



SCHOOL OF
PUBLIC POLICY

VACANT TO VIBRANT

ADAPTIVE REUSE OPPORTUNITY IN PRINCE GEORGE'S COUNTY



PRESENTED BY: IMAAN, TUCKER, MATT & DESMOND

AGENDA



1

LITERATURE REVIEW

Recap of our literature review & preliminary research guiding this project.



2

FINDINGS & DISCUSSION

Data collection method and analysis. Identifying our geographic focus and categorization of available properties.



3

VIBRANT TO VACANT GUIDEBOOK

Breakdown of stakeholder guidebook. Recommendations for optimal redevelopment strategies in PGC.



4

CONCLUSION AND Q&A

Discussion and questions.

LITERATURE REVIEW

Vacant properties in Prince George's County drive urban decline by lowering property values and raising safety concerns. Legal barriers, high redevelopment costs, and the absence of a clear reuse strategy stall progress, despite county goals around equity and sustainability.

SUSTAINABILITY & INFRASTRUCTURE



REGULATORY & LEGAL INFRASTRUCTURE



SOCIAL & COMMUNITY IMPACT



ECONOMIC CONSIDERATIONS



BLUE LINE CORRIDOR

STRATEGIC FOCUS



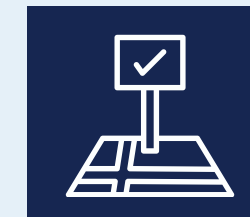
TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

The Blue Line Corridor's four Metro stations offer prime opportunities for mixed-use, walkable redevelopment near transit hubs.



PLANNED PUBLIC INVESTMENT

Over \$400 million in County and State funding is planned to support infrastructure, housing, and revitalization along the Corridor.



EXISTING REDEVELOPMENT SITES

Vacant strip malls, office parks, and empty lots near Metro stations are ready for adaptive reuse into housing, retail, and community spaces.

FINDINGS

REPORTS & CASE STUDIES

- 
- Vacancy remains high along the Blue Line Corridor despite zoning changes
 - DMV case studies show success with mixed-use, retail-residential projects
 - Prince George's County targets the Corridor as a growth and investment zone
 - Flexible zoning, expedited approvals, and financial incentives drive reuse
 - Strategies from Capitol Heights and New Carrollton offer replicable models

FINDINGS

INTERVIEWS & COMMUNITY INPUT



LEGAL COMPLEXITIES



GENTRIFICATION



MIDDLE-INCOME HOUSING

Stakeholders identified legal barriers, fragmented ownership, and high redevelopment costs as major obstacles, while also stressing the urgent need for middle-income housing. Community input revealed strong support for transit-oriented projects, alongside concerns about displacement, safety, and the need for faster interagency coordination.



Image: Prince George's County Procurement Town Hall Event, March 2023

VACANT TO VIBRANT

1

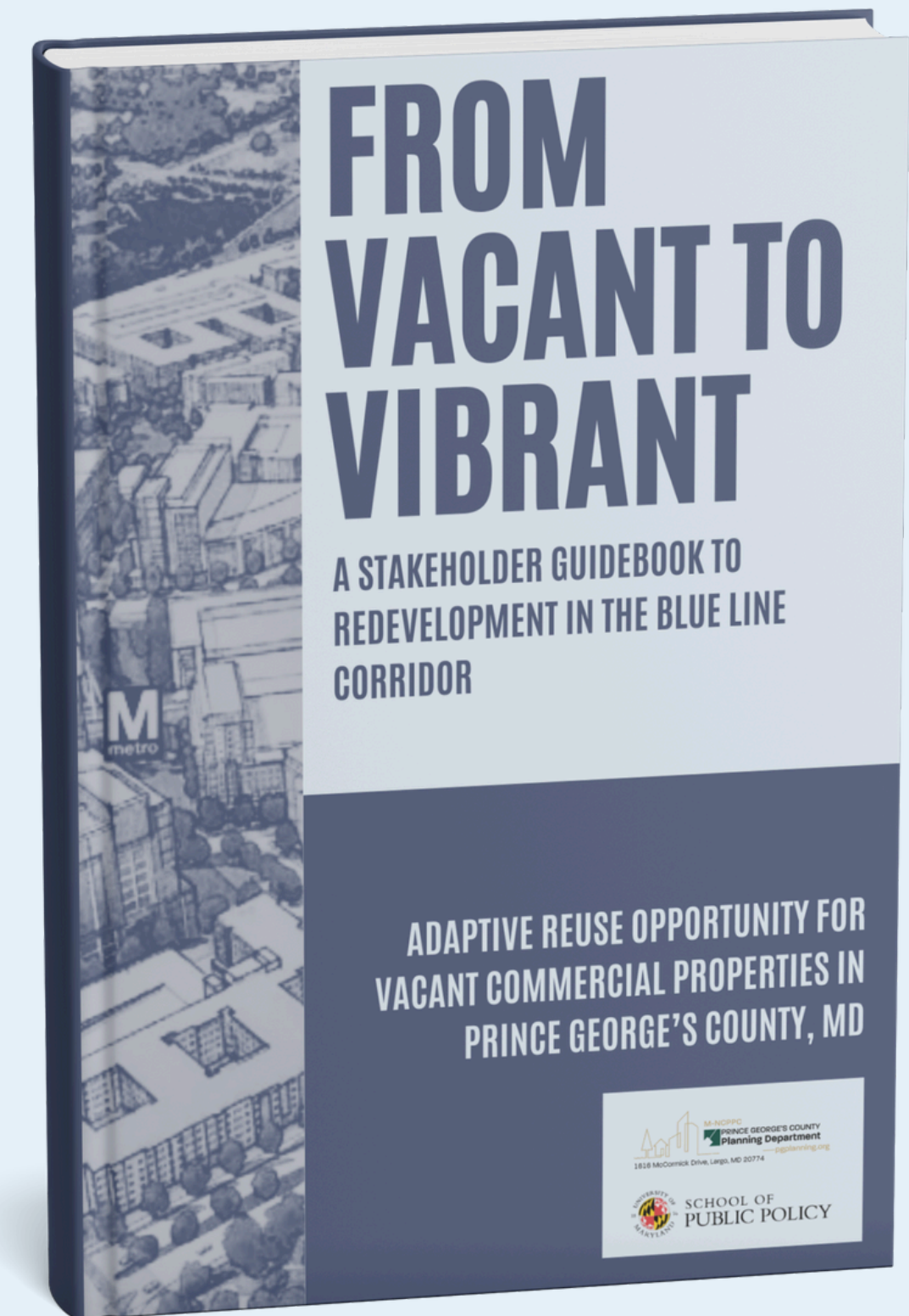
VACANT LOTS

2

UNUSED
PROPERTIES

3

ABANDONED
PROPERTIES



TYPOLOGIES

1. **VACANT LOTS:** SEMI-CLEARED OR STRATEGIC SITES NEAR METRO
(E.G., 15 AKIN AVE, 4619 SOUTHERN AVE).

2. **UNUSED BUILDINGS:** VACANT COMMERCIAL CLUSTERS WITH
REDEVELOPMENT POTENTIAL (E.G., 4924–4930 MARLBORO PIKE).

3. **ABANDONED BUILDINGS:** FORECLOSED HOMES AND INDUSTRIAL
SITES IN OPPORTUNITY ZONES (E.G., 223 WESTHAMPTON AVE).

Recommendations: Focus redevelopment strategies by tailoring actions to each property type, considering zoning, infrastructure, and community goals.

OPPORTUNITY FOR REDEVELOPMENT

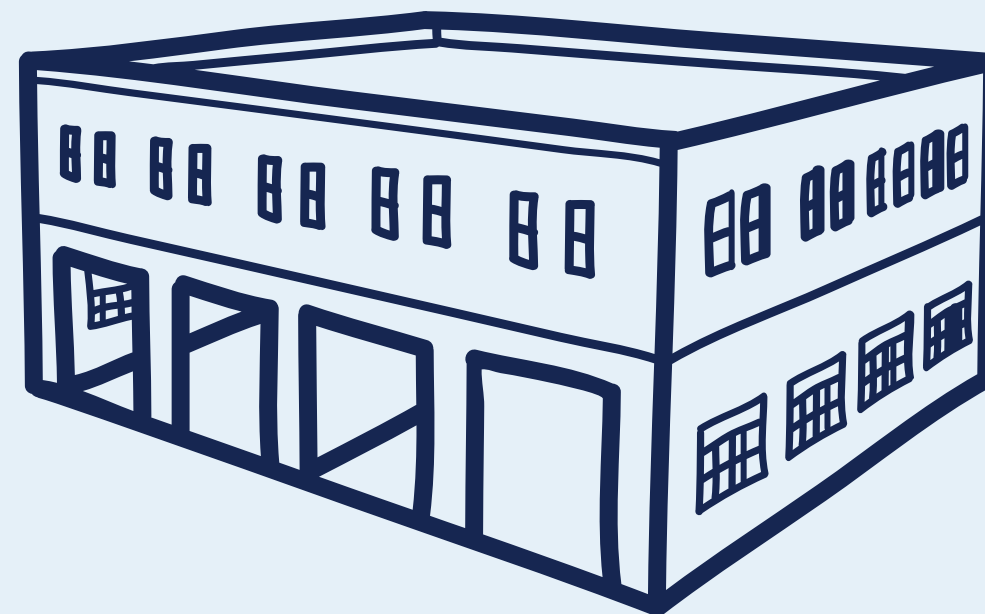
VACANT LOT

- **Potential:** Flexible development near transit (e.g., multifamily, mixed-use)
- **Incentives:** Zoning updates, infrastructure investment, tax credits, GIS parcel tracking



UNUSED BUILDINGS

- **Potential:** Faster reuse with existing structures in commercial zones
- **Incentives:** Streamlined U&O permitting, zoning for mixed-use, municipal grants (e.g., SPICE)



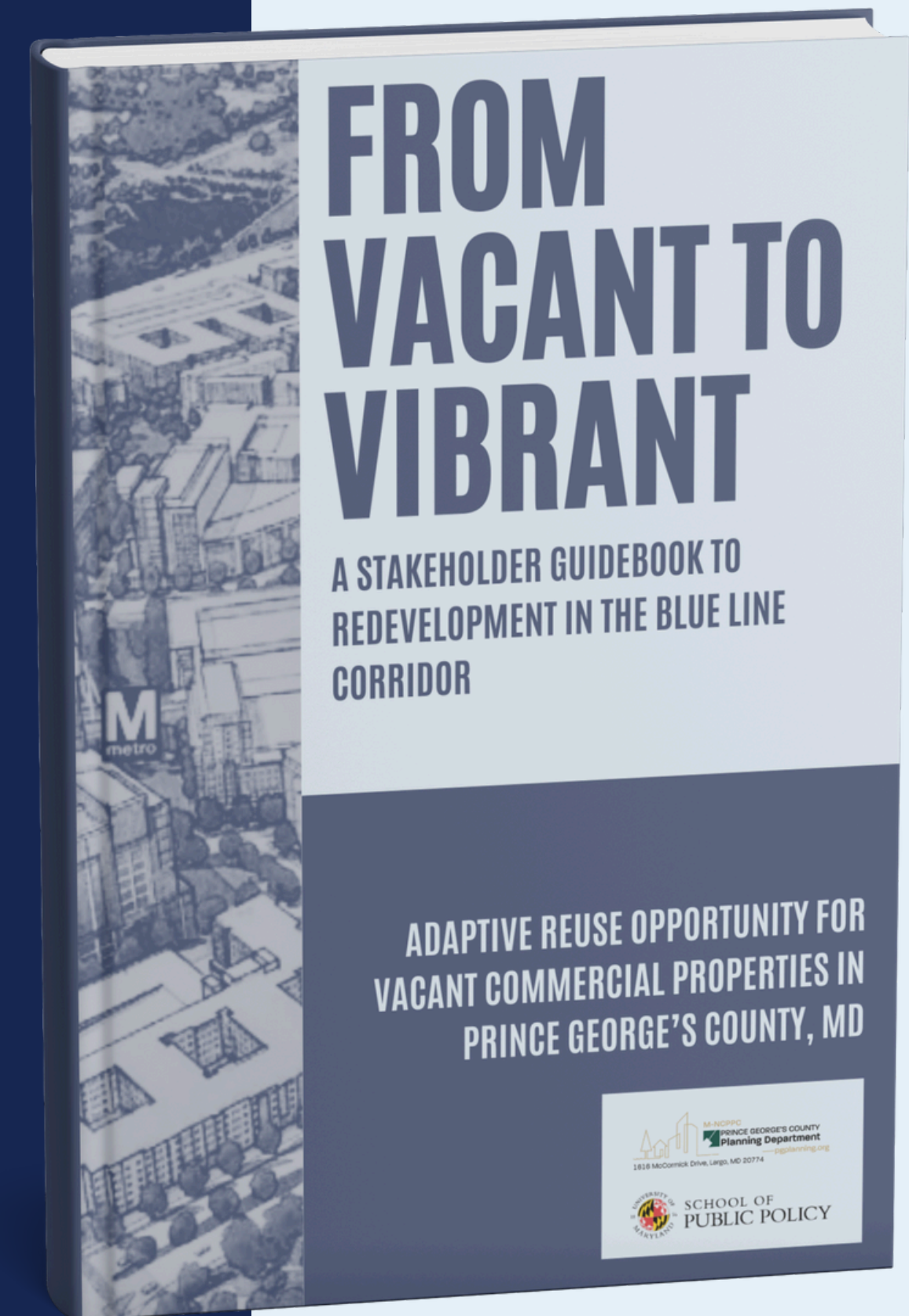
ABANDONED BUILDINGS

- **Potential:** Large, strategic sites for housing, cultural spaces, or business hubs
- **Incentives:** Opportunity Zone tax benefits, historic preservation grants, phased redevelopment support



GUIDEBOOK OUTLINE

	[OUTLINE]
	"VACANT TO VIBRANT"
	AN ADAPTIVE REUSE STAKEHOLDER GUIDEBOOK
	PRINCE GEORGE'S COUNTY, MD
I.	COVER PAGE
II.	TABLE OF CONTENTS
III.	EXECUTIVE SUMMARY
	A. Overview of Redevelopment Opportunity
	B. Summary of Typologies
	C. Key Goals
IV.	BACKGROUND AND POLICY CONTEXT
	A. FINDINGS
	1. Case Studies
	2. Interviews & Community Input
	B. STRATEGIC FOCUS: THE BLUE LINE CORRIDOR
	1. Overview of Metro station areas and revitalization strategy
	2. Intergovernmental coordination among Capitol Heights, Seat Pleasant, and Fairmount Heights
	3. Layered regulatory challenges and solutions
	4. Case Studies:
	a) Hampton Park Redevelopment
	b) Park Place at Addison
	c) Seat Pleasant Annexation Initiatives
V.	PROPERTY TYPOLOGIES & REDEVELOPMENT STRATEGY
	A. VACANT LOTS: Semi-cleared or strategic sites near Metro (e.g., 15 Akin Ave, 4619 Southern Ave).
	1. Barriers
	2. Potential
	3. Incentives
	4. Recommendations for Stakeholders
	B. UNUSED PROPERTIES: Vacant commercial clusters with redevelopment potential (e.g., 4924-4930 Marlboro Pike).
	1. Barriers
	2. Potential
	3. Incentives
	4. Recommendations for Stakeholders
	C. ABANDONED PROPERTIES: Foreclosed homes and industrial sites in Opportunity Zones (e.g., 223 Westhampton Ave).
	1. Barriers



THANK YOU!

Q&A