

TONY FELTS &  
ADAM DODGSHON

# Plan 2035 Implementation Package

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Prince George's County Planning Department

Planning Housing & Economic Development Committee  
January 18, 2024



» Goal 1: Increase the number of people who live and work in the County

» Goal 2: Increase commercial tax collections by \$100M

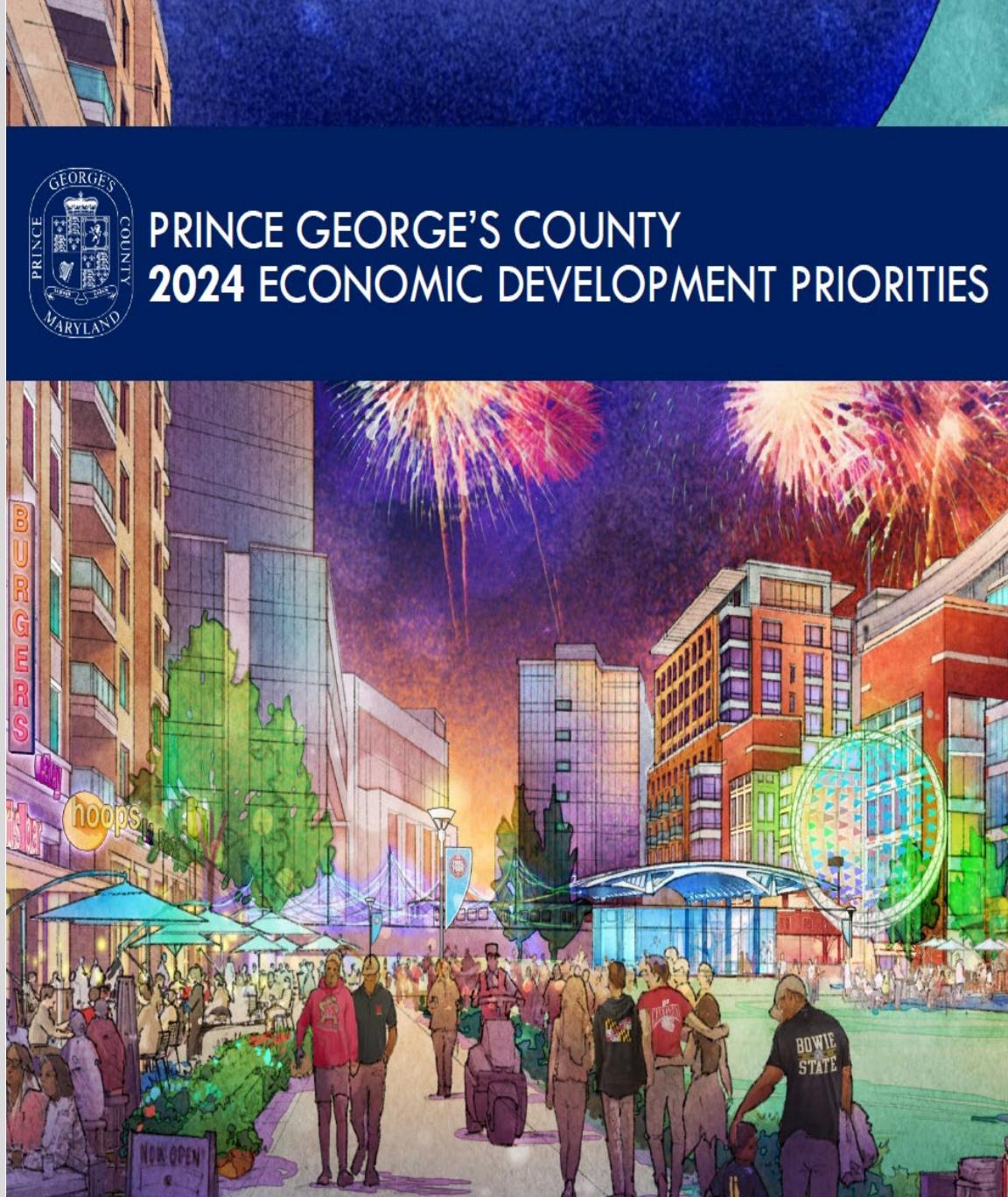
» Goal 3: Increase population by 50,000 and density in TOD areas and other local growth centers to promote a mix of incomes, housing options, amenities and job growth

» Goal 4: Preserve housing affordability & diversify the County's housing stock

» Goal 5: Increase the amount of healthy food retail square footage in Low Income, Low Access areas by 10,000 SF

» Goal 6: Increase areas in the County with identifiable character & sense of place

From Angie Rodgers presentation  
to County Council Retreat  
1/9/2024



» Plan 2035 sets the County's vision and growth policy.



» The County Council, in adopting Plan 2035, approved a fundamental shift in the County's development pattern away from auto-dependent suburban sprawl and toward pedestrian and transit friendly mixed-use centers.



# PLAN 2035

## Prince George's

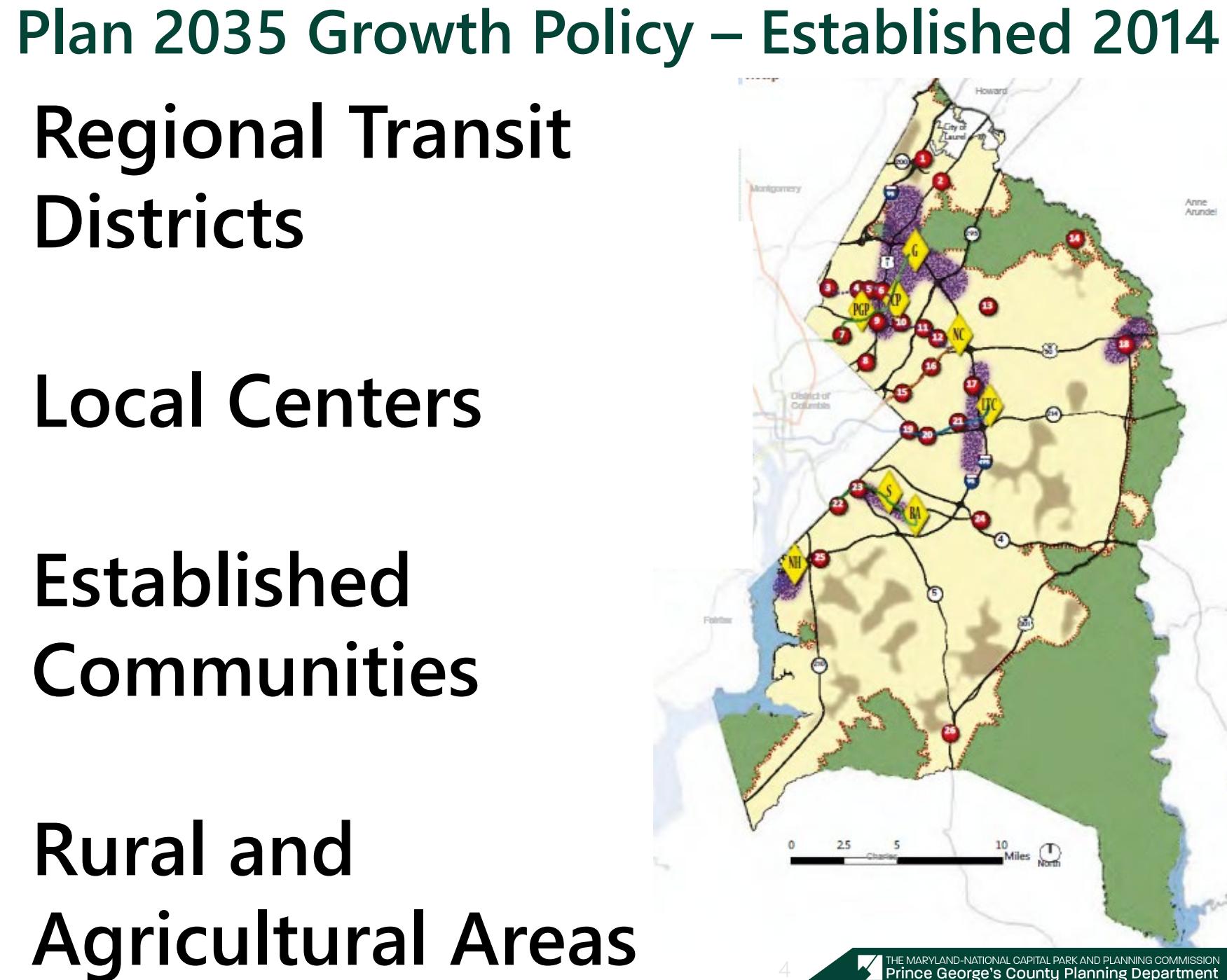
*Approved General Plan*  
May 6, 2014



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[www.pgplanning.org](http://www.pgplanning.org)



- » 50% -
- » 25% -
- » 24% -
- » 1% -



50% » 12.2%

25% » 16.7%

24% » 69.9%

1% » 1%

## Regional Transit Districts

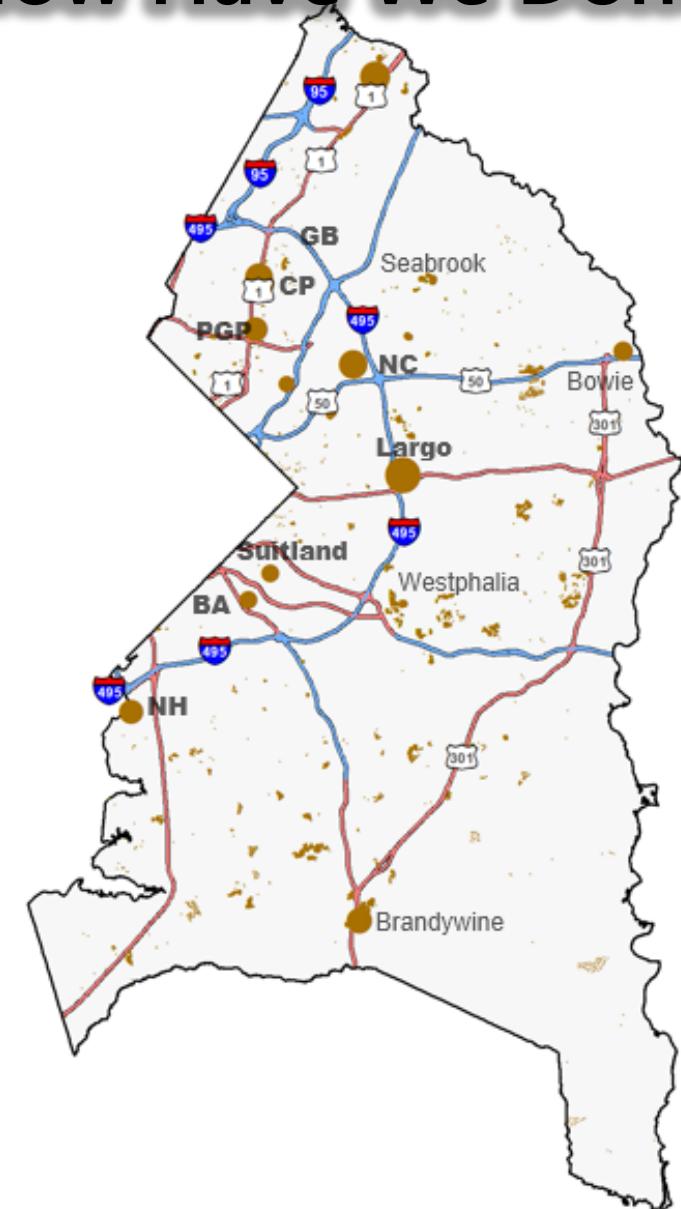
## Local Centers

## Established Communities

## Rural and Agricultural Areas

Source: M-NCPPC, Maryland SDAT

## How Have We Done?





## Regional Transit Districts

## Local Centers

## Established Communities

## Rural and Agricultural Areas

What is the Trend?



# What can we do?

These elements provide the best opportunity to encourage growth in Plan 2035's Regional Transit Districts, Local Centers, and Downtowns.

## A comprehensive implementation package that includes the following elements:



### A. Zoning

Make sure the zone placed on properties by the zoning map corresponds to Plan 2035 goals



### B. Incentives for in-center development

Provide motivation for development within centers



### C. Manage growth outside centers

Develop tools to do a better job of slowing growth outside centers



### D. Provide Housing For All

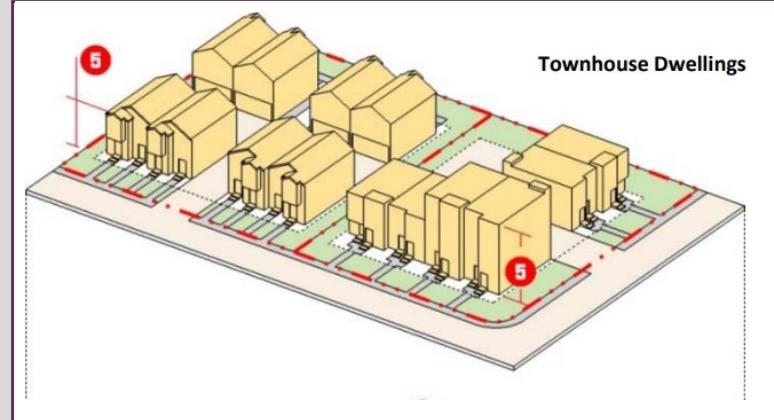
Support a diverse housing stock that serves all segments of the community



# Zoning

---

The most effective and fairest tool for regulating growth is to apply the correct zones to county properties.



- » "Right size" zoning for properties in specific areas of the county.
- » Ensure the zone placed on properties by the zoning map corresponds to Plan 2035 goals
- » Slow growth outside Plan 2035 Centers and outside the Beltway.

# Incentives for In-Center Development

Incentivize growth in Plan 2035 Centers and inside the Capital Beltway to be consistent with the goals and policies of Plan 2035.



- » Prioritize specific capital projects.
- » Eliminate or streamline the DSP process for projects inside Plan 2035 Centers and inside the Beltway.
- » Increase by-right density inside Plan 2035 Centers and inside the Beltway.
- » Eliminate or reduce LOS requirements inside Metrorail-served Centers.
- » Consider reducing impact fees for developments that are inside the Beltway and Plan 2035 Centers.
- » Explore options to diversify housing stock and preserve affordability

## Manage Growth Outside Centers

---

Provide tools to manage growth outside Centers and the Beltway.



- » Consider raising adequate public facility requirements.
- » Consider raising impact fees.
- » Develop an understanding of how different types of real estate development, affect tax revenues and public service costs.

# Housing For All

---

Support a diverse housing stock that serves all segments of the community



- » Explore options to diversify housing stock.
- » Develop programs and regulations to increase available affordable housing.
- » Assist the County with identifying vacant and underutilized residential parcels that could support new housing.
- » Identify areas of the County that could support missing middle housing and make changes to the zoning code to facilitate it.

TONY FELTS &  
ADAM DODGSHON

# Plan 2035 Implementation Package

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Prince George's County Planning Department

Planning Housing & Economic Development Committee  
January 18, 2024

