FROM METRO STATIONS TO GREAT URBAN PLACES

New Downtowns for Prince George’s County

2016 Rail~Volution Conference
San Francisco CA
BRIEF HISTORY OF WASHINGTON METRO SYSTEM

- Washington regional Metro System approved in 1968
  - 97.2 route miles
  - 88 Metro stations
  - Five lines
- Metro system opened in 1976
- As of 2016, the Metro system includes:
  - 117 route miles
  - 91 stations on six lines
  - Seven additional stations under construction or planned
WASHINGTON METRO SYSTEM MAP

- Hub and Spoke Layout
- Nine transfer stations (4 in Virginia, 5 in the District of Columbia)
- Nine terminus stations (a tenth terminus station is planned for the Silver Line in Loudoun County, VA)
PRINCE GEORGE’S COUNTY METRO STATIONS

- Number of Metro stations and lines in Prince George’s County: 15 stations on four lines
- Metro stations in Prince George’s County are generally spaced at least one mile apart
- The 2014 Plan Prince George’s 2035 Approved General Plan designated three Metro stations as Regional Transit Districts and new Downtowns for Prince George’s County
  - Prince George’s Plaza
  - New Carrollton
  - Largo Town Center
PRIORITIZED INVESTMENT AREAS (REGIONAL TRANSIT DISTRICTS)*

- Priority Investment Areas
  1. Prince George’s Plaza
  2. New Carrollton
  3. Largo Town Center

*Source: Plan Prince George’s 2035 Approved General Plan
PLACEMAKING IN PRINCE GEORGE’S COUNTY

- What is a Place?
- What are Great Places?
- What is Placemaking?
WHAT IS A PLACE?

A Place is

- A natural or human-built location that has personal meaning because of one’s experiences in that space
- A space that is collectively occupied and controlled
- A built environment that reflects the values and experiences of the people who live, work, and play there
WHAT ARE GREAT PLACES?

- Great places are locations where people can engage in a variety of activities and social interactions that give life to those spaces.
- Great places are attractive as well as people-friendly.
- The attractiveness of great places encourages their users to “own,” or look out for them.
- A sense of ownership by a great place’s users helps to reduce vandalism and other crime.
WHAT IS PLACEMAKING?

Placemaking is a people-centered, collaborative approach to the design, creation, and maintenance of great public spaces. Successful placemaking relies on an effective understanding of the importance of place and the resulting sense of place associated with great places.

Source: 2016 Approved Prince George’s Plaza Transit District Development Plan, page 8
NEW DOWNTOWNS FOR PRINCE GEORGE’S COUNTY: PLACEMAKING IN ACTION

- Prince George’s Plaza
- New Carrollton
- Largo Town Center
PRINCE GEORGE’S PLAZA

- Latest transit district development plan (TDDP) approved in 2016 for 363 acres of land surrounding the Prince George’s Plaza Metro Station

- TDDP recommended 2035 development program:
  - 8,433 residential units
  - 24,000 square feet of retail space
  - 384,000 square feet of office/hotel space

- Major achievement: State of Maryland support for the concept of a road diet for MD 410 (East West Highway) within the Regional Transit District
PLAN VISION

A vibrant new compact, mixed-use Downtown with a variety of housing, retail, and entertainment choices and attractive, safe, pedestrian- and bicyclist-friendly streets and public spaces.
NEW CARROLLTON

- Latest transit district development plan (TDDP) approved in 2010 for 640 acres of land surrounding the New Carrollton Metro Station
- TDDP recommended 2030 development program:
  - 7,000 residential units
  - 6,180,000 square feet of office/retail space
- Redevelopment of opportunity sites totaling over 50 acres is under way. A major state agency has relocated to the area from Annapolis and a new Purple Line light rail station is planned near the north entrance of the Metro station.
PLAN VISION

Premier regional destination and Metropolitan Center distinguished by its attractiveness; its accessibility; its mix of high-quality and sustainable residential, office/retail, and public/institutional uses; and its built-in social equity
ILLUSTRATIVE SITE PLAN
LARGO TOWN CENTER

- New sector plan approved in 2013 for 800 acres of land surrounding the Largo Town Center Metro Station
- Sector plan recommended 2035 development program:
  - 4,350 residential units
  - 5,000,000 square feet of office/institutional space
  - 400,000 square feet of reconfigured retail space
- Approved new development currently includes:
  - 231-bed Regional Medical Center (pending state certification)
  - 2,132 new housing units (2,048 multifamily units, 84 townhouses)
  - 327,269 square feet of office and retail space
PLAN VISION

One of Prince George’s County’s premiere mixed-use “downtowns” and 24-hour activity centers by 2035, with a core area anchored by a new Regional Medical Center.
ILLUSTRATIVE RETAIL PLAN

Retail Areas:

1. Restaurant Park
2. Largo Town Center Shopping Ctr.
3. Metro
4. Boulevard at the Capital Centre
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