



July 1, 2026

Fiscal and Policy Analysis

TO: Planning, Housing, and Economic Development Committee (PHED)

THRU: Rana Hightower
Planning, Housing, and Economic Development Committee, Director

Rajesh Kumar
Principal Counsel to the District Council

FROM: James Campbell, AICP
Land Use & Development Specialist

RE: **Fiscal and Policy Analysis**
Priority Funding Area Designation Amendments for Parkland and Rock Creek

Originated by: Prince George's County Planning Board.

Assigned to the Planning, Housing and Economic Development (PHED) Committee.

Request for Priority Funding Area (PFA) Designation of Parkland and Rock Creek.

Fiscal Summary

Direct Impact

Expenditures: Expenditure impact likely.

Revenue: Revenue impact likely.

Indirect Impact

Potentially favorable.

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Legislative Summary:

On Tuesday, June 2, 2026, Chair Oriadha announced that the proposed joint letter to Rebecca L. Flora, Secretary, Maryland Department of Planning, regarding amendments to Priority Funding Areas (PFA) would be referred to the Planning, Housing and Economic Development Committee.

Background/Current Law:

On May 7, 2026, Prince George’s County Planning Board voted unanimously to request that the County Council Chair and the County Executive transmit a letter to the Maryland Department of Planning to amend the County’s designated Priority Funding Area (PFA).

The Smart Growth Priority Funding Area Act of 1997 was originally passed as Senate Bill 389. It may now be found in the Annotated Code of Maryland, State Finance and Procurement §5-7B-01, et seq. (Subtitle 7B “Priority Funding Areas”). It was enacted to influence state expenditures on economic growth and development related to infrastructure by directing state funding to designated PFAs. The legislation permits counties to designate areas beyond the predefined areas as “County Designated Smart Growth Areas” if those areas meet the criteria in specific PFA categories (§5-7B-03). Any request to change the PFA boundaries under these requirements is submitted in a joint-signature letter from the Chair of the County Council and the County Executive to the Maryland Department of Planning (MDP).

The original request to establish the county-designated Priority Funding Area was incorporated into a letter dated October 5, 1998, from Ronald V. Russell, Chairman of the County Council, and Wayne K. Curry, County Executive, to Ronald M. Kreitner, Director of the Maryland Office of Planning. The MDP accepted this PFA designation in March 1999. There have been several changes to the original boundary to date.

A PFA designation does not automatically approve development or change zoning. Instead, it makes an area eligible for priority consideration for many types of state funding, including:

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- Transportation projects and highway improvements
 - Water and Sewer infrastructure
 - Economic Development assistance
 - Housing and neighborhood revitalization programs
 - Certain state facilities and leases
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Areas that are automatically or commonly designated as PFAs include:

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- Incorporated Municipalities (cities and towns)
 - Areas within the Washington Beltway
 - Enterprise Zones

- Certified Heritage Areas within growth areas
- Additional Growth Areas designated by counties or municipalities that meet state criteria

How does a county get additional land designated as a PFA? The area must be within a planned growth area, be planned to receive public water and sewer service, support orderly growth and efficient public services, and meet the minimum residential density requirements (generally at least 3.5 dwelling units per acre for new residential growth areas).

Discussion/Policy Analysis:

Specifically for Parkland and Rock Creek, the properties are located within the Established Communities Growth Area, as shown on the Growth Policy Map, and the Legacy Comprehensive Design Zone. Approved entitlements from the prior zoning ordinance also accompany it. The Comprehensive Design Plan was approved by the Prince George's County Planning Board on March 3, 2022, with conditions. Additionally, §5-7B-03(e) states the PFA designation of this property may be approved if (1) (i) the property is within a locally designated growth area of the local government; (ii) is planned to be served under the approved 10-year water and sewer plan, (2) the designation represents a long-term development policy for promoting an orderly expansion of growth and an efficient use of land and public services, and (3) in that part of the area designated by the local government for residential use or development, there is permitted an average density of not less than 3.5 units per acre.

Parkland and Rock Creek meet all the above criteria. The request is within the Plan 2035 Established Communities Policy Area, as shown on the Growth Policy Map. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside the Regional Transit Districts and Local Centers as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. In addition, this area is discussed in the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment. Under the Development Pattern Element for residential areas, Policy Five (5) states: Promote new residential development and preserve, protect, and enhance existing residential neighborhoods (page 30). In addition, it discusses developing approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept (page 30).

Policy Implementation

Upon a favorable recommendation by the PHED Committee, the Prince George's County Council Chair and the County Executive should sign a letter to the Maryland Department of Planning (MDP) requesting the addition of the Parkland and Rock Creek properties, located at 2505 Ritchie Marlboro Rd, Upper Marlboro, MD, 20774 (Tax Account 1756428) and 10706 Westphalia Rd, Upper Marlboro, MD 20774 (Tax Account 1711696) to the Priority Funding Area (PFA). Parkland

and Rock Creek will serve as residential developments with both single-family attached and detached housing.

Fiscal Impact:

- *Direct Impact*

The direct fiscal impact would be the future maintenance and replacement costs for any infrastructure that Prince George's County would own after the development is completed.

- *Indirect Impact*

The indirect fiscal impact is that the communities will be able to receive state funding to help develop the properties. Being in the PFA allows the properties to obtain tax credits and economic development resources, while ensuring that development aligns with state and local planning priorities.

- *Appropriated in the Current Fiscal Year*

No.

If you require additional information or have questions, please feel free to contact me.