

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2008 Legislative Session**

Resolution No. CR-102-2008  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Knotts, Dernoga, Turner, Harrison, Bland, Dean & Olson  
Co-Sponsors \_\_\_\_\_  
Date of Introduction November 18, 2008

**RESOLUTION**

A RESOLUTION concerning

Preparation of a Countywide Historic Sites and Districts Plan and approval of Goals, Concepts, Guidelines, and Public Participation Program for Prince George's County, Maryland.

For the purpose of initiating an amendment to the 1992 *Prince George's County Historic Sites and Districts Plan* and approving the Goals, Concepts, Guidelines and a Public Participation Program in order to develop a comprehensive approach to implement the recommendations of the 2002 General Plan, to ensure that future development is consistent with county policies.

WHEREAS, Section 27-641 of the Zoning Ordinance of Prince George's County establishes procedures whereby the Prince George's County Planning Board may initiate a master plan with the approval or concurrence of the District Council; and

WHEREAS, the approved Fiscal Year 2008 Planning Department Work Program includes the preparation of the Historic Sites and Districts Plan to evaluate the land uses, and other plan elements, and recommendations contained in the 1992 *Prince George's County Historic Sites and Districts Plan*, and to implement the 2002 General Plan's recommendations; and

WHEREAS, the Goals, Concepts, Guidelines, and Public Participation Program (Attachment A) establishes the purpose, the issues to be addressed during plan preparation, and the methodology for ensuring adequate community involvement throughout the planning process; and

WHEREAS, on October 30, 2008 the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-641 of the Zoning Ordinance of Prince George's County, requested the Prince George's County Council to initiate the Historic Sites and Districts Plan; and

WHEREAS, on July 20, 2002, the Prince George's County Council, sitting as the District Council, approved the *General Plan* in CR-47-2002;

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that The Maryland-National Capital Park and Planning Commission is hereby directed to prepare a Historic Sites and Districts Plan in accordance with the requirements of Part 13 of the Zoning Ordinance for Prince George's County, Maryland.

BE IT FURTHER RESOLVED that the District Council has considered and hereby approves the Goals, Concepts, Guidelines and Public Participation Program (Attachment A).

BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.  
Adopted this 18th day of November, 2008.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Samuel H. Dean  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

**PRELIMINARY GOALS, CONCEPTS, GUIDELINES  
AND PUBLIC PARTICIPATION PROGRAM  
FOR THE HISTORIC SITES AND DISTRICTS PLAN AMENDMENT**

**INTRODUCTION**

The purpose of this document is to describe the preliminary goals, concepts, and guidelines, the public participation program and the schedule for the Historic Sites and Districts Plan Amendment (HSDP) project. This Plan Amendment will amend and update the 1992 *Historic Sites and Districts Plan* and serve as an amendment to the 2002 *Prince George's County Approved General Plan*. The Historic Preservation chapter of the 2002 General Plan contains the following policies:

- Integrate historic sites and districts into the county's development pattern.
- Protect historic resources through appropriate regulation and enforcement measures.
- Encourage stewardship and adaptive use of historic sites and districts.

This Plan Amendment will incorporate technical changes to the Inventory of Historic Resources that will reflect any changes since the 1992 plan by documenting any Historic Preservation Commission (HPC) and District Council actions, pursuant to Subtitle 29.

Some of the major work program efforts since 1992 have included documenting more than 200 African American properties and publishing the 1996 *African American Heritage Survey*, establishing standardized procedures for the review of development cases, expanding preservation constituencies, guiding the restoration of significant privately and publicly owned historic sites, and developing an archeological review process. Ongoing work reflected in the plan amendment will include:

- Archeological surveys, assessments and studies

- Historic Site and District evaluations
- African-American historic property surveys
- Nominations to the National Register of Historic Places
- Historic community surveys
- Historic area work permit review
- Development review
- Environmental setting evaluations
- Architectural and engineering assessments
- Historic Preservation Grant and Tax Credit review
- Community outreach
- Educational initiatives

For the purpose of this Plan Amendment, the project area includes all of Prince George's County with the exception of the City of Laurel.

## **GOALS, CONCEPTS AND GUIDELINES**

The Goals, Concepts, and Guidelines for the HSDP is essentially a summary of the issues affecting historic properties and/or communities in the county. In keeping with the 2002 General Plan, these issues are organized into categories reflecting the goals of protection, interpretation, and stewardship. Among the preservation planning issues addressed are historic property evaluation, neighborhood and commercial area revitalization, cultural landscape protection, environmental setting standards, archeology, cemetery preservation, enforcement of regulations, promotion of incentives, heritage tourism initiatives, and partnership building, and implementation priorities. During the planning and public participation process, these issues will be examined in detail. A particular effort will be made to have a discussion with the public that provides a more holistic approach to cultural heritage in order to broaden constituencies, involve school children and enhance opportunities for outreach and interpretation. After the planning concepts are fully developed, the findings will be presented to the community and solutions will be recommended in the final plan document.

### **Preservation Planning**

*Goal:* Encourage the use of preservation planning tools to promote the quality of life in Prince George's County.

Issues:

- Although preservation planning is integrated into the overall planning process through the master/sector plan process, do the plans have adequate implementation strategies for historic and cultural resource protection?
- How can preservation planning be more effective in the development review process?
- How can preservation planning become more responsive to the public interest in historic and cultural resource protection?
- How can preservation planning help to build constituencies and an understanding and appreciation of the county's cultural heritage?
- Should countywide plan amendments that focus on historic preservation occur more frequently?

### **Historic Site and District Evaluation and Designation**

*Goal:* Continue evaluations on a countywide basis to designate more sites and historic districts.

Issues:

- Since more properties can be protected through historic district designation, should a greater emphasis be placed on the designation of historic districts rather than on individual historic sites?
- Since community support is necessary to create historic districts, are there more effective ways in which the communities can be engaged in this process?
- Does the list of historic sites adequately represent all aspects of the county's heritage?
- Should a non-regulatory recognition program be developed to increase awareness of communities and sites?

### **Historic Preservation Incentives**

*Goal:* Provide financial incentives that assist in the preservation of historic properties.

Issues:

- Several incentive programs exist to assist historic property owners, but are the current incentives known throughout the community?
- How effective are the incentive programs?
- Is additional local legislation needed to provide incentives for the preservation of historic properties?

### **Neighborhood and Commercial Revitalization**

*Goal:* Encourage the rehabilitation of historic properties in an effort to revitalize neighborhoods and commercial areas.

Issues:

- How can historic preservation be used as a tool for the revitalization of neighborhoods and/or commercial areas?
- What other planning tools (zoning, overlay districts, heritage areas, enterprise zones, etc.) can be utilized to maximize the benefits of reinvestment in historic properties?
- How can Main Street revitalization tools be used to improve the quality of life for neighborhood and commercial areas?

### **Cultural Landscape Preservation**

*Goal:* Foster the awareness of historic preservation as a tool to preserve character in rural communities.

Issues:

- What strategies can be used to assist historic property owners in the Rural Tier?
- What are some examples of development projects that integrate a historic site into a development project while maintaining rural character?
- How can tools like corridor management plans, scenic byway designations, and agri-tourism help to preserve the rural character of the county?
- What incentives can be used to preserve outbuildings associated with historic rural properties?

### **Planning for Archeology**

*Goal:* Incorporate archeological resource protection into the local land use and comprehensive planning processes through site identification and preservation.

Issues:

- How can a comprehensive countywide archeological survey as well as individual property investigations assist in preserving important archeological sites?
- Should guidelines be developed to establish the requirements of preserving archeological sites in place?
- How can interpretation be used to educate the public about important archeological sites and/or areas?
- Is there a need for a countywide archeological preservation strategy?
- How can site access be safeguarded and ensured for future archeological research?

### **Protection of Cemeteries**

*Goal:* Develop a program that identifies and protects historic cemeteries.

Issues:

- What are the techniques used to protect historic cemeteries?
- How can the county protect individual cemeteries and ensure their continued maintenance?
- Is there a need for a cemetery preservation strategy?
- What strategies can be used to educate the owners of historic cemeteries on effective preservation methods and maintenance?
- Should more historic cemeteries be designated as historic sites?
- Should additional regulatory tools be developed to protect historic cemeteries?

### **Environmental Settings**

*Goal:* Develop more effective strategies to protect the environmental settings of historic sites in the county.

Issues:

- Is the current method of establishing environmental settings an effective tool in the development review process?
- How should the identification of archeological sites be incorporated into the environmental setting process?
- How can historic property owners become more aware of how the environmental setting process applies to historic sites?
- What tools have been used in other jurisdictions to protect the settings of historic properties?



- What additional strategies could be developed to protect the historic viewsheds?

### **Historic Preservation Regulations**

*Goal:* Improve implementation of existing historic preservation regulations.

Issues:

- How can the administration of the historic preservation ordinance be more effective?
- Do historic property owners understand their responsibilities under the HAWP process?
- How can the HAWP process be improved?
- Do potential buyers of historic sites receive adequate notification of their responsibilities through the real estate community and county government?
- In order to ensure that property owners are informed that they own a historic property or are in a historic district, is legislation needed to establish sufficient notice that the property is a Historic Site or in a Historic District?

### **Heritage Tourism**

*Goal:* Utilize historic resources in promoting heritage tourism to stimulate the local economy.

Issues:

- Are there ways that heritage tourism efforts can assist in revitalizing local economies?
- What effective methods have been utilized in other areas?
- Can there be a more effective link between economic development programs and heritage tourism?

### **Partnerships**

*Goal:* Encourage relationships with a broader constituency to advance the goals of historic preservation.

Issues:

- How can local nonprofit organizations and businesses work together to assist historic property owners?
- Which local, state and national organizations currently assist or could assist in advancing historic preservation goals?
- How can the Internet be better used to provide the public with information on preservation resources and funding mechanisms?

- How can programs addressing the county's cultural heritage reach a broader constituency of the county's citizens?

### **Implementation**

*Goal:* Identify historic preservation implementation priorities and funding mechanisms.

Issues:

- What topics of concern should be considered a priority for implementation initiatives?
- What resources can be leveraged to assist in the implementation of these priorities?

### **PUBLIC PARTICIPATION PROGRAM**

The public participation program is a critical element of any planning process. Adequate public notice and comment are vital to ensuring that the planning documents created truly reflect the views of the citizens and organizations in the county. Therefore, the public participation process for the Historic Sites and Districts Plan will encourage participation by all stakeholders affected by the plan. Stakeholders include citizens, historic property owners, nonprofit organizations, neighborhood organizations, schools, religious organizations, civic organizations, local business groups, the building industry, the county government, municipalities, and advocacy groups.

The public participation program has two related components: outreach and engagement. Outreach is accomplished through a variety of methods that advertise opportunities for public participation in the planning process. Outreach is conducted throughout the planning process, but is mostly concentrated during the period of plan formulation. The ultimate goal is to inform the greatest number of people about the project. The project team intends to use a variety of outreach techniques, including:

- Press releases to generate media support for the project with articles in local newspapers
- Newsletters (electronic and conventional) to keep the public informed of the planning process and can be posted in gathering places and in public facilities (libraries, schools, and recreation centers)
- Flyers to advertise project events by e-mail, U.S. mail, and for distribution at public facilities

- First-class mailings to historic property owners to provide notice of public hearings
- Public service announcements on television and radio as well as short interviews on the county's community-access channels
- E-mail surveys to encourage feedback from a variety of different stakeholder groups to gain different viewpoints

To engage the public in the planning process, the project team will use the following approaches:

- Facilitating dialogue on planning issues through workshops, focus groups, and community meetings
- Continually expanding the project mailing list with the sign-in lists from each successive meeting
- Providing maps illustrating historic sites and districts that can be marked up by meeting attendees
- Interviewing, in person or by phone, business owners, community organizations, and public agency staff unable to attend public meetings
- Facilitating early morning discussions geared to groups with time constraints, such as business owners and people not available for evening meetings
- Attending homeowners association, civic group, and religious organization meetings to present updated information about plan concepts and to seek responses
- Providing a project website that incorporates all meeting information including meeting handouts, summaries, and a meetings calendar
- Providing evaluation forms at all public meetings to solicit feedback to the project team on the quality of the public participation program and planning process.

During the pre-planning phase of this project, in the summer of 2007 staff and HPC members participated in a historic preservation listening session held in Subregion 6. As resource members of other master and sector plans, staff has gathered data on preservation issues from many parts of the county. In addition, such issues arise frequently at the regular monthly meetings of the HPC.

Three general community meetings will be scheduled for late fall 2008. At these meetings the public will have an opportunity to learn about the planning process and how they can participate in further discussions. Suggestions resulting from these meetings will be collected, reviewed, and incorporated into the planning process.

In winter 2008 and early spring 2009, follow-up focus group meetings with stakeholders will be held to address specific topics or issues. At the conclusion of the planning process, in the late

spring of 2009, three meetings will be held to share the plan's preliminary findings and provide the public with an opportunity to shape the master plan as it develops.

The HPC will be part of the stakeholder process at the beginning of the plan formulation period. When the preliminary plan meetings occur in the late spring of 2009, the HPC will again be asked to comment at that time before the plan is submitted to the Planning Board for their review and comments.

Performance criteria through which the effectiveness of this public participation program can be measured will include the following:

- Has information been widely disseminated?
- Has there been opportunity for ample public comment?
- Were the concerns and comments of the public adequately addressed?
- How many stakeholders participated in the process?

Evaluation forms will be provided at all public meetings to provide feedback to the project team on the quality of the public participation program and planning process.

## **SCHEDULE**

1. Pre-Planning	January 2006 – September 2008
2. Planning Board Initiation	October 30, 2008
3. District Council Authorization	November 18, 2008
4. Prepare Plan / Public Participation	November 2008 – July 2009
5. HPC Meeting	Monthly beginning November 18, 2008 – July 21, 2009
6. Permission to Print	September 2009
7. First Joint Public Hearing	October 2009
8. Planning Board Adoption and Endorsement	January 2010
9. Plan Transmittal to District Council	February 2010
10. District Council Public Hearing	March 2010
11. District Council Approval	April 2010