RISE PRINCE GEORGE'S

Platform 2026

RISE Prince George's is a group of county residents and allies advocating for policies and practices that build shared, sustainable prosperity in Prince George's County by creating safe, walkable, inclusive and transit-oriented communities.

A Shared Vision
We call on elected officials to work with us to build a prosperous, equitable, and sustainable future for Prince George's that offers multiple thriving transit-focused downtowns (North, Central, and South county); inclusive, safe, healthy, and connected neighborhoods and municipalities; preserved open spaces and natural areas, and climate-friendly development patterns.

Prince George's Possibilities
A sustainable, shared prosperity, health equity, and wellbeing for all Prince Georgians creates a virtuous cycle of economic growth which retains homegrown talent and businesses, attracts new investment, and improves both people and places – which helps Black and Latino residents who have been historically and structurally excluded from wealth, opportunity, and health.

Key Challenges
Continuing to enable and subsidize sprawling land use patterns undermines and diverts resources from investing in transit-oriented placemaking and inner Beltway communities. Spread-out land uses and related costly road expansions also generate traffic congestion, longer trips, harmful air and water pollution, and deadly crashes.

Prince George's Strengths
With 15 Metro stations, 11 Purple Line stations on the way, and 8 MARC stations, the county's transit assets are *the* competitive advantage – for promoting future job growth, local economic development, and an expanded tax base. Office vacancies are far lower at Metro station locations, companies are moving from office parks to high quality office buildings at Metro, and the next generation workforce prefers transit-accessible places. Prince George's can capitalize on this trend by putting housing, jobs, and amenities around transit.

Equitable economic development through transit-oriented development (TOD)
TOD will create the base of public and private resources that are necessary to support high-performing schools and community-oriented public safety services, increase the amount of high-quality housing for people of all incomes close to jobs and essential services, and provide better employment, entrepreneurship, retail amenities, health equity, and wealth-building opportunities for all county residents.

RISE Prince George's does not endorse or work on behalf of candidates, or express any view for or against any candidate https://smartergrowth.net/rise-prince-georges/

Progress and Opportunity

In recent years, Prince George's Metro stations have welcomed mixed-use development. Kaiser Permanente, along with more homes, offices, and retail are bringing new life to New Carrollton Metro station. The University of Maryland Capital Region Medical Center opened at Downtown Largo Metro station, and new housing, offices, and retail are emerging around West Hyattsville, Prince George's Plaza, Branch Avenue, and College Park Metro stations. The Blue Line Corridor Initiative will capitalize on Metrorail in the heart of the county. The Purple Line will provide yet another significant opportunity for economic activity, homes for a range of family incomes, equitable access to transit, and unique placemaking.



Recommendations

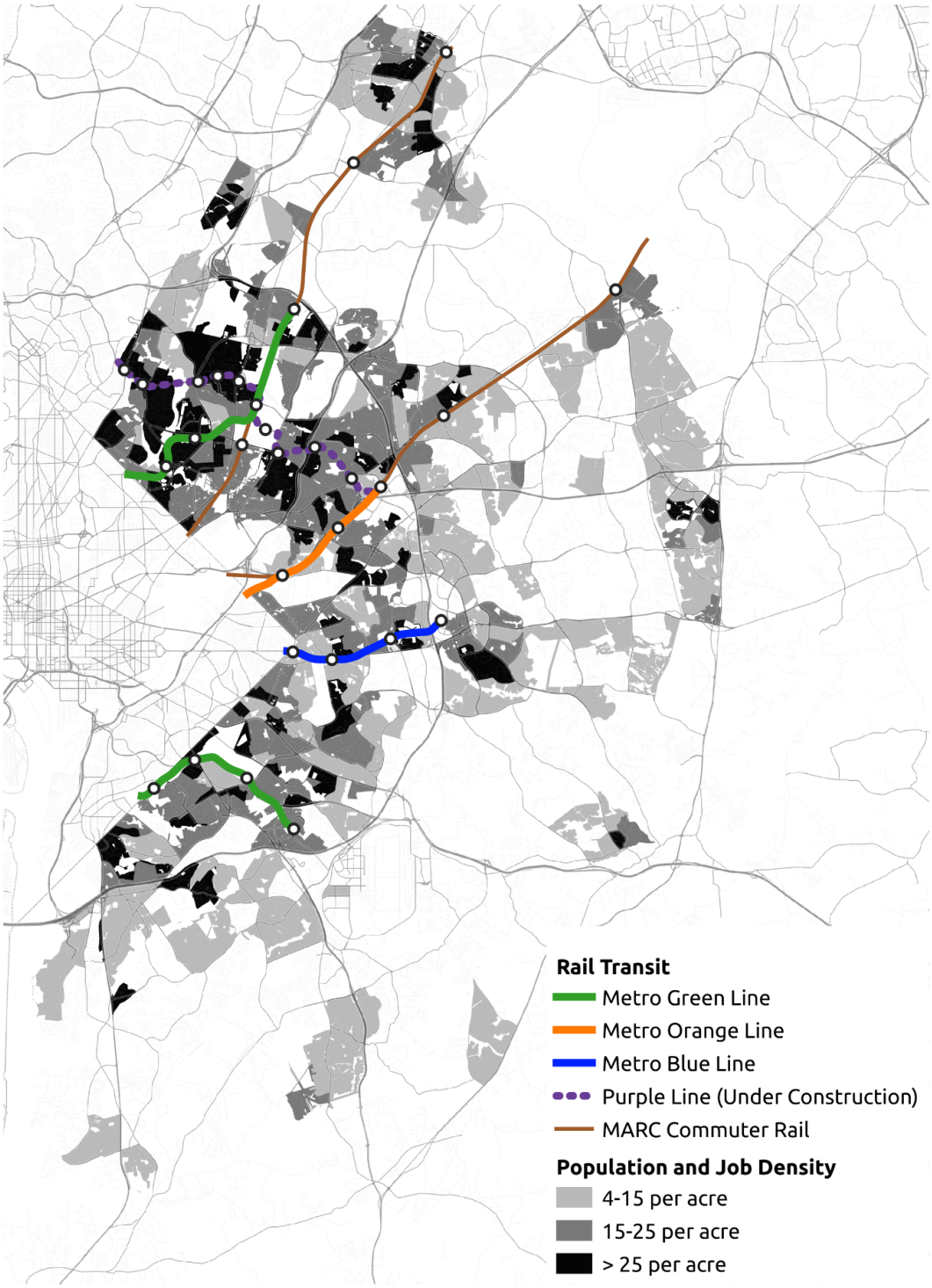
1. **Great Places Around Transit:** Prioritize creative, equitable placemaking and transit-oriented development investments, policies, land use plans and zoning. Redirect growth away from greenfields and focus public investments that foster walkable places, including low speed, urban streets around transit stations and in inner Beltway communities.

2. **Housing for All:** Ensure land use, zoning, budgets, and housing policies address the needs of all Prince George's residents. Ease restrictions on new homes close to transit and inside the Beltway communities, including lowering regulatory burdens on accessory dwellings and middle housing types. Increase funding for the Housing Investment Trust Fund (benchmarked at $10 million). Implement Housing Opportunities for All, and continue use of the county's Right of First Refusal (ROFR). Meet the county's share of regional housing targets. Effectively administer the rent stabilization and anti-gouging. Focus more housing close to transit, jobs and services.

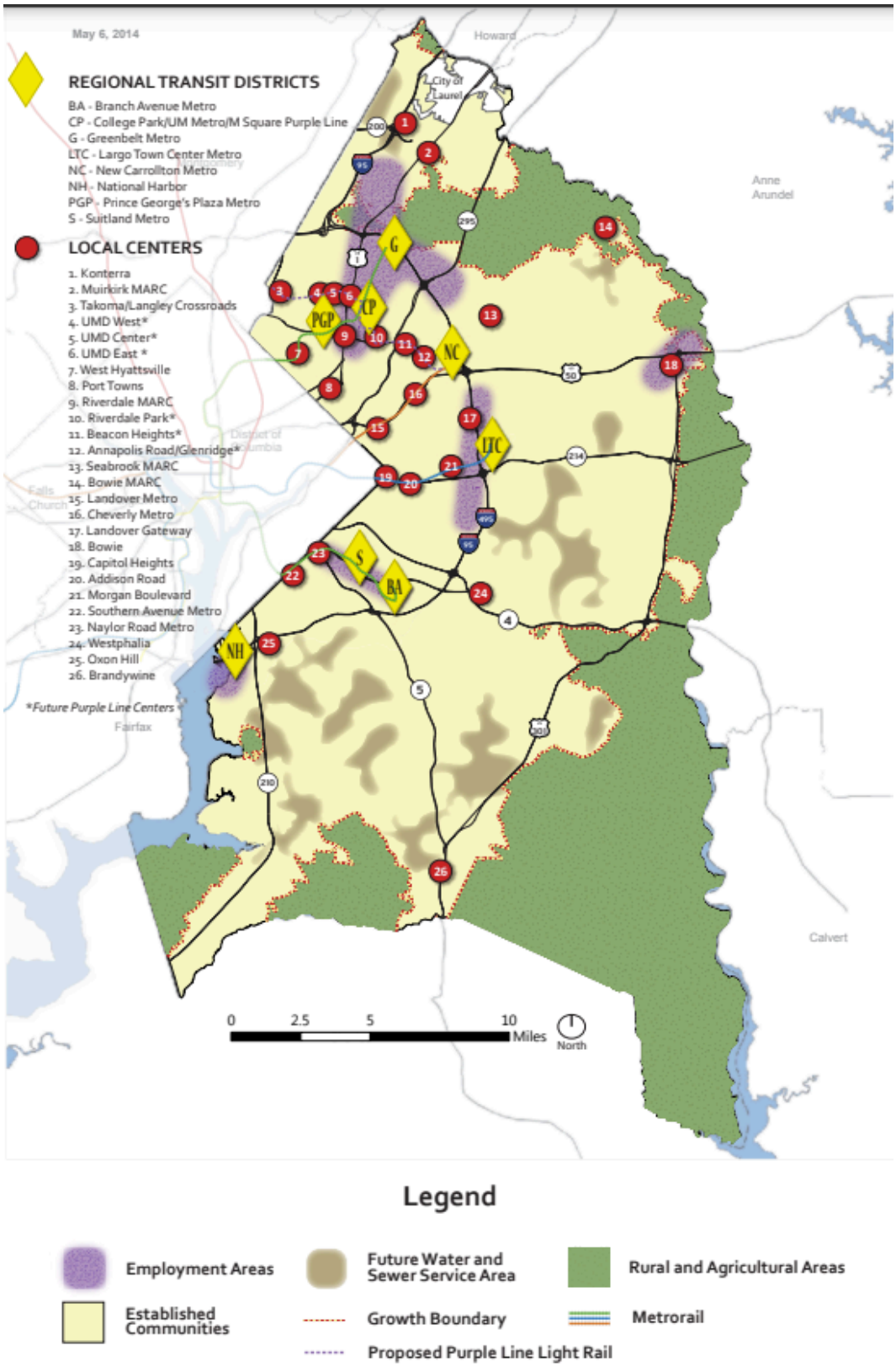
3. **Safer Streets for Walking and Biking:** Work towards zero traffic deaths (Vision Zero) and transit-oriented placemaking goals by designing, funding, and (re)building safer arterial roads and better interconnected local streets, with narrower lanes, tighter intersections, wider sidewalks, safer crossings, protected bike lanes, trails, and bus lanes. Fully implement the county's Urban Street Design Standards. Support MDOT's Pedestrian Safety Action Plan for safer state roads in the county.

4. **Better Buses:** Support the Transit Vision Plan and Metro's Better Bus Network. Support funding and prioritizing buses on the roads (bus lanes and other measures) to achieve improved frequency, reliability, accessibility, and customer comfort in collaboration with WMATA and MDOT. Focus on higher density, high ridership areas.

Map of Prince George's County - Population/Jobs Density and Rail Lines



Map credit: D.W. Rowlands. Data sources: 2018 LEHD LODES job data from the Census Bureau, converted to 2020 Census block groups using a geography crosswalk provided by the National Historical GIS project at the University of Minnesota, and 2020 Decennial Census redistricting data, 2020 Census Bureau "TigerLine" shapefiles.



Source: [Plan Prince George's 2035]

11/18/2026