne Centre.

### Ritchie Station Market Place

Ritchie Station Marketplace is a 116.5 acre mixed-use retail development located at Capitol Beltway Exit 13 for Capitol Heights and Upper Marlboro. BJ's Wholesale Club is the first retail outlet to open in the development. Other establishments, including Buffalo Wild Wings and McDonald's restaurants, are proposed. Furthermore, the Pohanka Hyundai dealership will be relocating from its Marlow Heights to Ritchie Station.

### Silver Hill Industrial Center

Silver Hill Industrial Center is a 109,871 square foot flex/industrial building that was completed in 2010 and is situated directly at 5335 Beech Road. The building is currently occupied by Self-Storage Zone, a business that rents units for storage and sells moving and packing supplies.

### University of Maryland Science and Technology Center

Maryland Science and Technology Center located at MD 50 and US 301 in Bowie, is a 466-acre, mixed-use business community that, at final build out, will contain nearly three million square feet of office and R&D/flex space; approximately 200,000 square feet of retail space; and a full-service hotel. The park will feature amenities including retail stores, shops, and restaurants. Bowie Town Center is less than one mile away. The Maryland Science and Technology Center is strategically located between Annapolis, Washington, D.C., and Baltimore and offers a superior infrastructure system that is surrounded by a large and highly-educated work force.



Wegmans opens at Woodmore



BJ's Opens at Ritchie Station Marketplace



### 301 Commercial Center

301 Commercial Center is located on Robert S. Crain Highway (US 301) and Clymer Drive, and is situated directly across US 301 from the Brandywine Crossing Shopping Center. Approximately 7.15 acres, the commercial center is an integrated shopping center with various commercial uses, including a medical office building, a grocery store (Aldi's), a liquor store (301 Liquors), two fast-food restaurants (Chick-Fil-A and Checkers) and a retail auto parts store (Auto Zone).

### Wyndham Vacation Resort at National Harbor

Construction of the Wyndham Vacation Resort timeshare was the only newly built development at National Harbor in 2010. The resort offers 250 rooms which range from one to four bedroom units. The resort at National Harbor is Wyndham's second timeshare property in the Washington area. According to the Wyndham Worldwide Corporation, as reported in Washington Business Journal, the timeshare at National Harbor will have a 38.6 million dollar economic impact on the region and create hundreds of new jobs.

### Steeplechase Business Park

The Steeplechase Business Park is located at the Capital Beltway Exit 13 in Capitol Heights. The 110-acre development features approximately 900,000 square feet of Class "A" Office/Warehouse space. In 2010 retail space of 32,687 square feet was completed to accommodate a Navy Federal Credit Union, Chipotle, Subway, and other retail uses.



Aldi's at 301 Commercial Center

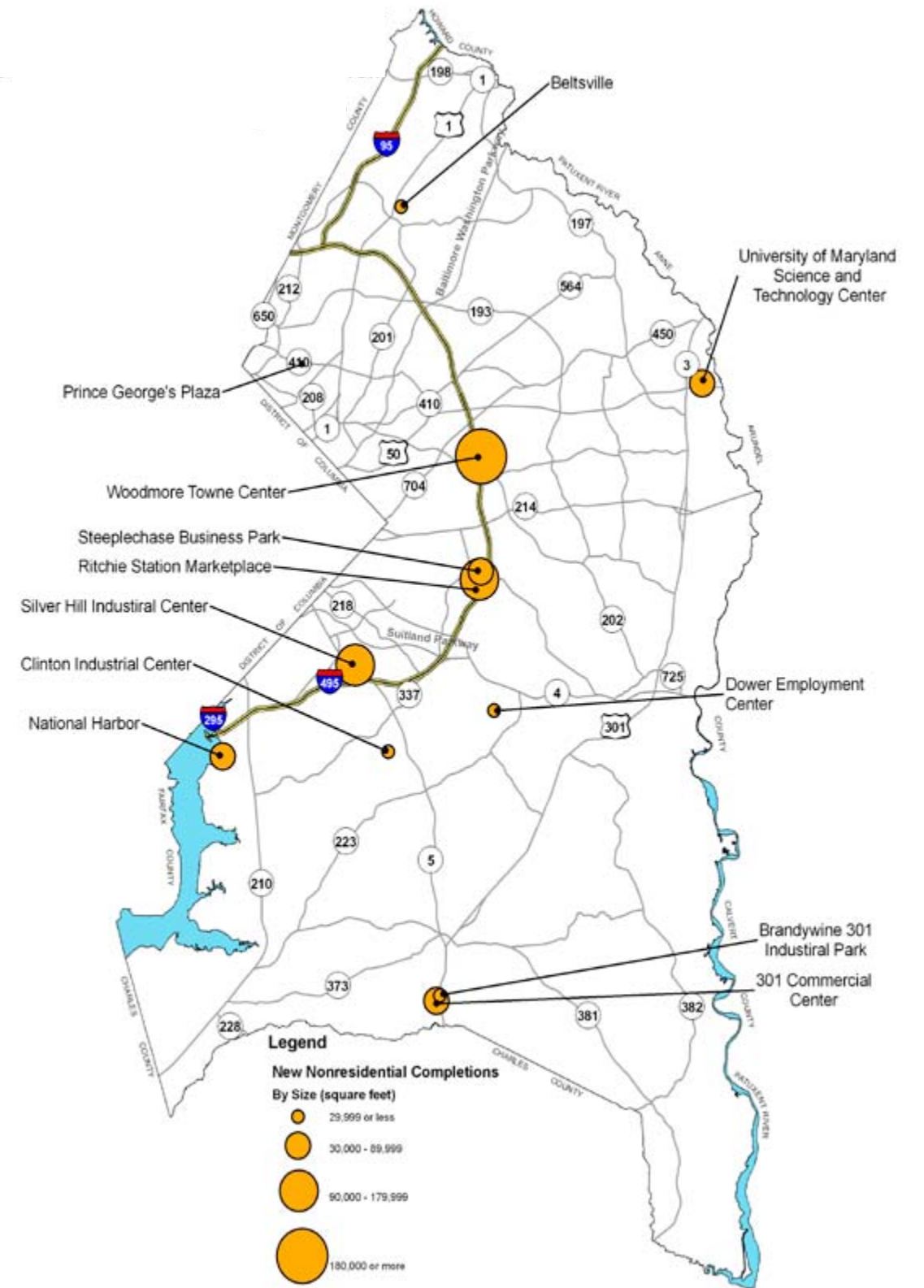


Development continues at National Harbor



Retail at Steeplechase Business Park

### MAP 4 2010 NEW NONRESIDENTIAL CONSTRUCTION BY SIZE





## PIPELINE DEVELOPMENT

### Approved Detailed Site Plans and Specific Design Plans

Detailed Site Plans (DSP) are required in certain conventional zones (such as the I-3, M-X-T, M-X-C, and residential zones allowing attached and multi-family dwellings) and for certain uses (such as private schools, recreational community developments, and cluster subdivisions) prior to a building permit. Similarly, a Specific Design Plan (SDP) is required prior to a building permit for all of the comprehensive design zones. DSPs and SDPs show the specific location of buildings and structures, parking facilities, streets, green areas, grading, etc.

In 2010, there were 2,656 units approved in DSPs and SDPs. Fifty-three percent of these units were multi-family, 37 percent were townhomes, and 10 percent were single-family (Table 10). Twenty-six percent of dwelling units approved via DSP or SDP were at the Belcrest Plaza site in Hyattsville.

TABLE 10

2010 LARGEST APPROVED RESIDENTIAL DETAILED SITE PLANS					
Subdivision	Location	Single-family	Townhome	Multi-family	Total Units
Belcrest Plaza	Hyattsville	0	57	639	696
Quincy Manor	Hyattsville	0	404	0	404
Marlboro Ridge	Westphalia	145	179	0	324
Avondale Overlook	Largo	0	0	318	318
Mazza Grandmarc Apartments	Hyattsville	0	0	244	244
Norbourne Property	College Park	0	0	231	231
Total Preliminary Approved Residential Units*	County	265	1,016	3,411	4,692

*Source: M-NCPPC Development Activity Monitoring System*  
*\*Includes other DSP and SDP cases not identified in the table*

TABLE 11

2010 LARGEST APPROVED NONRESIDENTIAL SITE PLANS			
Project	Location	Use	Gross Leasable Area
Belcrest Plaza	Hyattsville	Mixed-Use	113,389
Capitol Heights Shopping Center	Capitol Heights	Retail	98,621
Largo Park	Largo	Mixed-Use	72,400
Grace's Office Park	Lanham	Office	62,100
Largo Fairfield Inn Hotel	Largo	Hotel	55,328
Townplace Suites by Marriott	College Park	Hotel	46,229
Total Approved Nonresidential Square Feet*	County		504,689

*Source: M-NCPPC Development Activity Monitoring System*  
*\*Includes other DSP and SDP cases not identified in the table*

Over 729,500 square feet of nonresidential development was approved in DSPs or SDPs during 2010 (Table 11). Forty percent of this total was related to the planned mixed-use development at Belcrest Plaza.

### Approved Final Plats

A final plat occurs towards the end of the county's development review process (see Appendix 3 and 4). It is during this point of the review process that the boundaries of residential or commercial lots are checked to make sure they match those proposed in the preliminary plan of subdivision and are recorded. Once final plats are approved, developers can apply for building permits on the site.

In 2010, final plats were approved for 932 units. Fifty-two percent of these units were townhomes and 40 percent were single-family. Locations in the county with the most units approved for final plats in 2010 include Hyattsville, Capitol Heights, and Upper Marlboro (Table 12).

TABLE 12

2010 APPROVED FINAL PLATS FOR RESIDENTIAL SUBDIVISION					
Subdivision	Location	Single-family	Townhome	Multi-family	Total Units
EYA/Arts District	Hyattsville	101	183	0	284
Villages at Pepper Mill	Capitol Heights	0	96	0	96
Addison Road South	Capitol Heights	0	88	0	88
Beech Tree	Upper Marlboro	88	0	0	88
Westphalia Row	Upper Marlboro	30	39	0	69
Dixon Property	Bowie	41	0	0	41
Hall Station	Bowie	0	39	0	39
Mill Branch	Bowie	38	0	0	38
Chaddsford	Brandywine	0	37	0	37
Piscataway Heights	Brandywine	27	0	0	27
Total Approved Final Plats (Residential)*	County	448	484	0	932

*Source: M-NCPPC Development Activity Monitoring System*  
*\*Includes other final subdivision cases not identified in the table*

Three hundred and ninety-three acres of nonresidential development were approved in final plats during 2010 (Table 13). Twenty-seven percent of this total was related to planned commercial development at Clark Morningside. Another 20 percent of approved nonresidential final plats was for Ritchie Station Market Place.

TABLE 13

2010 LARGEST FINAL APPROVED NONRESIDENTIAL SUBDIVISION			
Project	Location	Zoning	Acres
Clark Morningside	Suitland	I-4	107.65
Ritchie Station Marketplace	Capitol Heights	C-M	76.25
Prince George's Business Center	Landover	I-1	63.53
Steeplechase Business Park	Capitol Heights	I-1	37.32
Capital Gateway	Suitland	M-X-T	19.37
The Brick Yard	Laurel	I-2	19.24
EYA/Arts District Hyattsville	Hyattsville	C-O; M-U-I; M-X-C	13.3
Mill Branch	Bowie	C-M	11.27
National Harbor	National Harbor	M-X-T	9.72

*Source: M-NCPPC Development Activity Monitoring System*

## HIGHLIGHTS OF APPROVED DEVELOPMENT PLANS

### Mill Branch

Mill Branch Crossing is located on the northeastern corner of US Route 301 and Mill Branch Road. The approximately 74 acres will host a 619,000 square foot development, including a 150 room hotel, 91,000 square feet of office, 405,000 square feet of retail and other commercial uses.

### Villages at Pepper Mill

The Villages at Pepper Mill is a 20 acre, 96 townhome development that will be built on what was once Baber Village in Capitol Heights. The project is along Central Avenue and Cindy Lane, only a short distance from the Addison Road Metro Station. The Villages at Pepper Mill is just one of many projects slated for development near the Addison Road Metro.

### EYA/Arts District Hyattsville

EYA/Arts District Hyattsville is a mixed-use residential and commercial development, including a 36,000 square foot retail town center. Located on Route 1 (Rhode Island Avenue), this development is designated as a Maryland "Smart Site" for green technology investment and revitalization, and will be anchored by Yes! Organic Market. The residential component consists of townhouses, multi-family and live-work homes, and amenities like a community center.

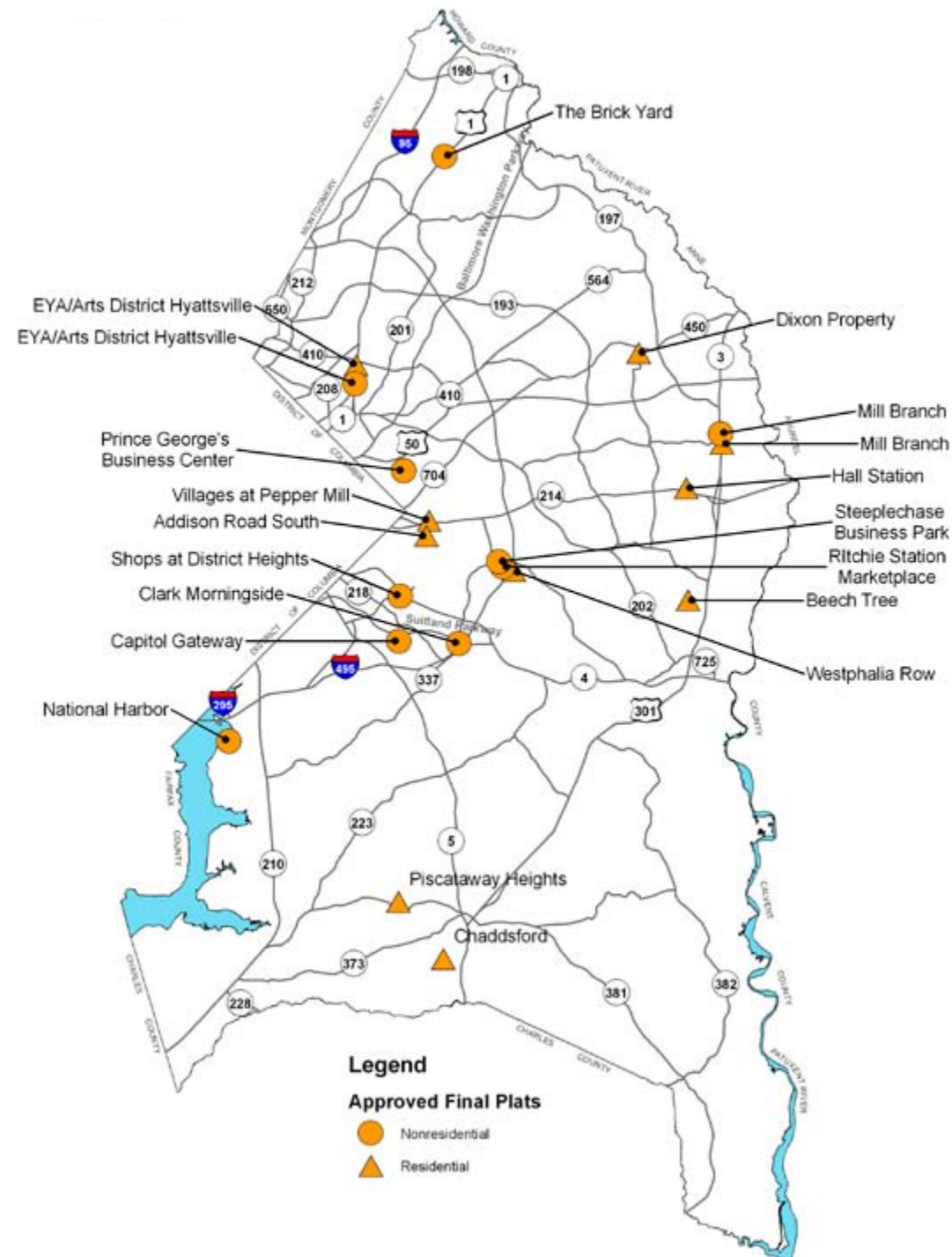
### Capitol Heights Shopping Center

The Capitol Heights Shopping Center, a more than 113,000 square foot shopping center will include a Giant Food and space for retail, two sit-down restaurants, and a bank. The proposed site, an empty 29-acre lot, is bordered by Central Avenue, Shady Glen Drive, and Walker Mill Drive.

### Belcrest Plaza

The Belcrest Plaza mixed-use project is a 25 acre redevelopment which will continue the transformation and the revitalization of Hyattsville. The site is located on eight blocks adjacent to Toledo Terrace and intersecting with Belcrest Road. This property has been planned for mid- to high-rise mixed-use, as well as low-rise multi-family and townhome components, with both rental and ownership opportunities. The plan carefully balances a variety of residential, office, retail, and civic places to provide the ultimate living experience. Extensive parks, courtyards, and plazas with several pedestrian walkways and a continuous sidewalk along street frontages assist in unifying the site thematically, complement the buildings, and provide iconic art settings.

MAP 5 - 2010 LARGEST APPROVED FINAL PLATS



Source: M-NCPPC Development Activity Monitoring System

# DEVELOPMENT ACTIVITY TRENDS

## DEVELOPMENT TIER TRENDS

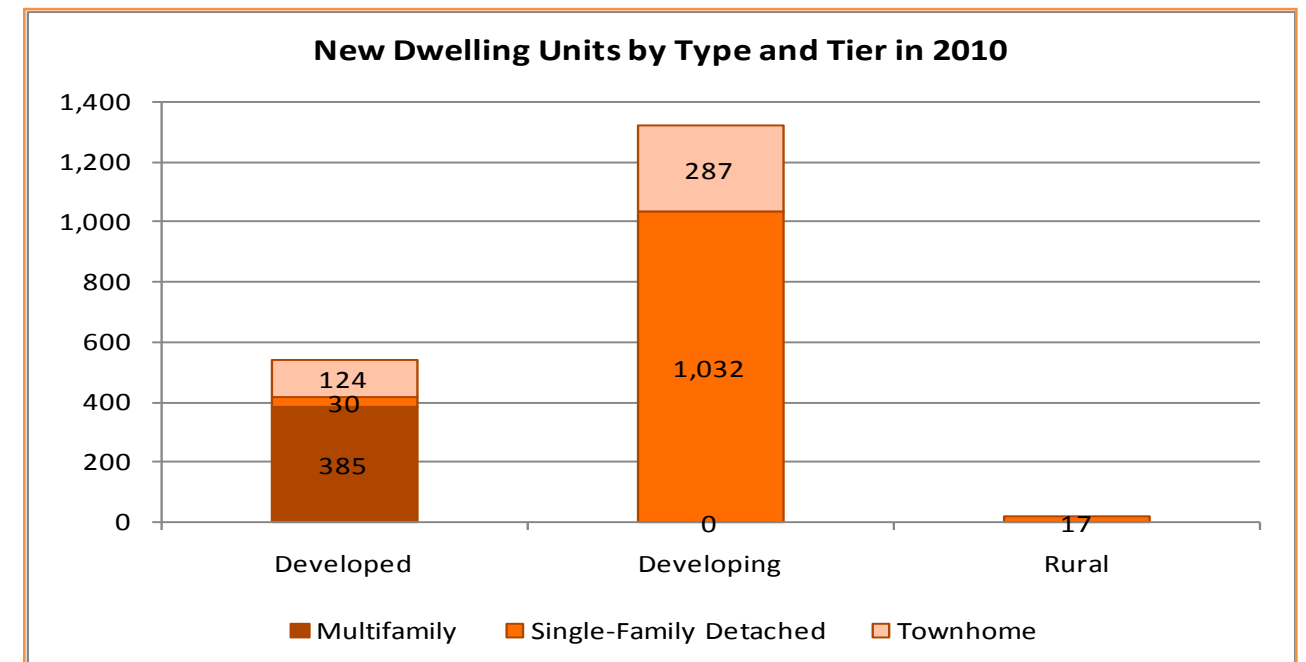
The 2002 *Prince George's County Approved General Plan* designates three policy tiers (the Developed Tier, the Developing Tier, and the Rural Tier) to guide the development pattern and future growth of the county (see *Map 6 on page 26*). Each tier is characterized by the intensity of residential and commercial development.

The Developed Tier includes stretches of commercial-strip properties, multi-family development, and older single-family neighborhoods. This tier also has the least amount of undeveloped land. The General Plan vision of this tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, and medium- to high-density neighborhoods. In 2010, 29 percent of new residential units completed were in the Developed Tier (see *Chart 9 on page 25*). Seventy-one percent of new residential development in the Developed Tier was multi-family development. This is lower than in 2009, when 85 percent of new residential development in the Developed Tier was multi-family.

The Developing Tier is made up of single-family, low- to moderate-density suburban residential communities, distinct commercial centers, and employment parks. Seventy percent of new residential development during 2010 was in the Developing Tier. Of this new development, 78 percent was single-family detached homes and 22 percent was townhomes.

New development in the Rural Tier is less frequent. In 2010 only one percent of all new residential construction occurred in the Rural Tier. All new residential construction in the rural tier consisted of single-family detached homes. Less growth in this tier is a result of current local government policies that limit nonagricultural land use to preserve the natural environment and maintain its rural character.

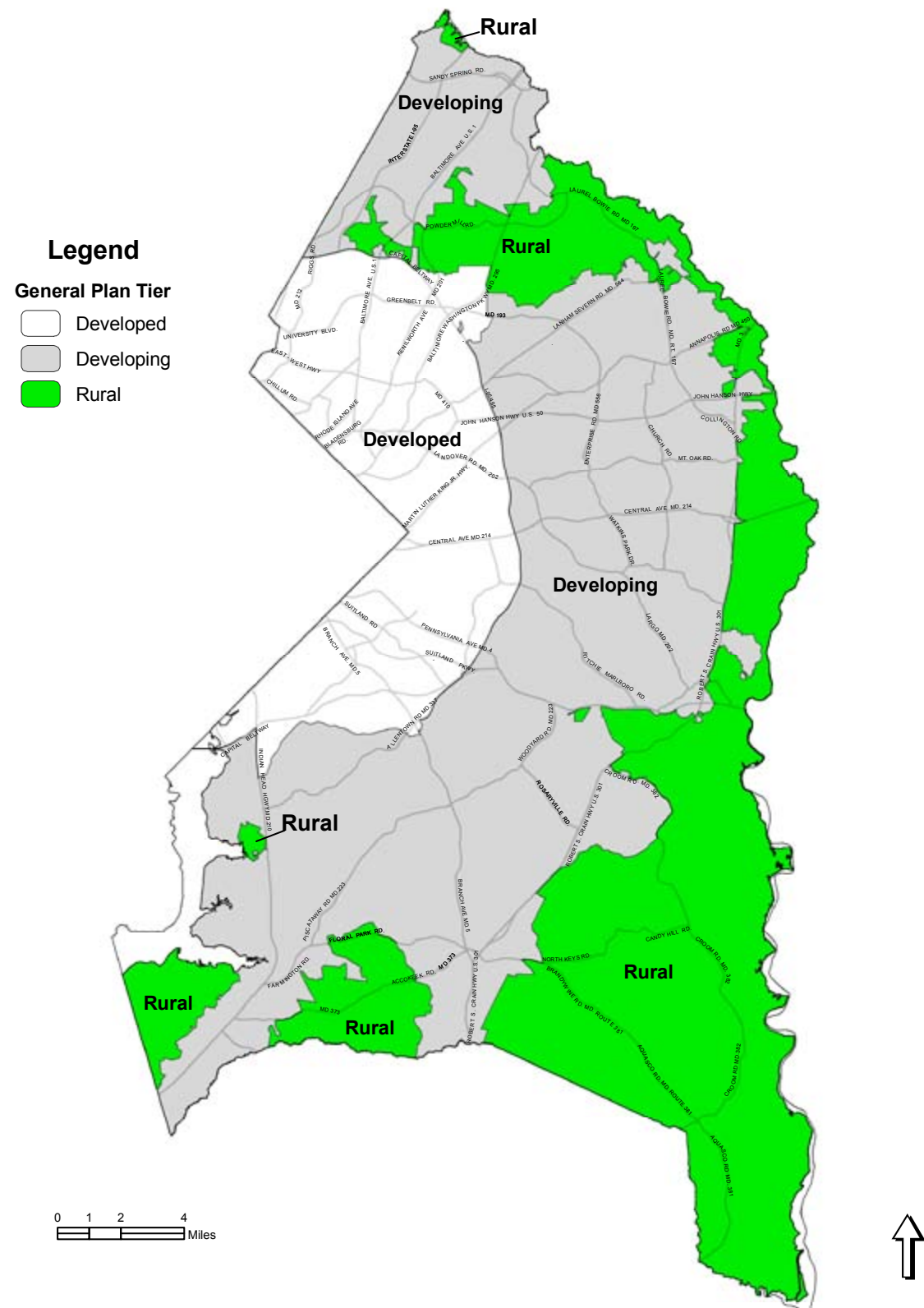
CHART 9



Source: Maryland Tax Assessor's File; M-NCPPC



MAP 6 - DEVELOPMENT TIERS, PRINCE GEORGE'S COUNTY



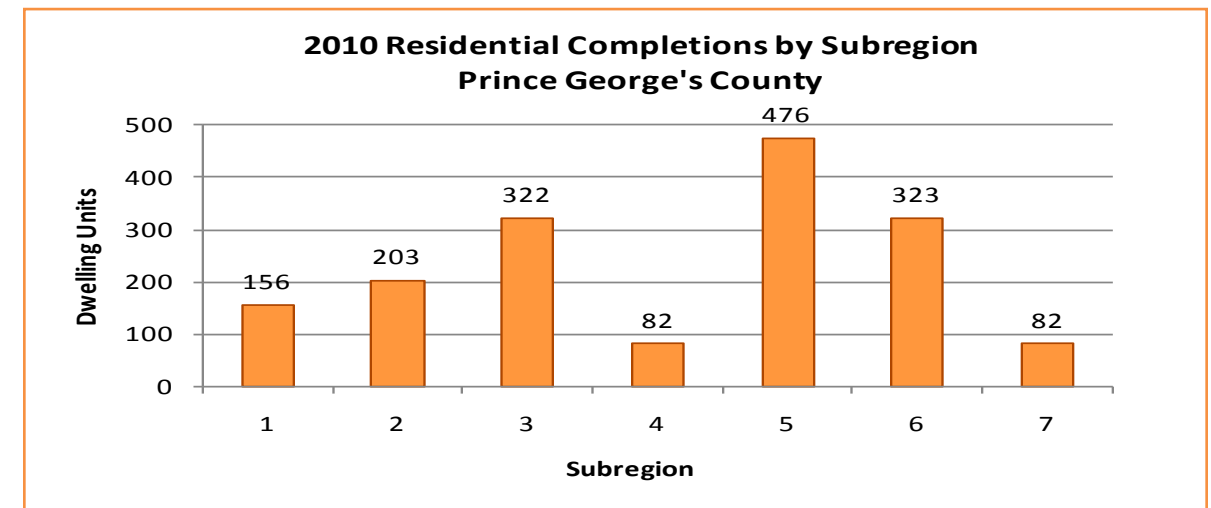
Source: M-NCPPC, Countywide Planning Division, Research Section

SUBREGION TRENDS

Subregions are large regions of contiguous planning areas that may share similar community and population characteristics (see Map 7 on page 28). Planning areas typically have a radius of approximately three miles and are formed by major physical boundaries or barriers (major roads, rights of way, streams, etc.). As Chart 10 illustrates (*below*), a large portion of residential growth occurred in Subregion 5, which includes Clinton, Brandywine, Accokeek, Piscataway, and Tippet. Residential growth in this Subregion during 2010 is a result of the completion of single-family development at Chaddsford, The Preserve at Piscataway, and Lakeview at Brandywine.

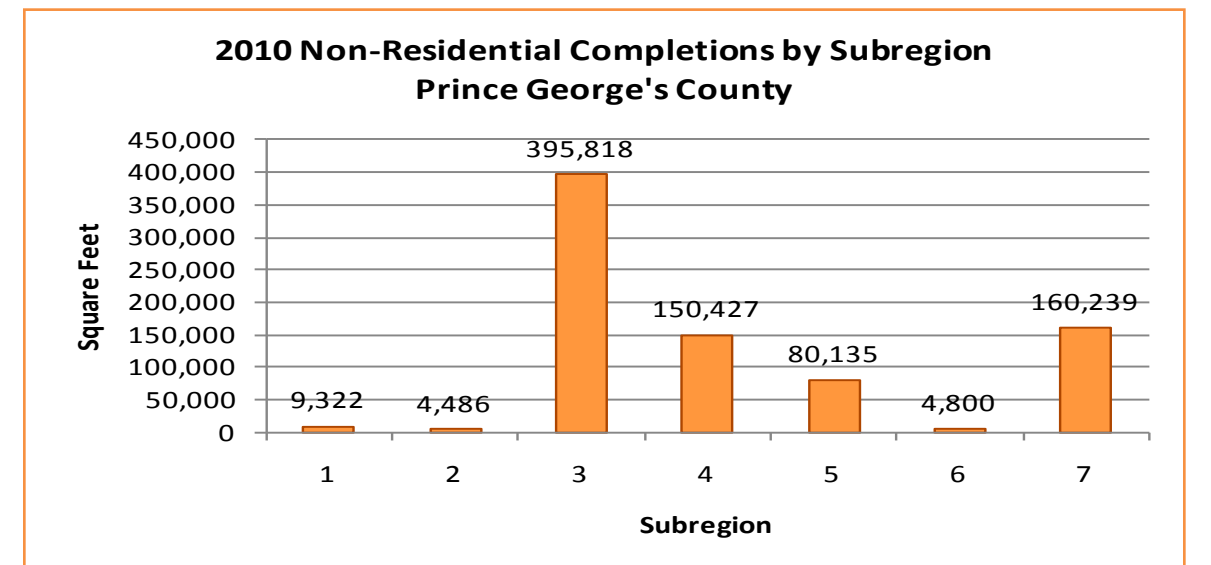
In 2010, the highest nonresidential growth was in Subregion 3, which includes Bowie, Largo, and Mitchellville. There were approximately 395,818 square feet of non-residential construction in this subregion, most occurring at Woodmore Towne Centre (*see Chart 11 below*).

CHART 10



Source: Maryland Tax Assessor's File; M-NCPPC

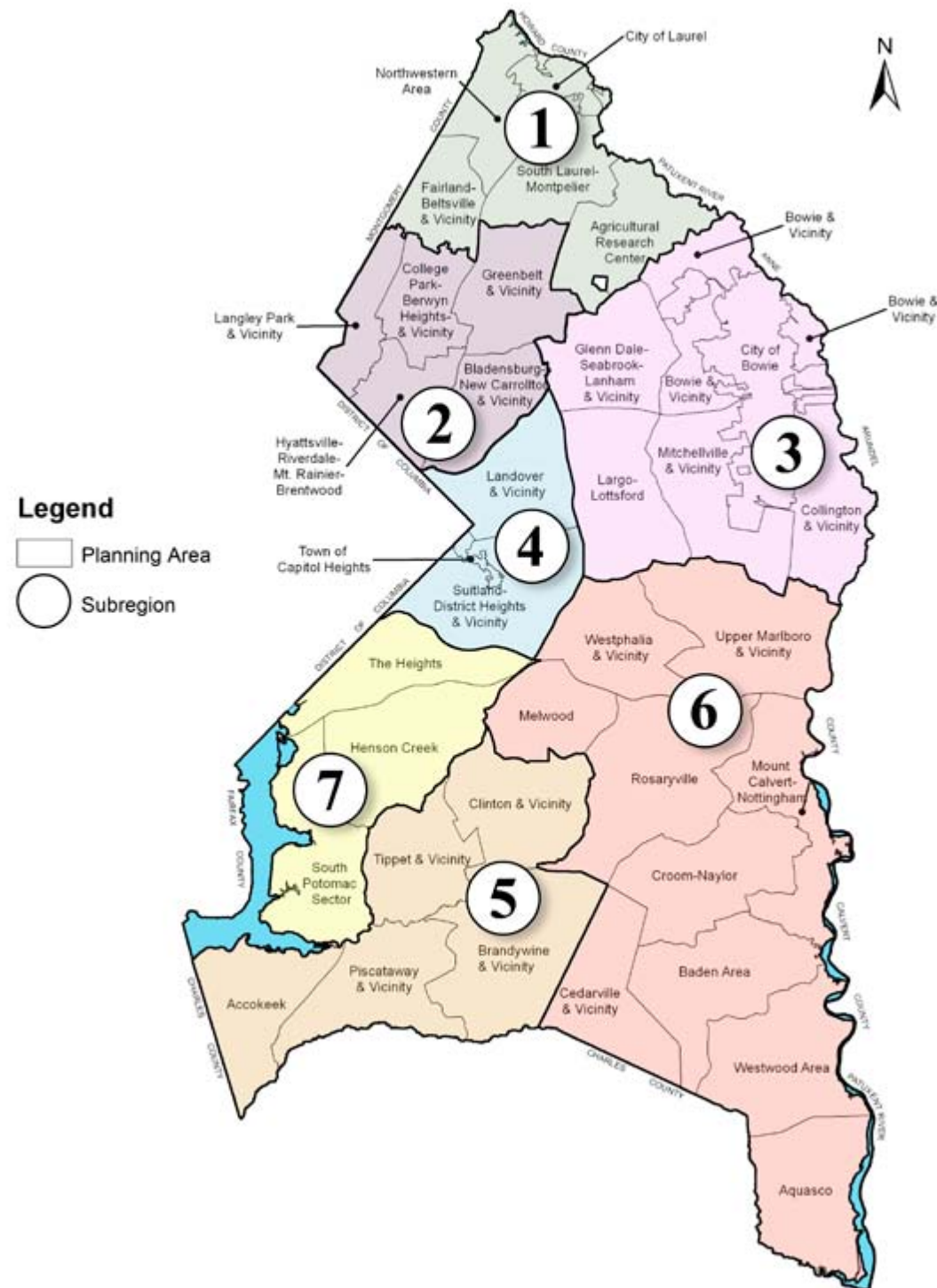
CHART 11



Source: Maryland Tax Assessor's File; M-NCPPC



MAP 7 - PLANNING AREA AND SUBREGION MAP



Source: M-NCPPC, Information Management Division, Geographic Information Systems

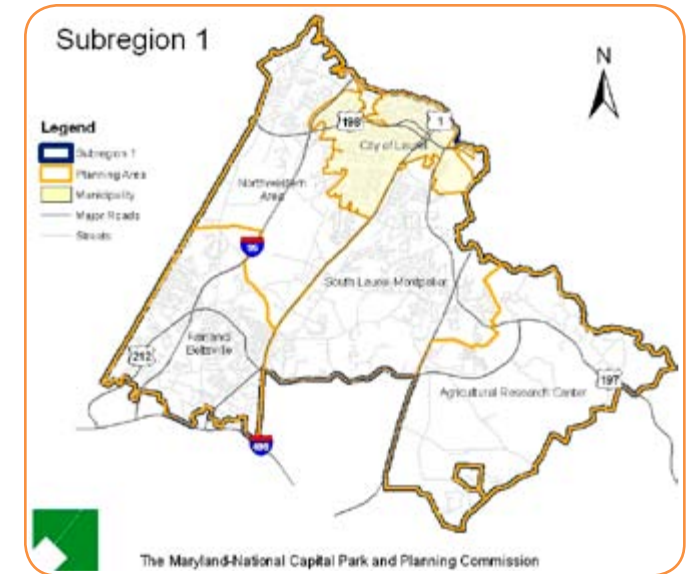
**Subregion 1**

In recent years, residential construction in Subregion 1 has grown steadily with development of luxury, single-family homes and communities that promote active and healthy lifestyles for older adults.

The largest projects were townhomes at The Crescent at Cherry Lane (45 units), and single-family detached homes at Oaklands (33 units) and Sandy Spring Estates (24 units) .

In 2010 the largest nonresidential development was approximately 9,322 square feet of industrial space along Old Baltimore Pike in Beltsville.

In 2010, final plats totaling 19.24 acres were approved for The Brick Yard. Along with Konterra, The Brick Yard site will be a major source of population and employment growth in the subregion in future years. Over 5,000 total units were approved for these sites in 2008.

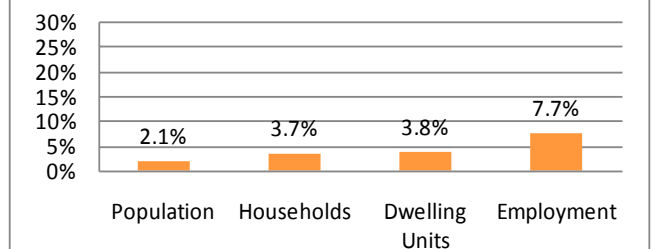


**ROUND 8.0 COOPERATIVE FORECAST**

	2010	2015	2020
Population	82,083	83,715	83,773
Households	33,857	34,744	35,095
Dwelling Units	35,341	36,243	36,689
Employment	59,318	61,050	63,856

Source: M-NCPPC, Round 8.0 Cooperative Forecast

**Forecasted Growth (2010-2020)  
Subregion 1**



**2010 APPROVED DEVELOPMENT CASES**

	DSPs and SDPs	Final Plats
Total Residential Units	138	2
Single-family Detached	104	2
Single-family Attached	34	0
Multi-family Units	0	0
Nonresidential Sq. Ft.	10,287	n/a

Source: M-NCPPC Development Activity Monitoring System

**NEW COMPLETIONS**

	2008	2009	2010
Total Residential Units	273	103	156
Single-family Detached	161	80	111
Single-family Attached	63	23	45
Multi-family Units	49	0	0
Nonresidential Sq. Ft.	292,067	155,747	9,322

Source: Maryland Tax Assessor's File

**2010 MAJOR APPROVED PIPELINE PROJECTS**

- Fairland Park Community—104 single-family detached homes; 34 townhomes

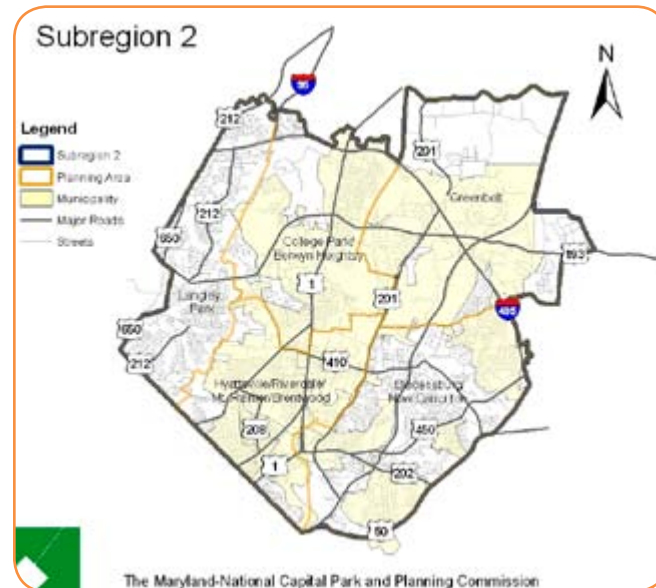
2010 REZONINGS: NONE

### Subregion 2

Subregion 2 is a melting pot of diversity. It is also where some of the oldest communities in the county are located. The University of Maryland and numerous Metro stations are a catalyst for growth through redevelopment.

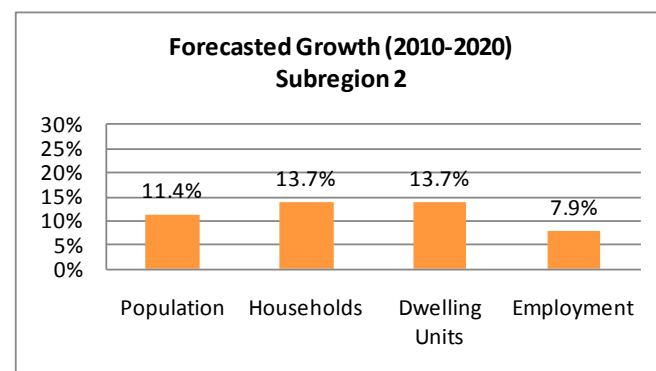
In 2010, College Park had the most residential completions in Subregion 2 and countywide. The Mazza Grandmarc Apartments and University View were both student apartment projects that together added over 385 new residential units in the county. Redevelopment continued in Hyattsville from the previous year with the completion of 35 townhome units at EYA/ Hyattsville Arts District.

Belcrest plaza is a major mixed-use project that was approved for development in Hyattsville along Belcrest Road in 2010. It will include 639 multi-family units, 57 townhome units, and over 285,000 square feet of commercial space.



ROUND 8.0 COOPERATIVE FORECAST			
	2010	2015	2020
Population	206,932	219,601	230,471
Households	72,512	77,131	82,474
Dwelling Units	76,210	80,839	86,672
Employment	105,187	108,921	113,481

Source: M-NCPPC, Round 8.0 Cooperative Forecast



#### 2010 MAJOR APPROVED PIPELINE PROJECTS

- **Belcrest Plaza**-639 multi-family units; 57 townhomes; 286,950 square feet of commercial
- **Quincy Manor**-404 townhomes

2010 REZONINGS (excludes sector map amendments): NONE

#### 2010 APPROVED DEVELOPMENT CASES

	DSPs and SDPs	Final Plats
Total Residential Units	1,575	195
Single-family Detached	0	12
Single-family Attached	461	183
Multi-family Units	1,114	0
Nonresidential Sq. Ft.	333,179	n/a

Source: M-NCPPC Development Activity Monitoring System

#### NEW COMPLETIONS

	2010
Total Residential Units	434
Single-family Detached	14
Single-family Attached	35
Multi-family Units	385
Nonresidential Sq. Ft.	4,486

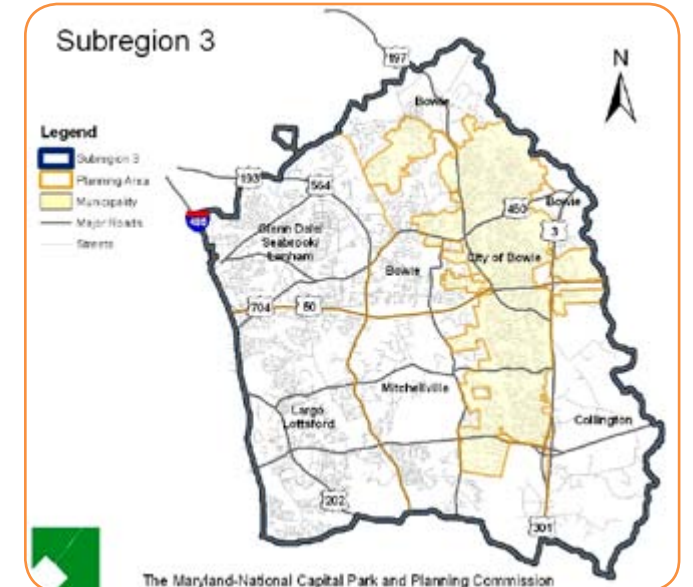
Source: Maryland Tax Assessor's File

### Subregion 3

Subregion 3 is a mostly suburban area with access to major transportation facilities. Its proximity to Washington, D.C., and Annapolis makes this section of the county one of the most popular destinations for homebuyers.

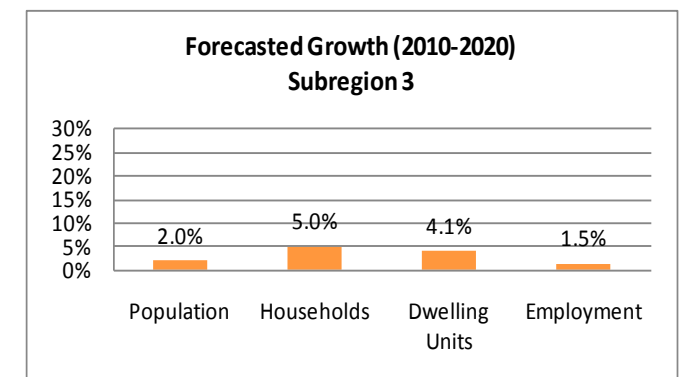
Since 2009, development has been underway for large, planned communities, such as Balk Hill, Fairwood, and Oak Creek Club, but has slowed with the national economic downturn.

Woodmore Towne Centre (Phase I) was the largest nonresidential project in Subregion 3. At its completion, Woodmore Towne Center will be a mixed-use development encompassing over 244 acres of land in the northeast quadrant of Landover Road and the Capital Beltway. During 2010, retail space of 318,586 square feet was reported as being completed at the project site.



ROUND 8.0 COOPERATIVE FORECAST			
	2010	2015	2020
Population	166,492	167,778	169,783
Households	58,611	60,205	61,515
Dwelling Units	60,801	61,851	63,276
Employment	53,111	53,489	53,930

Source: M-NCPPC, Round 8.0 Cooperative Forecast



#### 2010 MAJOR APPROVED PIPELINE PROJECTS

- **Largo Park**— 318 multi-family units; 98,621 square feet of commercial
- **Grace's Office Park**—72,4000 square feet of office space

2010 REZONINGS (excludes sector map amendments): 9 ACRES FROM C-M TO C-S-C

#### 2010 APPROVED DEVELOPMENT CASES

	DSPs and SDPs	Final Plats
Total Residential Units	401	230
Single-family Detached	2	191
Single-family Attached	81	39
Multi-family Units	318	0
Nonresidential Sq. Ft.	234,819	n/a

Source: M-NCPPC Development Activity Monitoring System

#### NEW COMPLETIONS

	2010
Total Residential Units	322
Single-family Detached	243
Single-family Attached	79
Multi-family Units	0
Nonresidential Sq. Ft.	395,818

Source: Maryland Tax Assessor's File



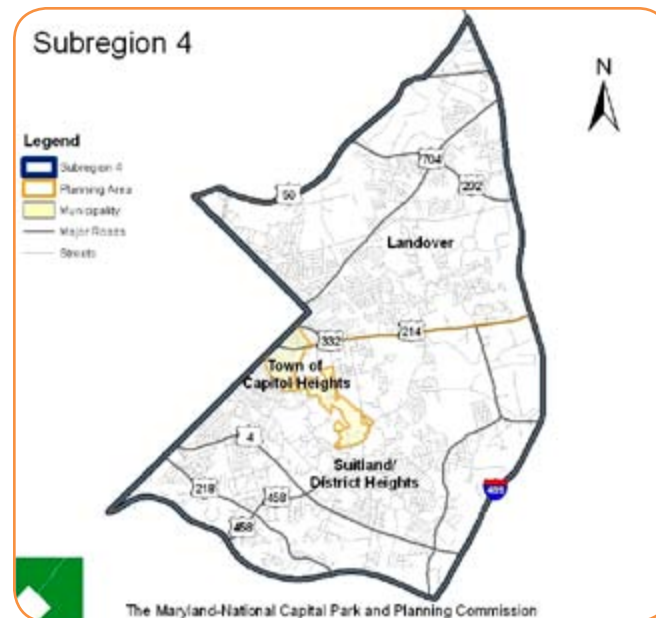
**Subregion 4**

Subregion 4 is entirely in the Developed Tier bordering Washington, D.C. It is primarily characterized by older communities containing an even mix of rental and owner-occupied housing units. However, new development is occurring in this section.

The most residential completions in Subregion 4 reported during 2010 were at Summerfield in Landover. Completions at Summerfield consisted of 67 townhomes. A total of 96 townhomes were approved in Capitol Heights at the Village at Peppermill near the intersection of Central Avenue and Cindy Lane.

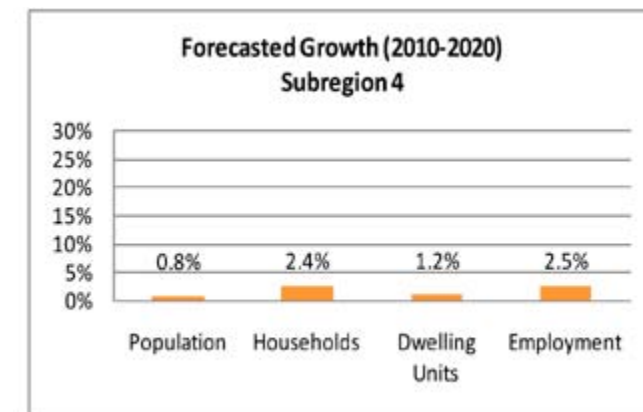
Retail construction at Steeplechase Business Park and Ritchie Station Marketplace contributed to a total of 150,427 square feet of new nonresidential development, in Subregion 4, at the Ritchie Road interchange on I-95.

In 2010, the proposed Capitol Heights Shopping Center was approved for development near the intersection of Central Avenue and Shady Glen Drive. The center will consist of 113,389 square feet of retail space.



ROUND 8.0 COOPERATIVE FORECAST			
	2010	2015	2020
Population	127,975	129,644	129,026
Households	46,796	47,684	47,940
Dwelling Units	51,055	51,212	51,679
Employment	57,035	57,517	58,437

*Source: M-NCPPC, Round 8.0 Cooperative Forecast*



**2010 MAJOR APPROVED PIPELINE PROJECTS**

- Villages at Peppermill— 96 Townhomes
- Capitol Heights Shopping Center—113,389 square feet

2010 REZONINGS (excludes sector map amendments): 16 ACRES FROM 1-3 TO C-S-C

2010 APPROVED DEVELOPMENT CASES		
	DSPs and SDPs	Final Plats
Total Residential Units	96	215
Single-family Detached	0	31
Single-family Attached	96	184
Multi-family Units	0	0
Nonresidential Sq. Ft.	130,498	n/a

*Source: M-NCPPC Development Activity Monitoring System*

NEW COMPLETIONS	
	2010
Total Residential Units	82
Single-family Detached	15
Single-family Attached	67
Multi-family Units	0
Nonresidential Sq. Ft.	150,427

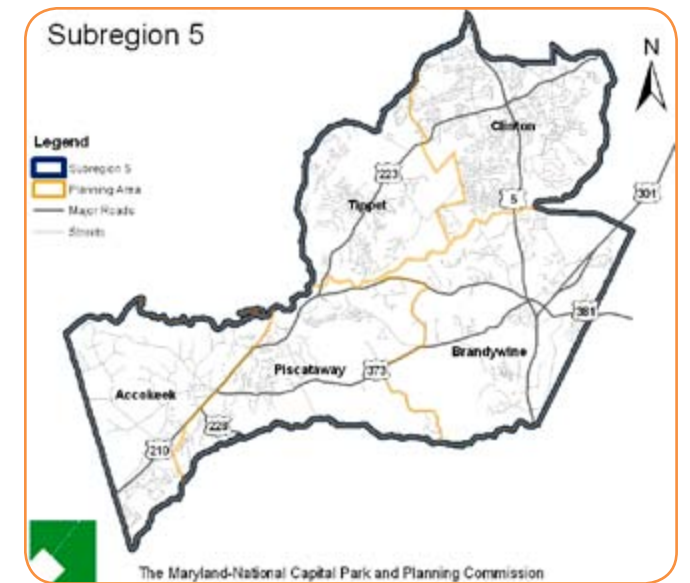
*Source: Maryland Tax Assessor's File*

**Subregion 5**

Subregion 5 is in both the Developing and Rural Tiers. It is positioned along major transportation routes, such as MD 210, US 301, and MD 5. Communities in Subregion 5 have developed into residential suburbs served by a number of neighborhood and community retail shopping centers, such as Brandywine Crossing.

In 2010, the largest developments were Chaddsford (133 single family units), the Preserve at Piscataway (102 single family units), and Lakeview at Brandywine (44 single-family units).

Subregion 5 had the most residential construction in the county with 47 single-family units built in 2010. Construction at the 301 Commercial Center added an additional 55,125 square feet of retail space in Brandywine across from the new Brandywine Crossing Shopping Center on US 301.



2010 APPROVED DEVELOPMENT CASES		
	DSPs and SDPs	Final Plats
Total Residential Units	0	101
Single-family Detached	0	64
Single-family Attached	0	37
Multi-family Units	0	0
Nonresidential Sq. Ft.	0	n/a

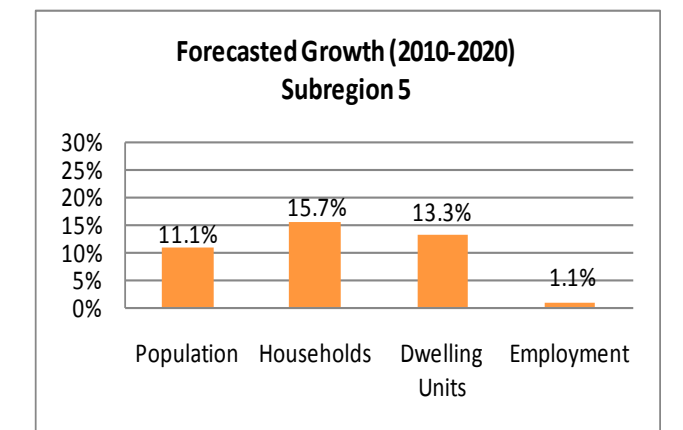
*Source: M-NCPPC Development Activity Monitoring System*

NEW COMPLETIONS	
	2010
Total Residential Units	476
Single-family Detached	383
Single-family Attached	93
Multi-family Units	0
Nonresidential Sq. Ft.	80,135

*Source: Maryland Tax Assessor's File*

8.0 COOPERATIVE FORECAST			
	2010	2015	2020
Population	58,345	60,102	64,845
Households	18,939	20,036	21,915
Dwelling Units	20,030	20,706	22,686
Employment	18,114	18,201	18,316

*Source: M-NCPPC, Round 8.0 Cooperative Forecast*



**2010 MAJOR APPROVED PIPELINE PROJECTS**

- Chaddsford— 37 townhomes

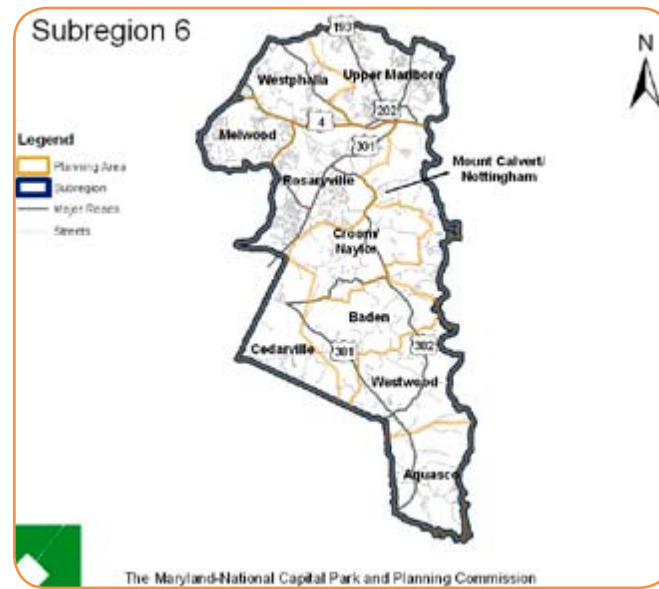
2010 REZONINGS (excludes sector map amendments): NONE

**Subregion 6**

Subregion 6 consists of several communities in the Developing and Rural Tier, west of US 301. Residential areas in the Developing Tier are generally developed at low-to-medium densities and are suburban.

Twenty-three percent of new residential units constructed in the subregion during 2010 occurred in the subdivision of Marlboro Ridge, which is part of a larger development project known as Westphalia, north of MD 4.

In 2010, a total of 324 residential units (145 single-family homes and 179 townhomes) were approved at Marlboro Ridge by DSP. Another 165 townhomes were approved at the intersection of Woodyard Road and Marlboro Pike.



2010 APPROVED DEVELOPMENT CASES		
	DSPs and SDPs	Final Plats
Total Residential Units	489	172
Single-family Detached	145	133
Single-family Attached	344	39
Multi-family Units	0	0
Nonresidential Sq. Ft.	20,756	n/a

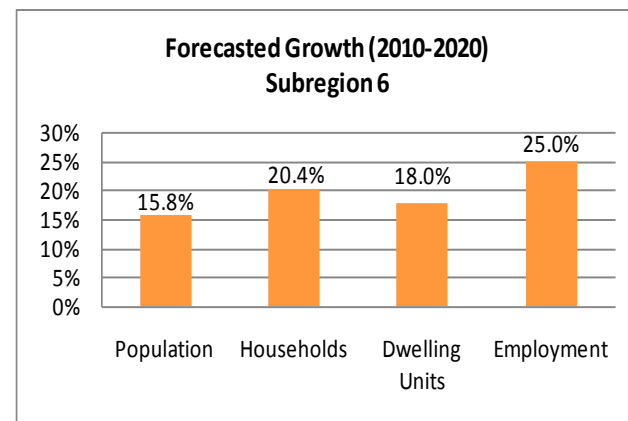
Source: M-NCPPC Development Activity Monitoring System

NEW COMPLETIONS	
	2010
Total Residential Units	323
Single-family Detached	253
Single-family Attached	70
Multi-family Units	0
Nonresidential Sq. Ft.	4,800

Source: Maryland Tax Assessor's File

ROUND 8.0 COOPERATIVE FORECAST			
	2010	2015	2020
Population	62,000	65,866	71,773
Households	21,568	23,516	25,975
Dwelling Units	22,771	24,289	26,879
Employment	28,052	31,225	35,054

Source: M-NCPPC, Round 8.0 Cooperative Forecast



**2010 MAJOR APPROVED PIPELINE PROJECTS**

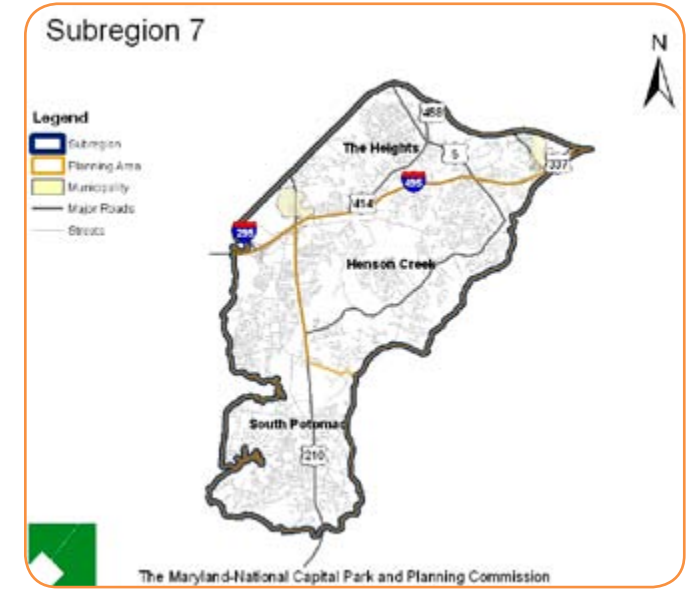
- Marlboro Ridge— 145 single-family detached units; 179 townhomes
- Norbourne Property— 165 townhomes

2010 REZONINGS (excludes sector map amendments): NONE

**Subregion 7**

In 2010 Subregion 7 had few new residential completions relative to other subregions in the county. Twenty-two townhomes were built at The Town Center at Camp Springs, near the Branch Avenue Metro Station. Other homes built during this period (60 single-family units) were scattered throughout the subregion.

At National Harbor, the Wyndham Vacation Resorts were constructed during 2010. The resort offers 250 rooms which ranges from one bedroom to four bedroom units. The resort at National Harbor is Wyndham's second timeshare property in the Washington area.



2010 APPROVED DEVELOPMENT CASES		
	DSPs and SDPs	Final Plats
Total Residential Units	14	17
Single-family Detached	14	15
Single-family Attached	0	2
Multi-family Units	0	0
Nonresidential Sq. Ft.	8,078	n/a

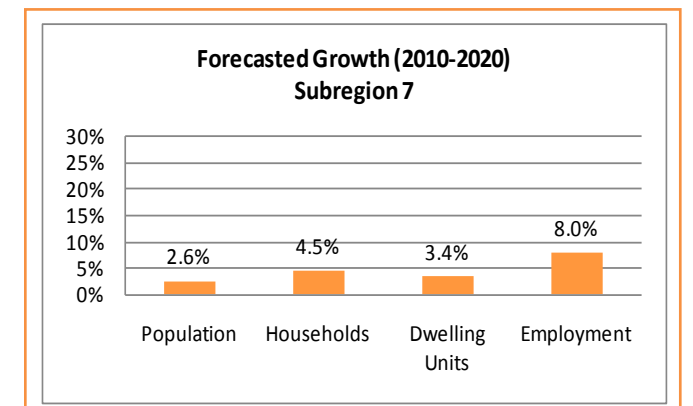
Source: M-NCPPC Development Activity Monitoring System

NEW COMPLETIONS	
	2010
Total Residential Units	82
Single-family Detached	60
Single-family Attached	22
Multi-family Units	0
Nonresidential Sq. Ft.	160,239

Source: Maryland Tax Assessor's File

ROUND 8.0 COOPERATIVE FORECAST			
	2010	2015	2020
Population	142,342	146,414	146,069
Households	53,723	55,741	56,151
Dwelling Units	57,490	58,849	59,457
Employment	37,563	39,727	40,561

Source: M-NCPPC, Round 8.0 Cooperative Forecast



**2010 MAJOR APPROVED PIPELINE PROJECTS**

- Temple Hills (Phase I)— 14 single-family homes

2010 REZONINGS (excludes sector map amendments): 5 ACRES FROM R-E TO R-R



# FORECASTED GROWTH

Transportation Analysis Zones (TAZs) are the smallest forecasting geography. Forecasted growth in individual TAZs can be collected into larger planning areas that are expected to make up the majority of the county's residential and nonresidential growth over the next few years (see Table 14 below).

Between 2010 and 2015 the number of dwelling units in Prince George's County is projected to grow by 3 percent (10,291 units). Communities that are expected to generate the largest share of dwelling unit growth between 2010 and 2015 are College Park (P.A. 66), South Potomac Sector (P.A. 80), Langley Park (P.A. 65), Laurel (P.A. 99), and Hyattsville (P.A. 68) (see Map 8 on page 37).

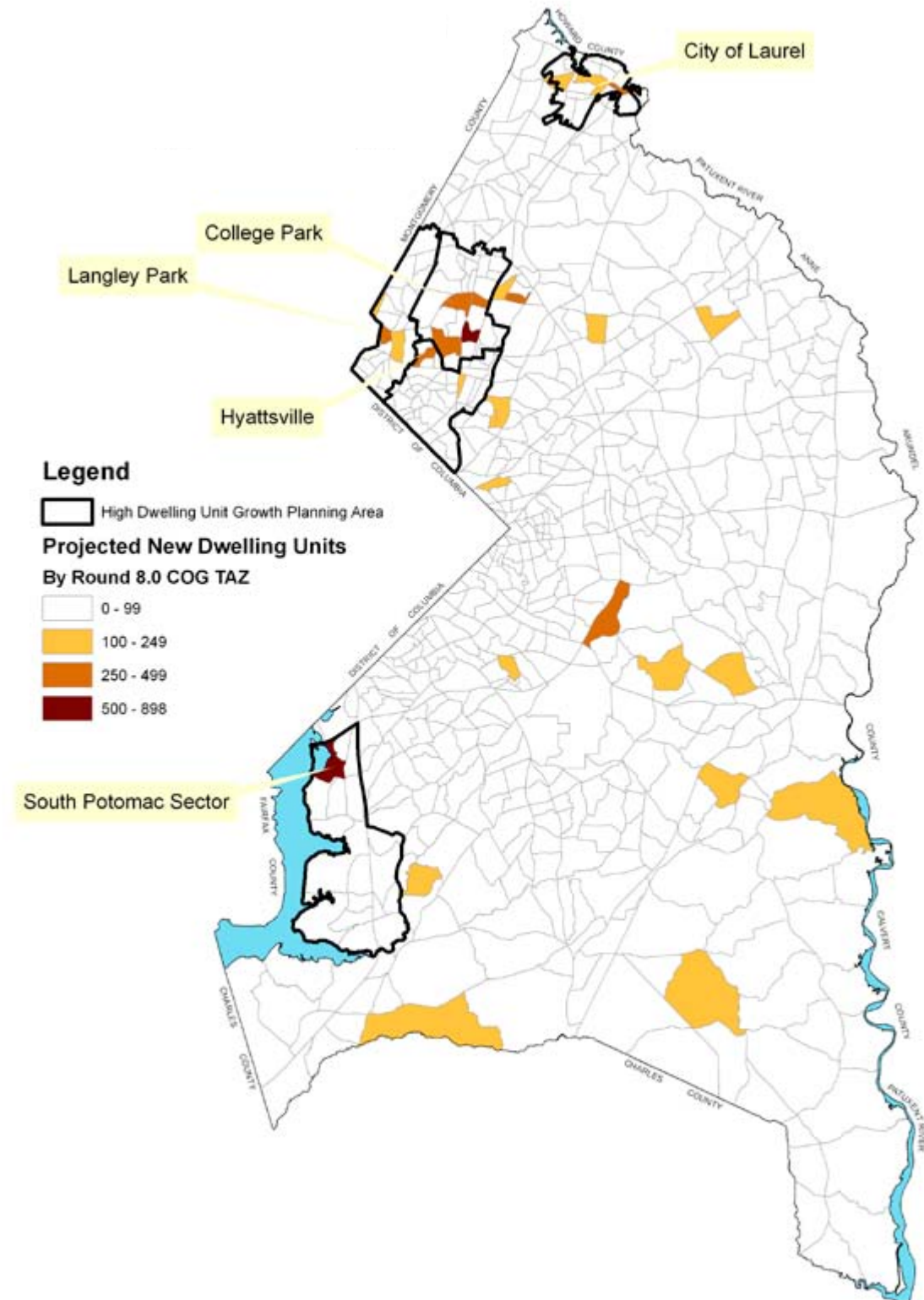
Between 2010 and 2015 employment in Prince George's County is projected to grow by 3 percent (11,750 jobs). The highest employment growth between 2010 and 2015 will be in the South Potomac (P.A. 80), Melwood (P.A. 72), Hyattsville (P.A. 68), Westphalia (P.A. 78), and the Northwestern Area (P.A. 60) planning areas (see Map 9 on page 38). Total employment in these communities is projected to account for 69 percent of the county's job growth between 2010 and 2015.

TABLE 14

TOP FIVE GROWTH AREAS (2010-2015)			
Dwelling Units			
Community Planning Area	Significant Projects	Share of County Growth	Projected New Units
College Park	University of Maryland Student Apartments	21%	2,148
South Potomac Sector	National Harbor	9%	883
Langley Park		7%	729
Laurel	The Crescent at Cherry Lane	7%	711
Hyattsville	EYA/Arts District	7%	702
	Belcrest Plaza		
Employment			
Community Planning Area	Significant Projects	Share of County Growth	Projected New Jobs
South Potomac Sector	National Harbor	17%	2,027
Melwood	Joint Base Andrews Naval Air Facility	14%	1,632
Hyattsville	Belcrest Center	14%	1,623
Westphalia	Westphalia Town Center	13%	1,513
Northwestern Area	Konterra Town Center	11%	1,295

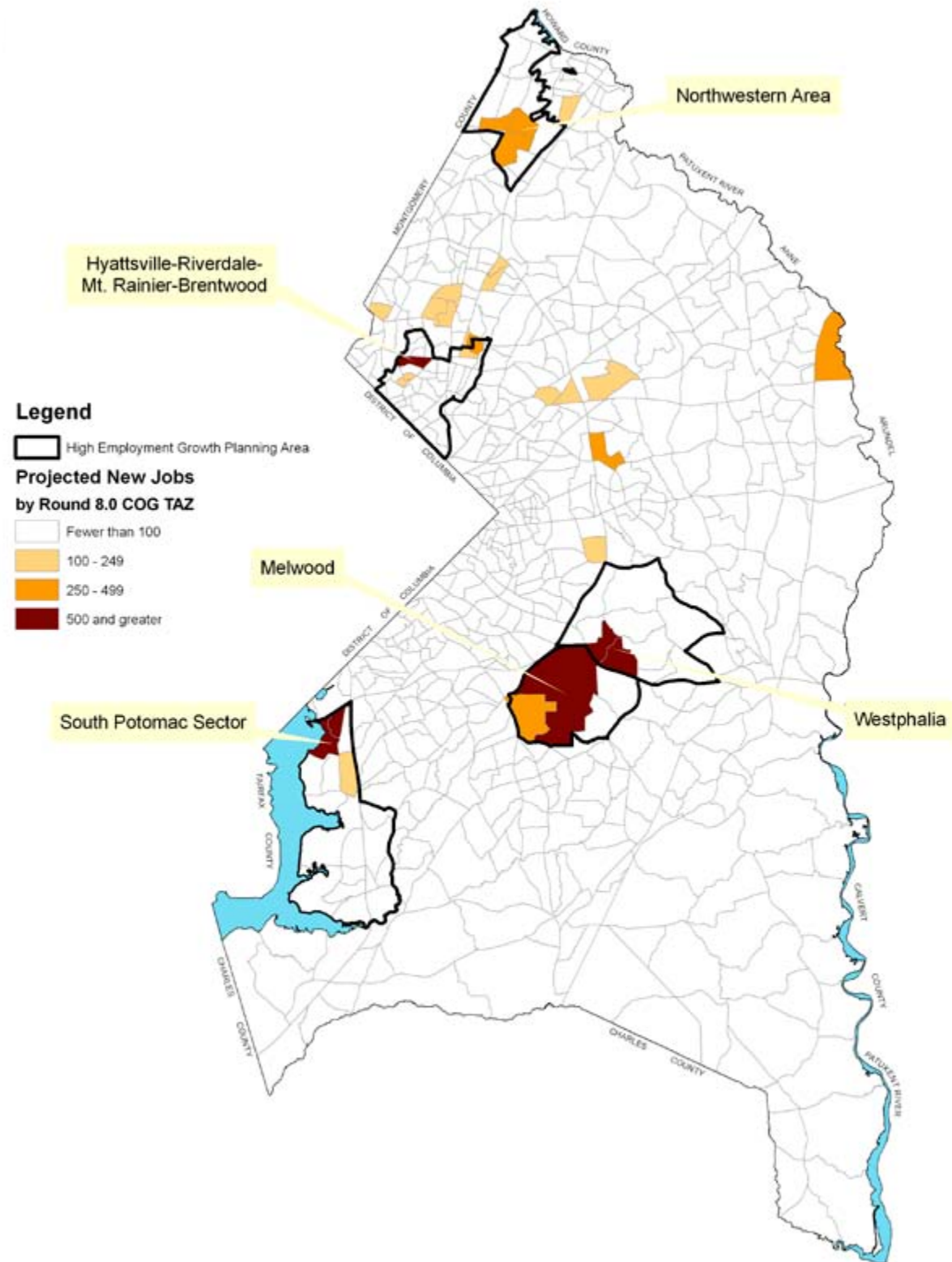
Source: M-NCPPC, Round 8.0 Cooperative Forecast

MAP 8 - 2010-2015 PROJECTED DWELLING UNIT CHANGE



Source: M-NCPPC, Countywide Planning Division, Research Section

MAP 9 - 2010-2015 PROJECTED EMPLOYMENT CHANGE



# APPENDICES

Source: M-NCPPC, Countywide Planning Division, Research Section

# APPENDIX 1

## PRINCE GEORGE'S COUNTY ZONING CATEGORIES

- **C-2: General Commercial**—All of the uses permitted in the C-S-C Zone, with additions and modifications.
- **C-M: Commercial Miscellaneous**—Varied commercial uses, including office and highway-oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.
- **C-S-C: Commercial Shopping Center**—Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.
- **E-I-A: Employment and Institutional Area**—A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.
- **I-1: Light Industrial**—Light-intensity manufacturing, warehousing, and distributions uses; ten percent green area required.
- **I-2: Heavy Industrial**—Highly intensive industrial and manufacturing uses; ten percent green area required.
- **I-3: Planned Industrial/Employment Park**—Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; conceptual plan approval required; 25 percent green area required; outdoor uses restricted; warehousing and wholesaling uses limited.
- **I-4: Limited Intensity**—Commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25 percent green area required.
- **L-A-C: Local Activity Center**—A mixture of commercial retail and services uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.
- **M-A-C: Major Activity Center**—A mixture of uses that serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.
- **M-U-I: Mixed-Use Infill**—Promotes Smart Growth principles by encouraging the efficient use of land, public facilities, and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in Transit District Overlay Zone or a Development District Overlay Zone.

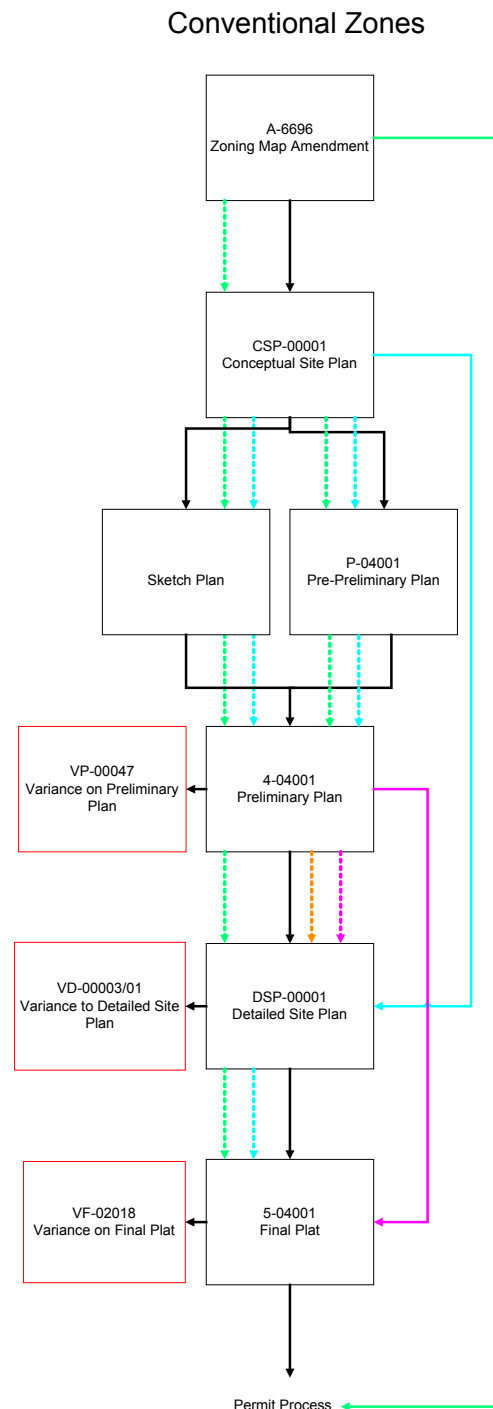
- **M-X-T: Mixed Use**—Transit Oriented—Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or major transit stop or at a location for which the applicable master plan recommends mixed uses similar to those permitted in the M-X-T Zone.
- **R-10: Multi-family High Density Residential**—Provides for suitable sites for high-density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.
- **R-80: One-Family Detached Residential**—Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.
- **R-L: Residential Low Development**—Provides for low-density residential development in areas recommended by a master plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.
- **R-M: Residential Medium Development**—A mixture of residential types with a medium-density range; provides for limited commercial uses necessary to serve the dominant residential uses.
- **R-R: Rural Residential**—Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.
- **R-S: Residential Suburban Development**—A mixture of residential types within the suburban density range generally corresponding to low-density, single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.
- **R-T: Townhouse**—Permits one-family detached and attached two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; detailed site plan approval required for attached dwellings.
- **U-L-I: Urban Light Industrial**—Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.



# APPENDIX 2

## DEVELOPMENT APPLICATION ROUTE FOR CONVENTIONAL ZONES

The Conventional Zones route is diagrammed as follows:



A zoning map amendment can be the first type of application filed in the conventional zones route, but a zoning map amendment is only required in the approximately three percent of cases where an applicant desires to change the zoning of a property or properties. Zoning map amendments go through several steps: a staff report is generated, a Planning Board hearing is held, the application goes before the hearing examiner, and the application goes to the District Council. In rare cases, the application will go to court.

A conceptual site plan can also be the first type of application filed in the conventional zones route, or it can follow a zoning map amendment. Typically, if a conceptual site plan follows a zoning map amendment, it will have the same geographic extent as the zoning map amendment. Conceptual site plans can be required by the zoning category of the property or properties or by condition of another approval. A conceptual site plan has no validity period.

A pre-preliminary plan of subdivision can be the first type of application filed in the conventional zones route, or it can follow a conceptual site plan. An applicant that will be required to submit a preliminary plan of subdivision can choose to submit a pre-preliminary plan in order to seek comments from Commission staff before investing in the submission of a preliminary plan. A pre-preliminary plan has no validity period.

The conventional zones route was modified to include a sketch plan application, in certain cases, based on a new Commission requirement. At this point along the route, applicants could submit either a pre-preliminary plan or a sketch plan, but not both (and in some cases neither will be

submitted). Conservation subdivisions require a sketch plan.

A preliminary plan of subdivision can be the first type of application filed in the conventional zones route, or it can follow a pre-preliminary plan or a sketch plan. Generally, a preliminary plan is required for applicants. A preliminary plan is not required when the applicant is not proposing any new development (no new structures or no additional square footage), and the property configuration is not changing. The geographic extent of a preliminary plan will typically match the geographic extent of earlier applications filed along the conventional zones route. The standard validity period for a preliminary plan is two years, although applications of a certain size have a validity period of six years.

A detailed site plan can be the first type of application filed in the conventional zones route, or it can follow a conceptual site plan or preliminary plan. A detailed site plan is typically required and is always required if a conceptual site plan was required. Often the geographic extent of a detailed site plan will be smaller than that of earlier applications along the route. A detailed site plan has a validity period of three years.

A final plat can be the first type of application filed in the conventional zones route, or it can follow a detailed site plan or preliminary plan. If

a preliminary plan was required, a final plat will be required. The geographic extent of the final plat may or may not match the geographic extent of earlier applications filed along the route. The geographic extent of a final plat may be smaller than earlier applications, and multiple final plats relating to an earlier application may be filed. An applicant has 180 days after approval by the Planning Board to record the final plat with land records.

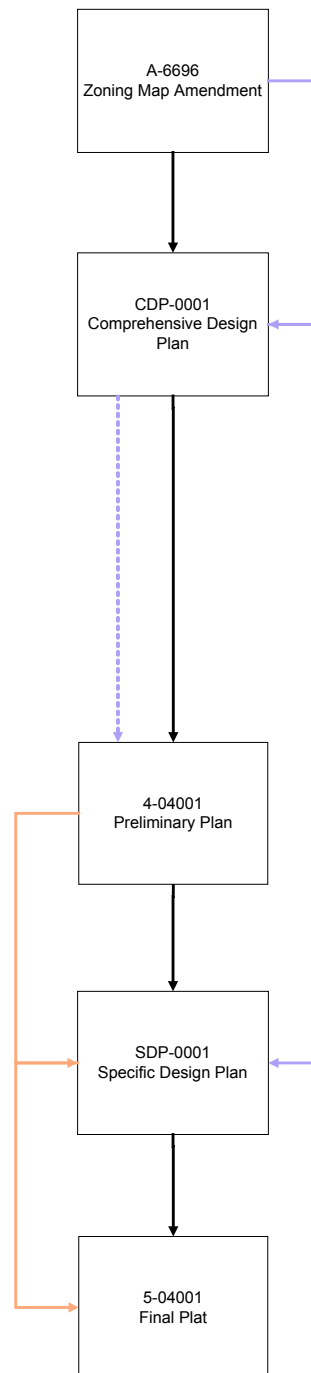
After an applicant obtains the needed approvals for the land development applications depicted in the conventional zones route, the applicant can proceed to the permit process. In some cases, additional applications can be required before the permit process can be initiated. For example, a detailed site plan might be required on individual lots that were created through a final plat.

The development application routes diagram also depicts companion cases that can be filed in conjunction with various land development application types. Specific to the conventional zones route are variances of preliminary plans, variances to detailed site plans, and variances on final plats. These applications are only required when the applicant is seeking a variance to a standard but could accompany preliminary plans, detailed site plans, and final plats. The geographic extent of the variances would match the geographic extent of the applications which they accompany.

## APPENDIX 3

### DEVELOPMENT APPLICATION ROUTE FOR COMPREHENSIVE DESIGN ZONES

#### CDZ (Comprehensive Design)



A zoning map amendment (or base plan) is always required as the first application in the CDZ route. There will also be at least one comprehensive design plan and specific design plan for applications that follow this route. The design plans that are part of this route are very similar to site plans but are termed design plans to distinguish them as part of the CDZ route. It is typical to have the various application types that follow this route processed concurrently.

A comprehensive design plan is required after the zoning map amendment. A comprehensive design plan will typically have the same geographic extent as the zoning map amendment, but they can differ. The geographic extent of the application is typically smaller at the submittal of the preliminary plan of subdivision or the specific design plan.

As in the conventional zones route, a final plat will be required if a preliminary plan is required. Generally, applications that follow the CDZ route will go through the subdivision process, requiring a preliminary plan and final plat, but this is not always the case.

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