

Westphalia Central Park

Development Update

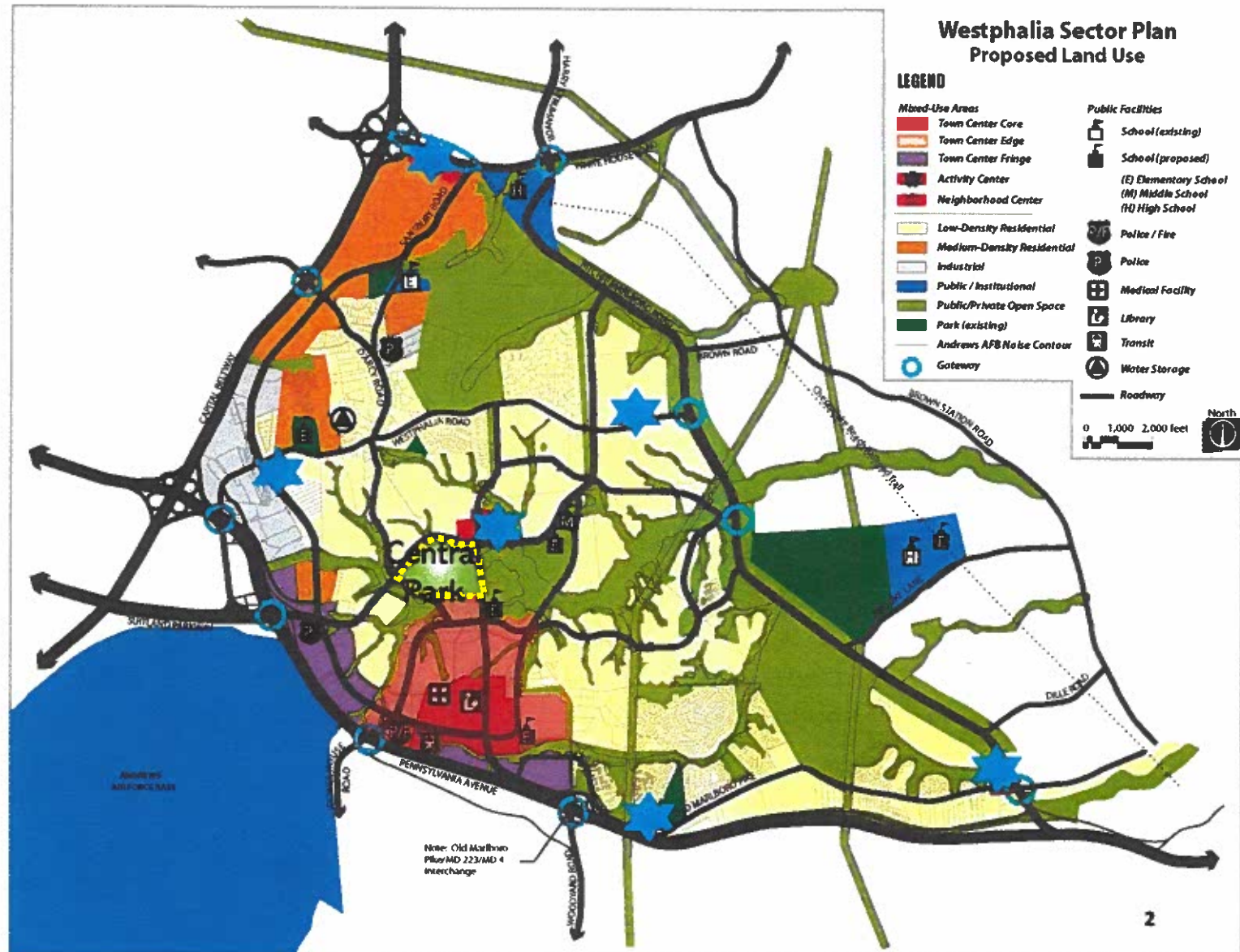
Andrew Bishop
Planner III

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**

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

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

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

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

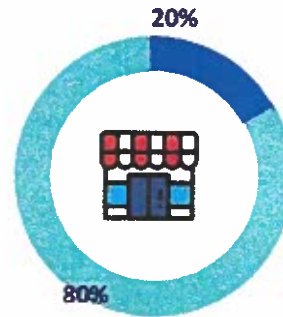
* The number of residential building permits is directly related to the construction of critical infrastructure and funding for Westphalia Central Park.

Development Activities

Approved

January 2007 – November 2023

Retail/
Commercial 57,803 sf



Current

Source: CoStar

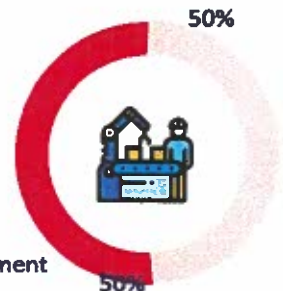
11,552 sf

Office 11,300 sf



132,160 sf

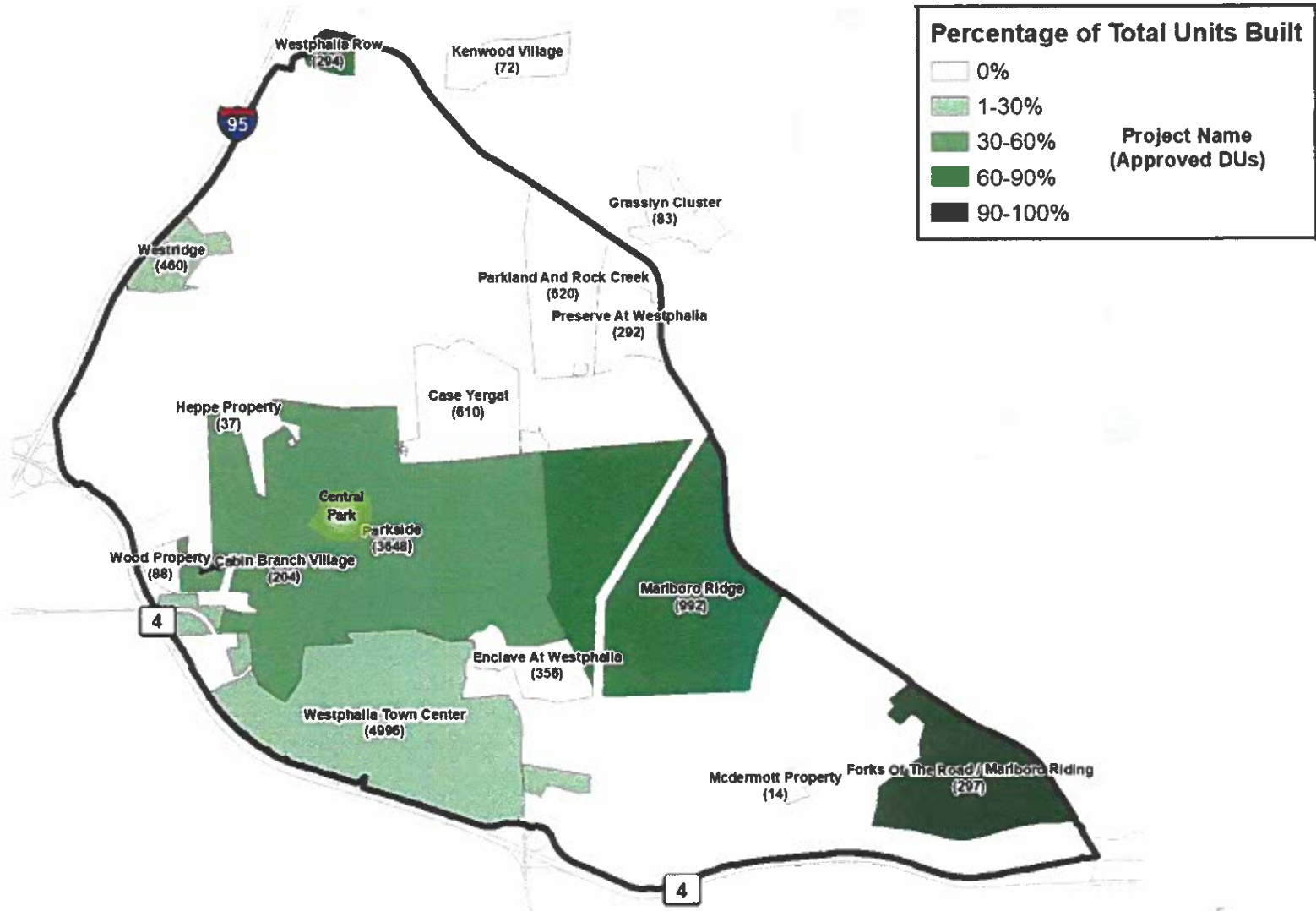
Industrial 725,209 sf



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)

