Westphalia Central Park

Development Update

Andrew Bishop
Planner III

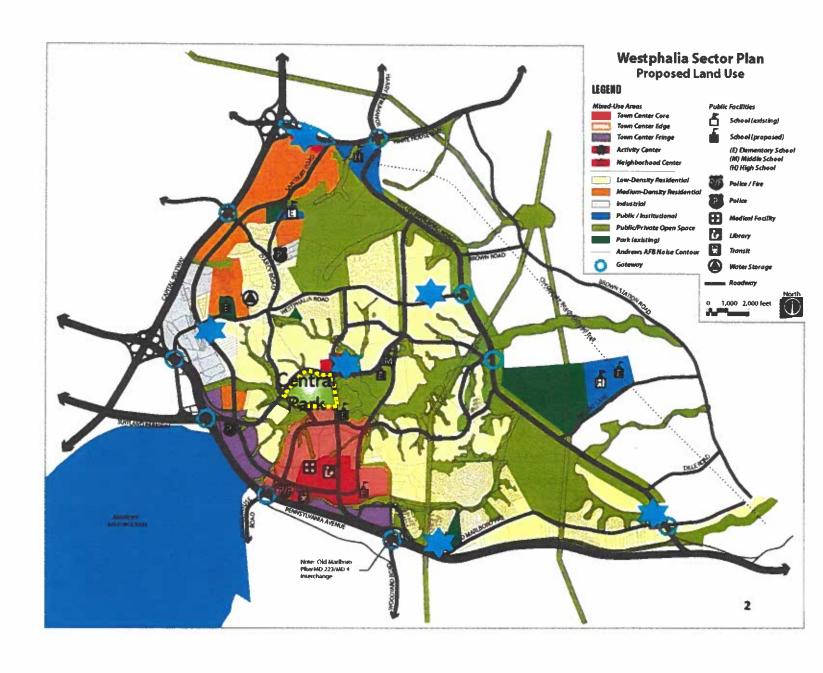
Implementation Committee Meeting Tuesday, December 12, 2023





Vision

Sector Plan
Future Land Use



Major Highlights



Approved Dwelling Units
January 2007 – November 2023

Approx. **16,166**

Housing

Total Anticipated Units

17,000-18,000

(Source: 2007 Approved Westphalia Sector Plan, Page 17, Residential development of 17,000-18,000 units.)

Constructed Dwelling Units

5,574

Demographic

Projected Build-Out Population

38,550

(Source: 2007 Approved Westphalia Sector Plan, Page 50, Build-out population of approximately 38,550 people in the Westphalia sector plan area.)

Current Population

15,607

(Source: Best available data from The Prince Georges Planning Department, approved development feature classes on ArcGIS Data Loader.)

(Source: Best available data from The Prince Georges Planning Department, Property Info on ArcGIS Data Loader.)

(Source: U.S. Census Bureau, Census 2020 and American Community Survey, 2021 5-Year Estimates.)

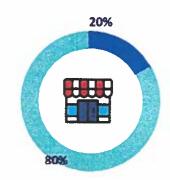
^{*} The number of residential building permits is directly related to the construction of critical infrastructure and funding for Westphalia Central Park.

Development Activities

Approved

January 2007 - November 2023

Retail/ 57,803 sf



Current

Source: CoStar

11,552 sf

Office 11,300 sf



132,160 sf

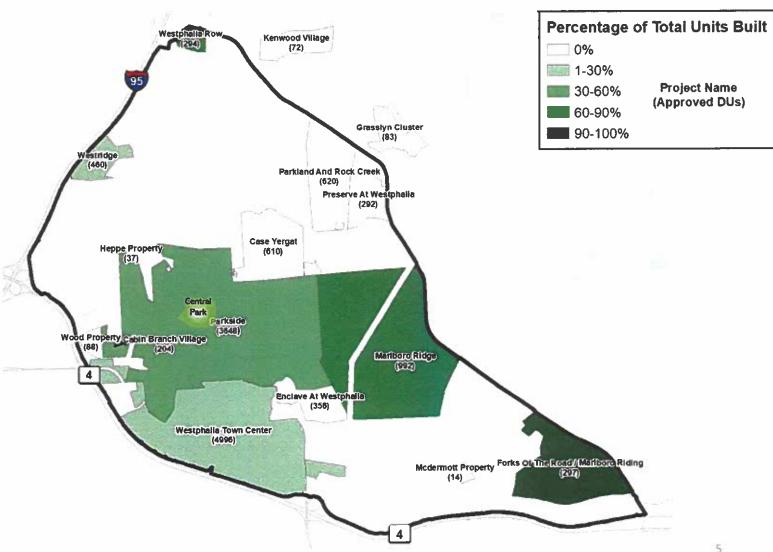
Industrial 725,209 sf



1,077,004 sf

Best available Information from The Prince George's County Planning Department

Development Pipeline



Planned Infrastructure At Build-Out

(Based On Projected Build-Out Population)

Parks	Schools	Public Safety	Library	Transit	Roadways
 Westphalia Central Park Trail Connections 	 Five new elementary schools A new middle school A new high school 	 One new fire station One new police facility near the proposed town center core 	One new library	Expanded bus transit service throughout the area	 New and upgraded interchanges along MD 4 and I-95/495 Internal connectivity of Westphalia