

May 14, 2026

The Honorable Krystal Oriadha
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

Re: Proposed Correspondence to Maryland
Department of Planning Concerning Priority
Funding Area Designation Amendments
for Parkland and Rock Creek

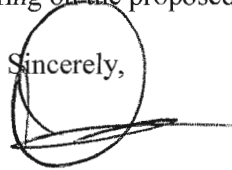
Dear Chair Oriadha:

On May 7, 2026, the Prince George's County Planning Board voted unanimously to request that the County Council Chair and County Executive transmit the proposed correspondence to the Maryland Department of Planning to amend the county's designated Priority Funding Area (PFA) boundaries. This amendment is proposed to support Prince George's County's housing and development goals as proposed in *Plan Prince George's 2035* and the *2007 Approved Westphalia Sector Plan and Sectional Map Amendment*.

By including Rock Creek and Parkland into the PFA, it will provide access to state funding opportunities for this future housing development. Specifically, a residential development is proposed for Rock Creek and Parkland within Councilmanic District 6 of Prince George's County at 2505 Ritchie Marlboro Rd, Upper Marlboro, MD 20774 (Tax Account 1756428) and 10706 Westphalia Rd, Upper Marlboro, MD 20774 (1711696). This site is not currently within the PFA. To provide funding for the design, construction, and ongoing maintenance of this new residential development, as well as any future state growth-related infrastructure projects, the state requires the properties to be within a PFA. The site meets all requirements for PFA designation, including the minimum density threshold of 3.5 dwellings per acre, planned for water and sewer services, and located within a locally designated growth area. Additionally, the property is within the Legacy Comprehensive Design Zone and has approved entitlements in the prior zoning ordinance. The attached staff report contains additional details regarding this request.

Thank you for your consideration of this request. Please contact me or Acting Planning Director, James R. Hunt, MPS if you would like a briefing on the proposed correspondence.

Sincerely,



Darryl Barnes
Chairman

Attachment

1. Prince Georges' 2035 Growth Policy Map
2. Prince Georges' Current Priority Funding Area
3. Approved Westphalia Sector Plan Map
4. Proposed Focused Amended Priority Funding Area Plan Map