

TONY FELTS &
KIERRE MCCUNE

REVIEW OF GROWTH POLICIES

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

County Council
January 10, 2023



AGENDA

01

Plan 2035 History

02

Growth Policy

03

Progress and Pipeline

04

Master and Sector Plans

05

Relationship with Zoning

03

Challenges

«« 2002 General Plan

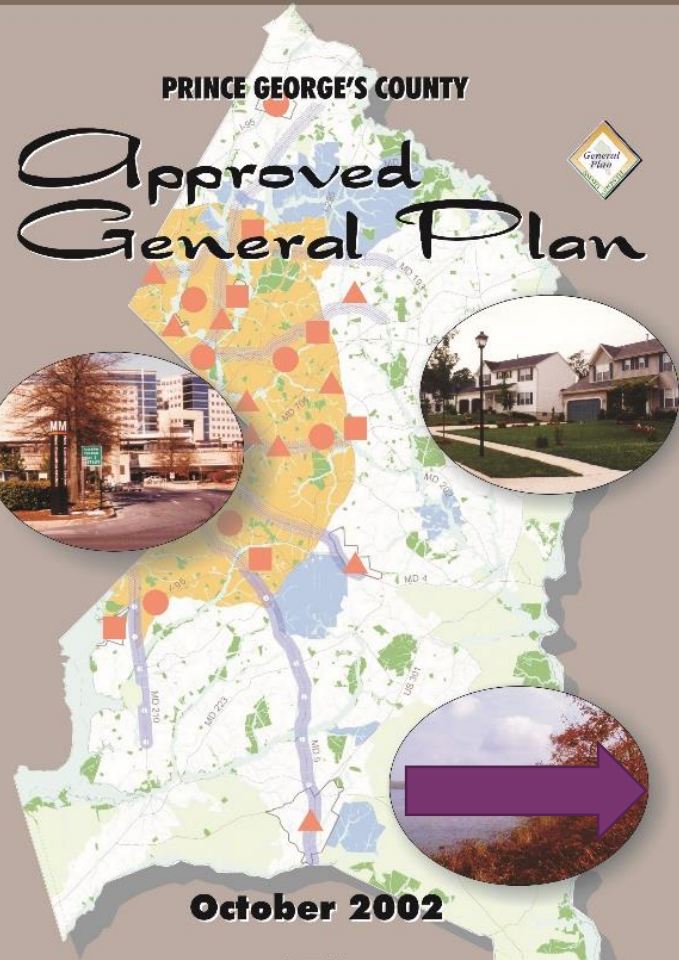


Plan Prince
George's 2035 »»»

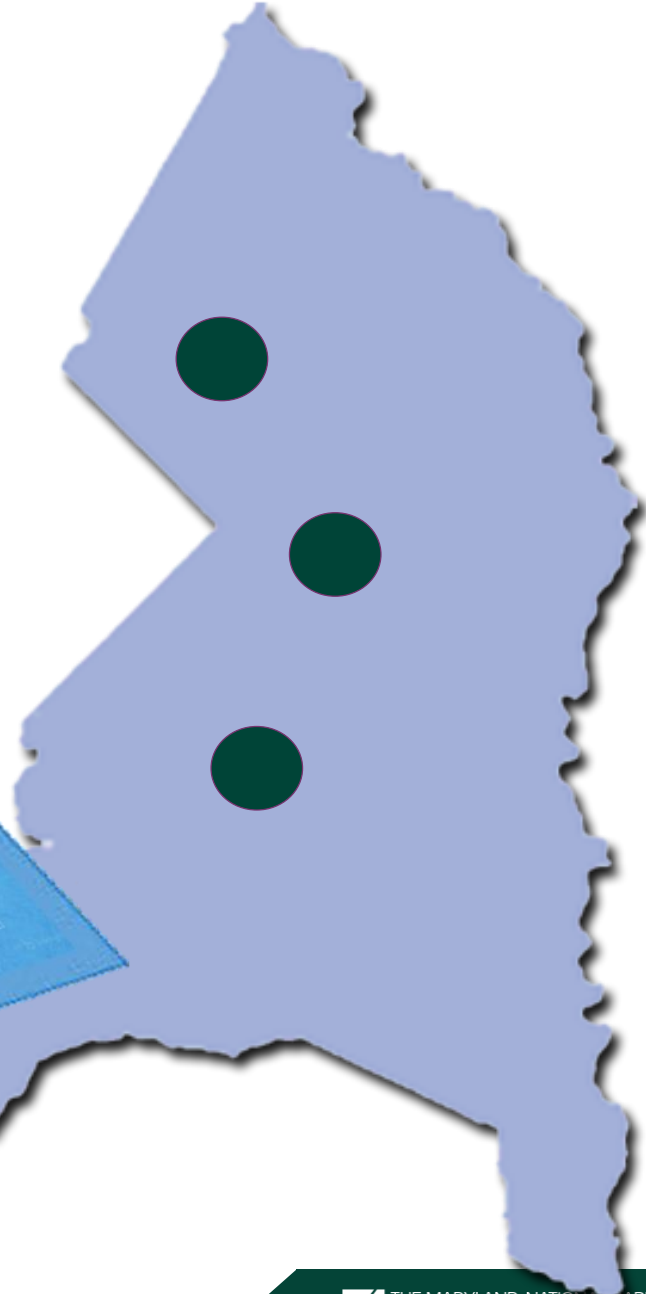
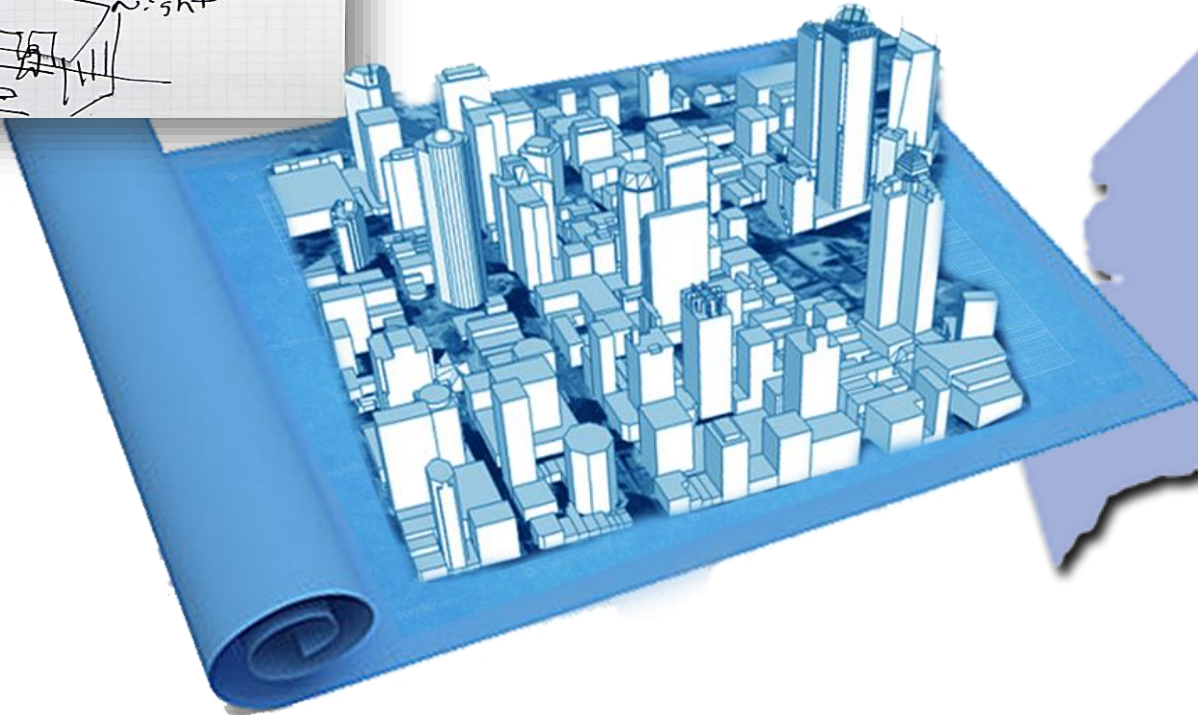
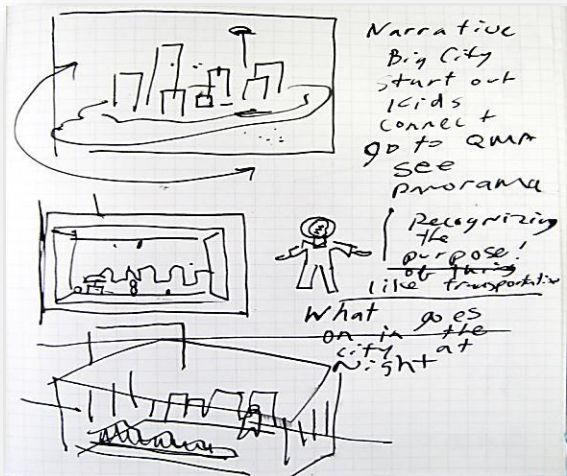
PLAN 2035

Prince George's

Approved General Plan
May 6, 2014



What is a General Plan?



Awards

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



1

Outstanding Regional or Comprehensive Plan

2014 National Capital Area Chapter Planning Award Winner

2

Outstanding Implemented Project, Program or Tool

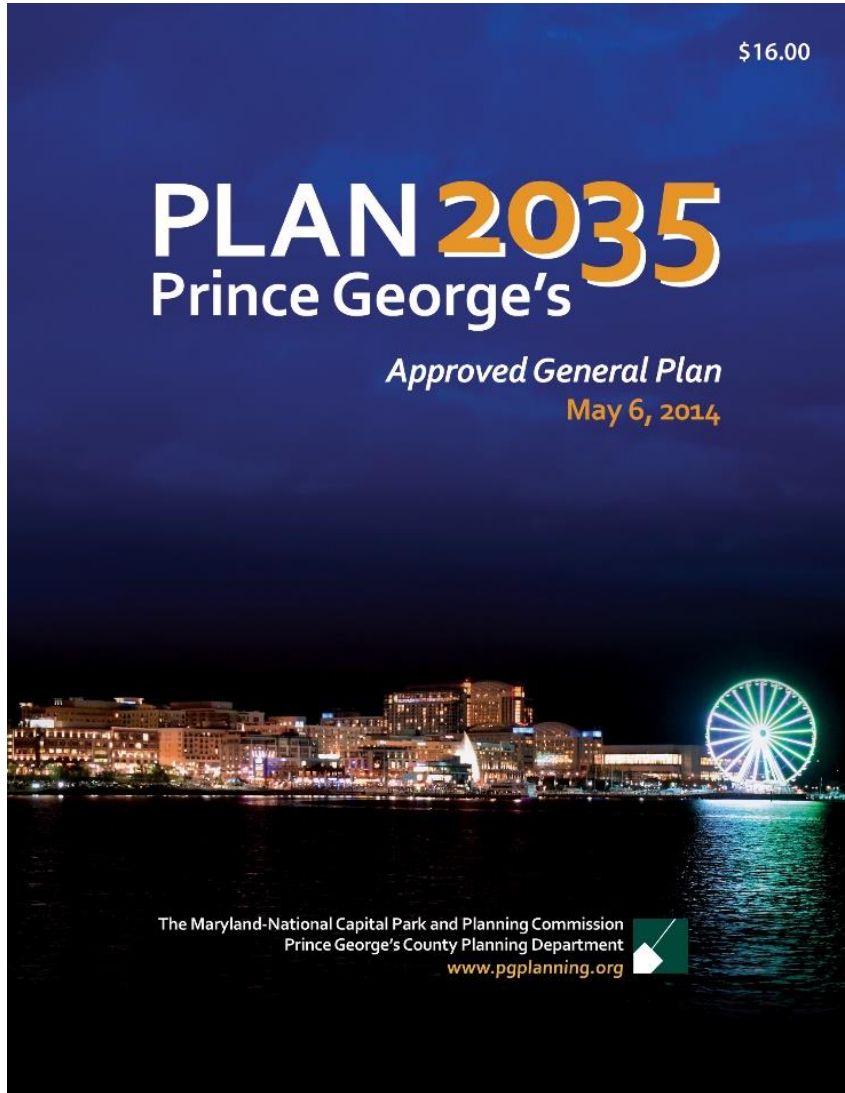
Prince George's County Downtown Diagnostic Index
2014 National Capital Area Chapter Planning Award Winner

3

Bronze Level Award for Comprehensive Plan Standards for Sustaining Places

2017 American Planning Association

GENERAL PLAN



GENERAL PLAN

Plan Prince George's 2035 (Plan 2035) provides long-range guidance for the future growth of the County. It covers the entire County.



MASTER PLAN

Guides the way an area should be developed. Master Plans amend the General Plan for a specific area within the County.

GUIDING PRINCIPLES

Concentrate Future Growth



Build On Our Strengths and Assets



Prioritize & Focus Our Resources

Connect Our Neighborhoods & Significant Places



Create Choice Communities

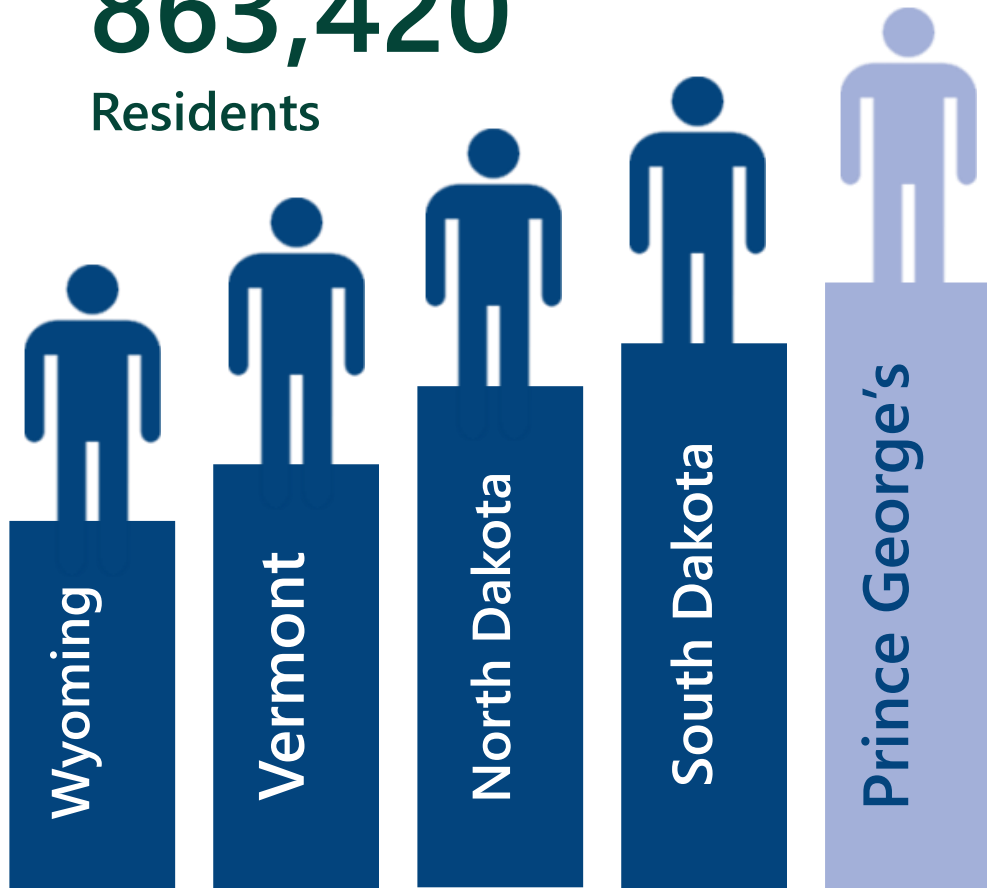


Protect & Value Our Natural Resources

AREA & POPULATION

863,420

Residents



500

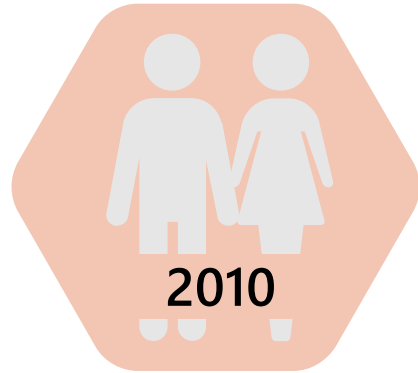
Square miles

=

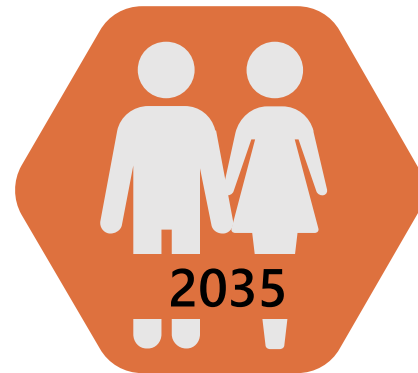
7 Washington,
D.C.s



RESEARCH FINDINGS



863,420 residents



972,926 residents

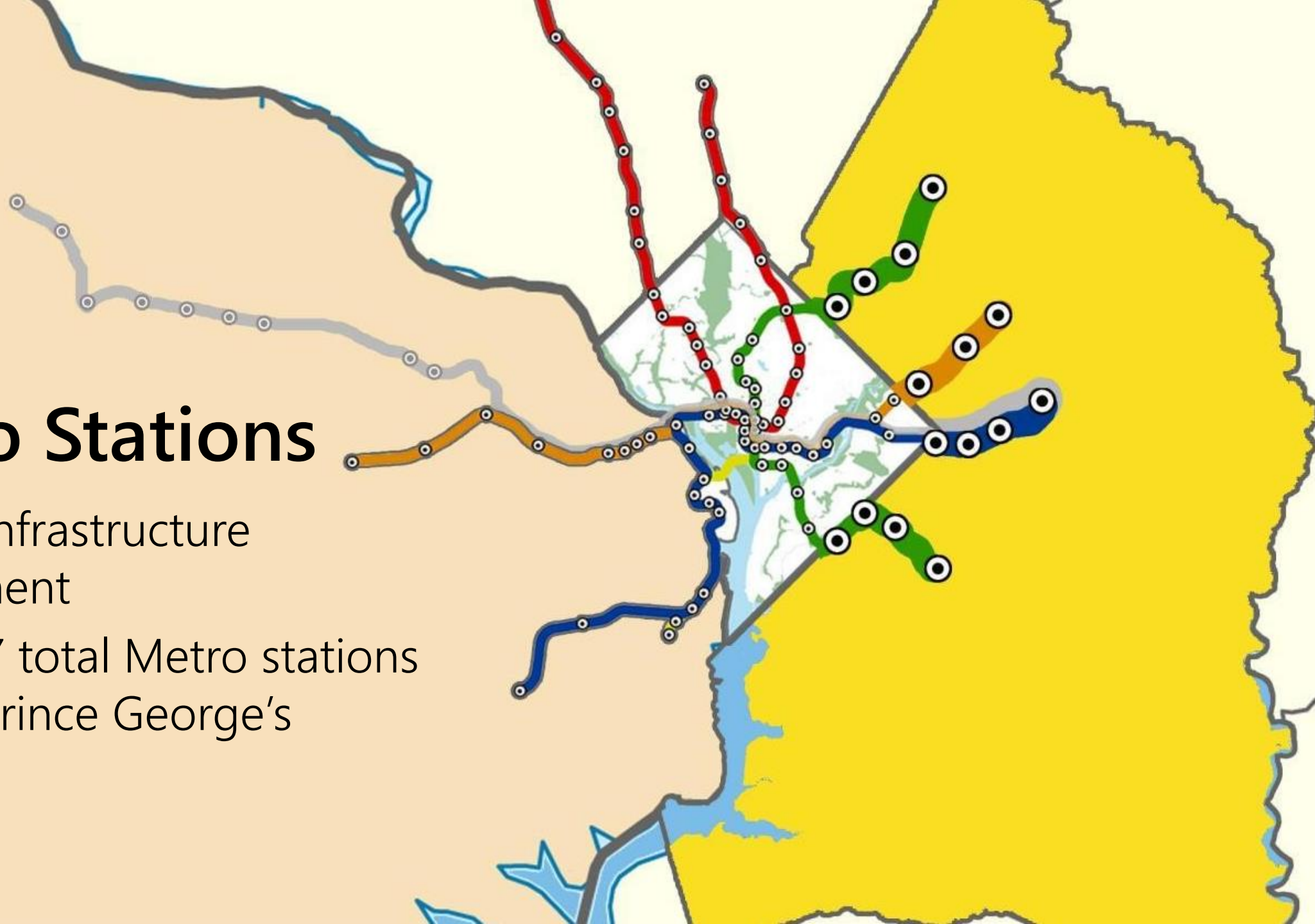
13% growth





Metro Stations

- Major infrastructure investment
- 15 of 97 total Metro stations are in Prince George's County



REGIONAL JOB GROWTH



13.8%

Washington,
D.C. region



3.85%

Prince George's
County



4x

Higher near
Metro than
Prince George's
County

CAUTIONARY TALE: Business as Usual



Continued
Sprawl



Remain a
"bedroom
community"



Strains County
budget



Fuels
congestion



Less investment
and job growth



Lower tax
revenue



Loss of farmland
and rural
character



Degraded
natural
resources

Outreach and Coordination

Municipalities	Agencies
City of Laurel Council	Department of Public Works and Transportation
Town of Upper Marlboro	Washington Suburban Sanitary Commission
Town of Forest Heights	Washington Metropolitan Area Transit Authority
Town of North Brentwood	Metropolitan Washington Council of Governments (Planning Staff)
City of Mount Rainier	Maryland Department of Planning
Town of Bladensburg	CountyStat
Town of Cheverly	Leaders on the Same Page
Town of University Park	City of Bowie Planning Department
City of Hyattsville	City of College Park Planning Department
Prince George's County Municipal Association	City of Greenbelt Planning Department

Scenario Planning Game

Prince George's County

Progress: ? ★ Compare Yourself

Introduction Scenario Planning Game

INTRODUCTION

PLAN 2035

PRINCE GEORGE'S

GUIDING TODAY AND TOMORROW

Slide 1 of 5

Welcome! This planning game provides an opportunity to explore different scenarios for growth and development in Prince George's County. This educational tool is designed to help the community understand how our decisions today impact our priorities in the future. We encourage you to explore the different choices and have fun!



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[BEGIN](#)

PICK YOUR PRIORITIES

CHOICES

4 OUTCOMES

5 STAY INFORMED

Prince George's County

Progress: ? ★ Compare Yourself

See Outcomes How do your decisions impact your priorities?

INTRODUCTION

PICK YOUR PRIORITIES

CHOICES

4 OUTCOMES

5 STAY INFORMED

2A: Primarily in Suburbs

In this scenario, 25% of new development occurs inside the beltway, 73% occurs outside the beltway, and 2% occurs in our rural areas.

[Read Description](#)

Grow Where

- Primarily in Beltway 1
- Primarily in Suburbs 2**
- Grow Everywhere 3

Centers

- Not Prioritized A**
- Prioritized Centers B

Rate this Future: ★ ★ ★ ★ ★

worse than today better than today

Your Priorities:

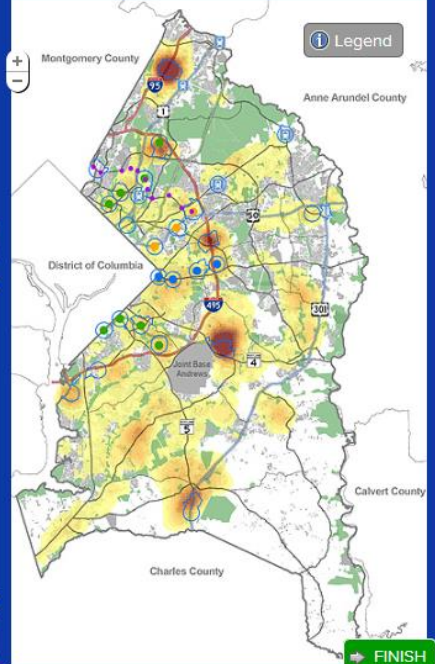
- Complete Neighborhoods
- Keep My Neighborhood As Is
- Large Lots and Big Houses
- Healthy Communities
- Transportation Choice

[Share](#)

[f](#) [t](#) [e](#) [+](#)

TODAY 2035

[FINISH](#)



Legend

Montgomery County

Anne Arundel County

District of Columbia

Charles County

Calvert County

WHERE IS DOWNTOWN PRINCE GEORGE'S?



Participants

300 + attendees, cross section of County residents (age/race)



Input

Electronic polling and table discussions



Elements

Elements of a Downtown

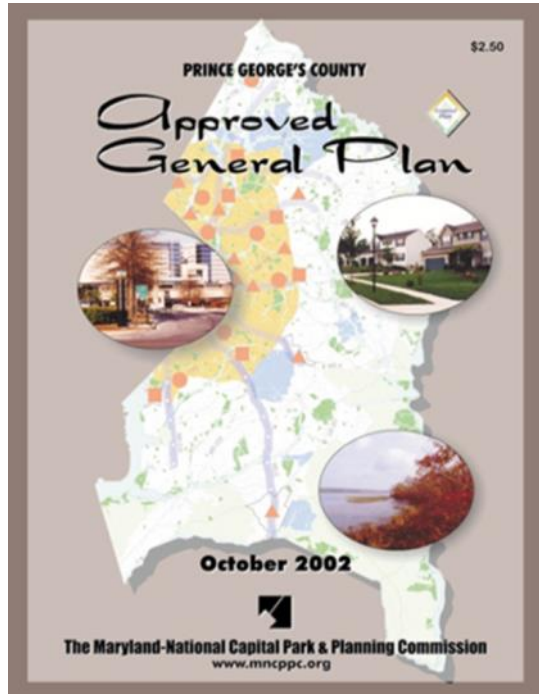


Data

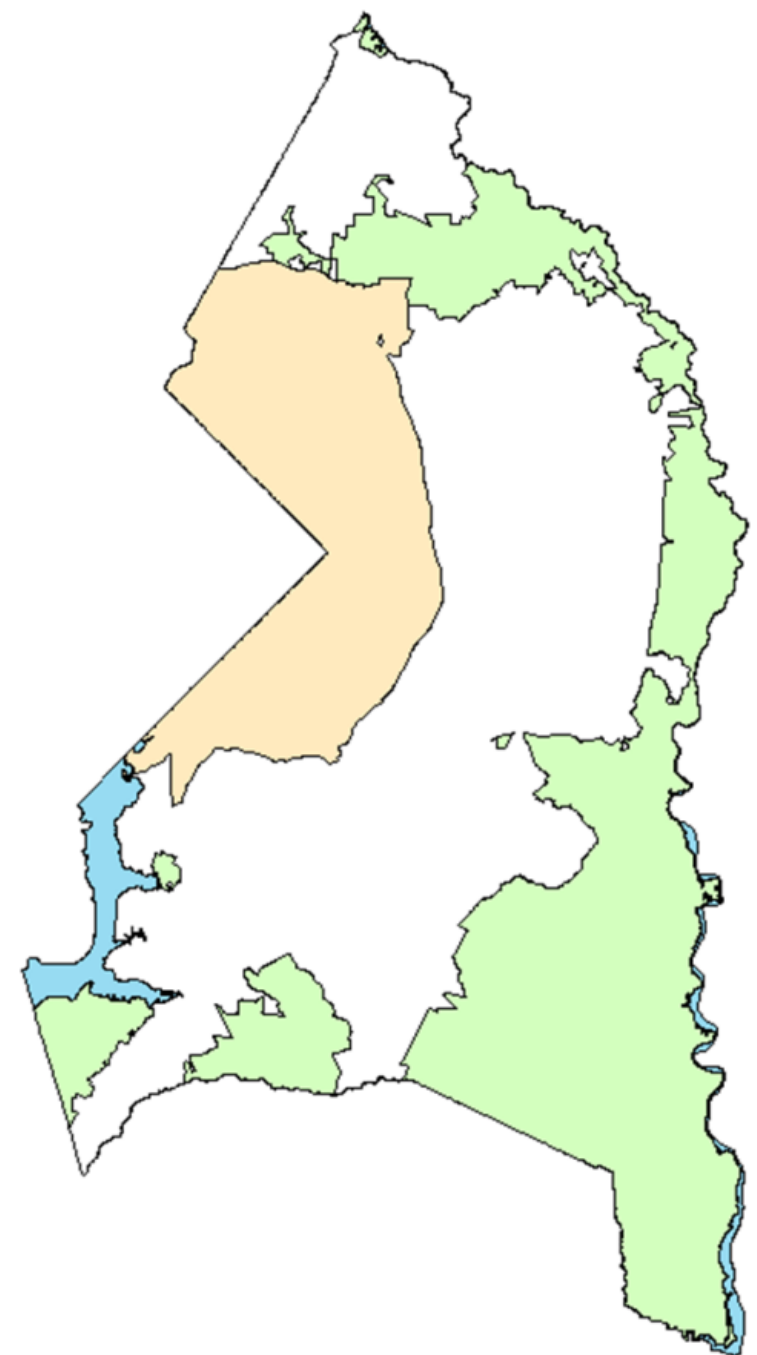
Key data/statistics and a scoring overview



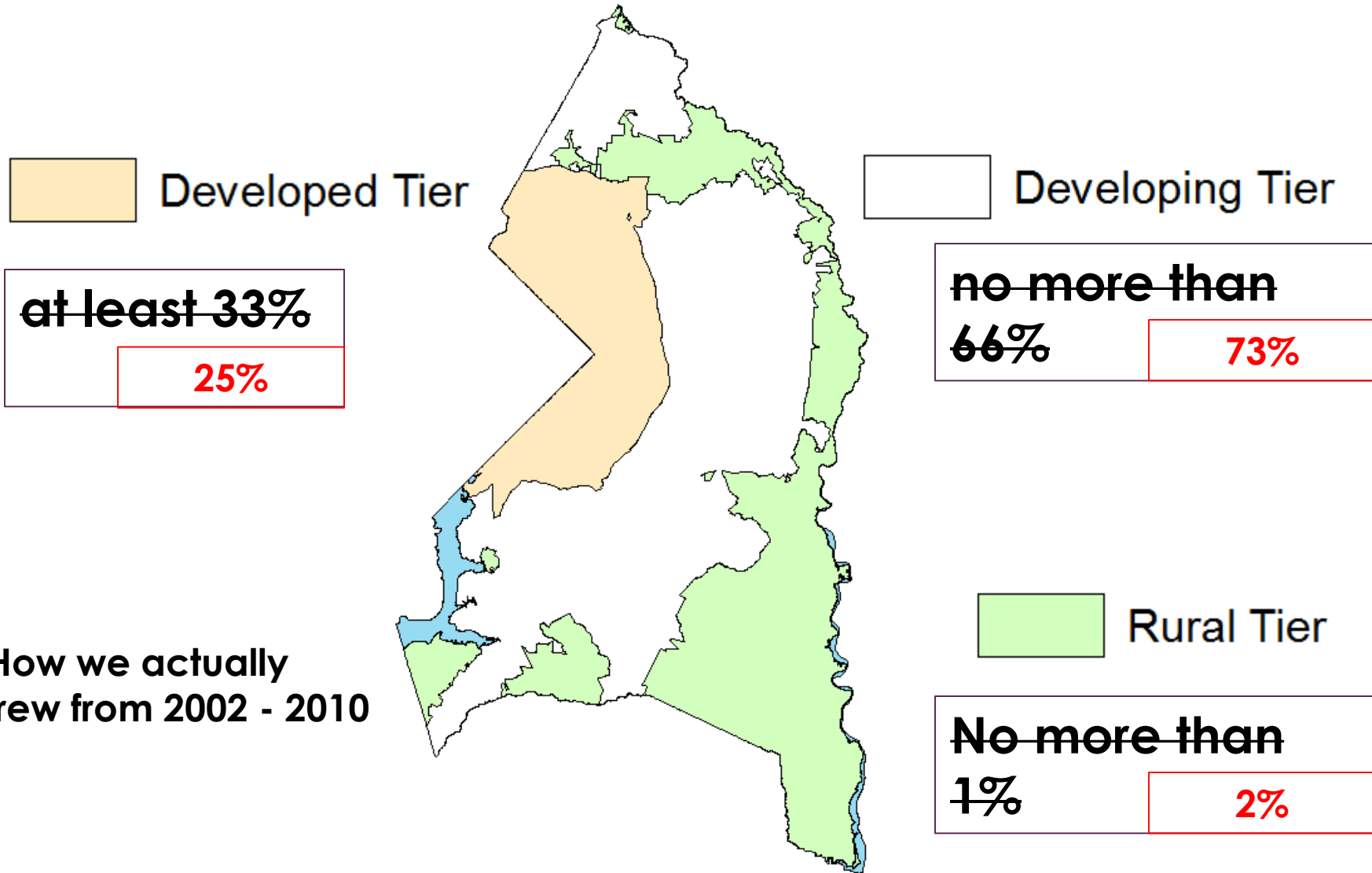
2002 Approved General Plan



- Developed Tier
- Developing Tier
- Rural Tier



2002 Approved General Plan Goals*



*How we actually grew from 2002 - 2010



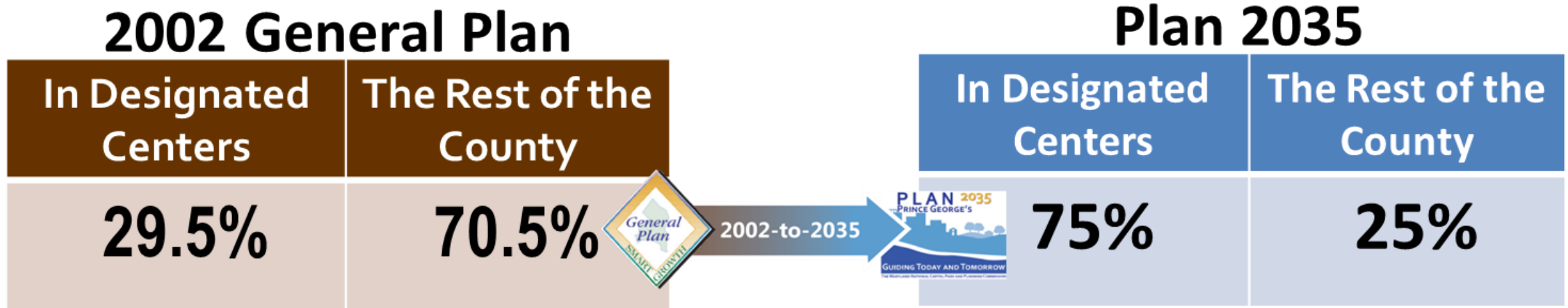
Shift in pattern



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.

Growth Goal Summary

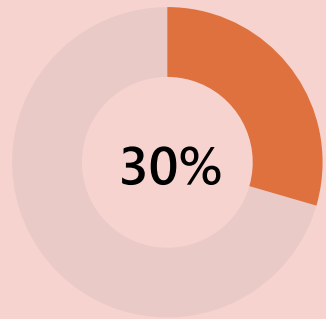
2002 GENERAL PLAN VS. PLAN 2035



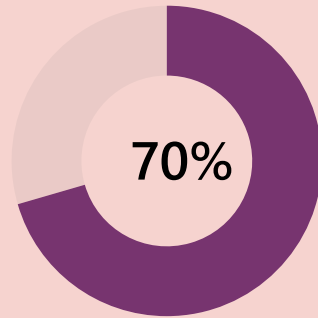
Growth Goal Summary

2002 GENERAL PLAN VS. PLAN 2035

2002 GENERAL PLAN



30%

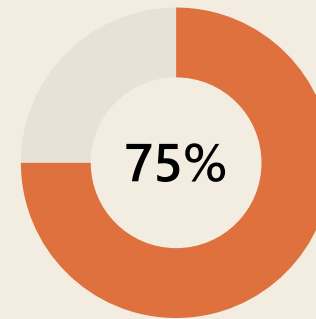


70%

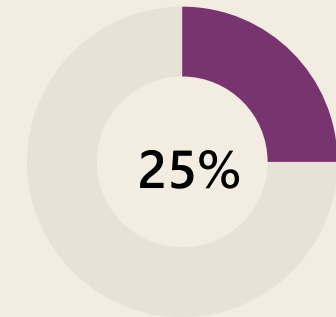
Designated
Centers

Rest of the
County

PLAN 2035



75%



25%





Designated
Centers





Rest of the
County

GROWTH POLICY MAP

REGIONAL TRANSIT DISTRICTS

- BA - Branch Avenue Metro
- CP - College Park/UM Metro/M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro

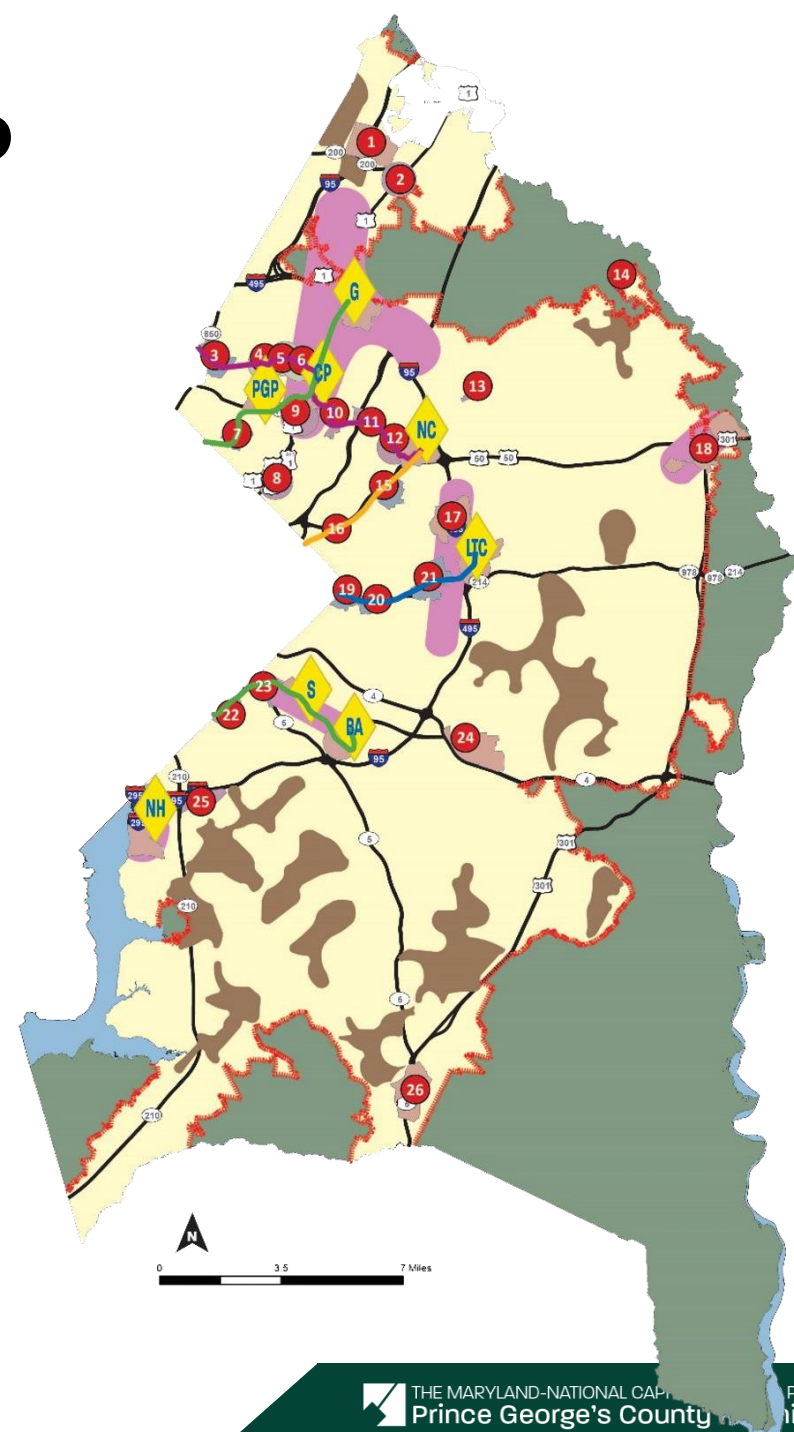
-  Blue Line
-  Green Line
-  Orange Line
-  Purple Line
-  Plan 2035 Growth Boundary

-  Employment Areas
-  Future Water and Sewer Service Areas
-  Established Communities
-  Rural and Agricultural Areas

LOCAL CENTERS

1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West*
5. UMD Center*
6. UMD East *
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park*
11. Beacon Heights*
12. Annapolis Road/Glenridge*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17. Landover Gateway
18. Bowie
19. Capitol Heights
20. Addison Road
21. Morgan Boulevard
22. Southern Avenue Metro
23. Naylor Road Metro
24. Westphalia
25. Oxon Hill
26. Brandywine

*Future Purple Line Centers



Rural & Ag Area

Croom



Established Communities

Woodmore Area



Employment Areas

University of Maryland



Local Center

Riverdale MARC



Regional Transit District

National Harbor

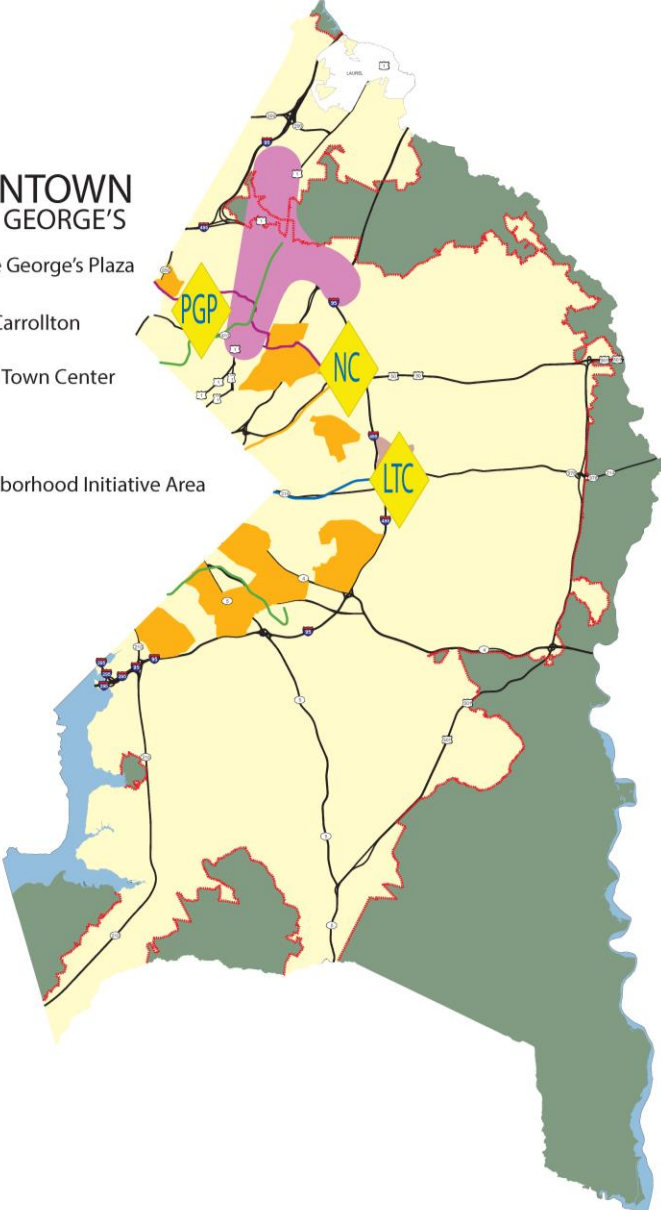


DOWNTOWNS

DOWNTOWN PRINCE GEORGE'S

- PGP Prince George's Plaza
- NC New Carrollton
- LTC Largo Town Center

Neighborhood Initiative Area



PGP
Prince George's Plaza



NC
New Carrollton

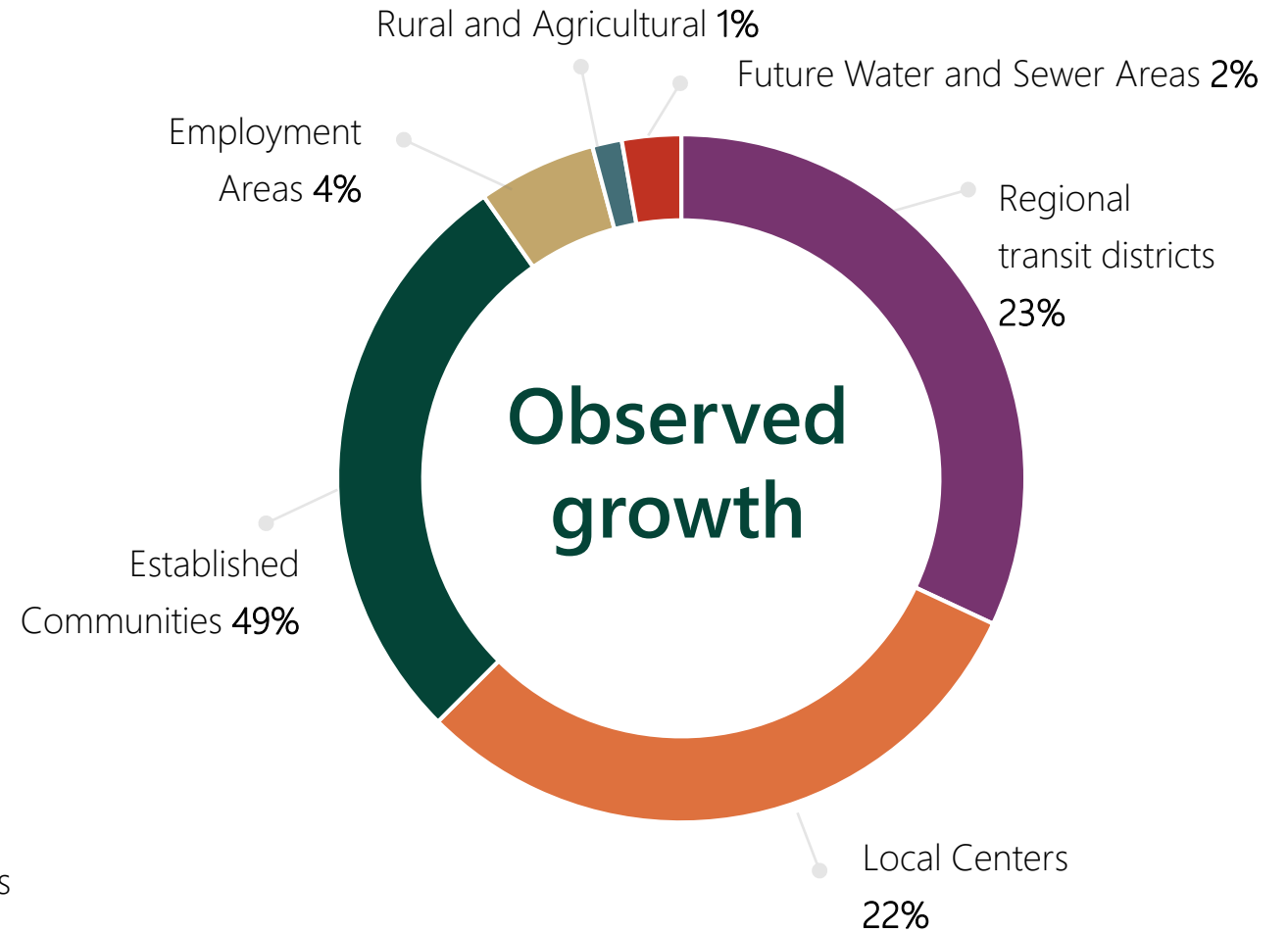


LTC
Largo Town Center



Growth of Dwellings

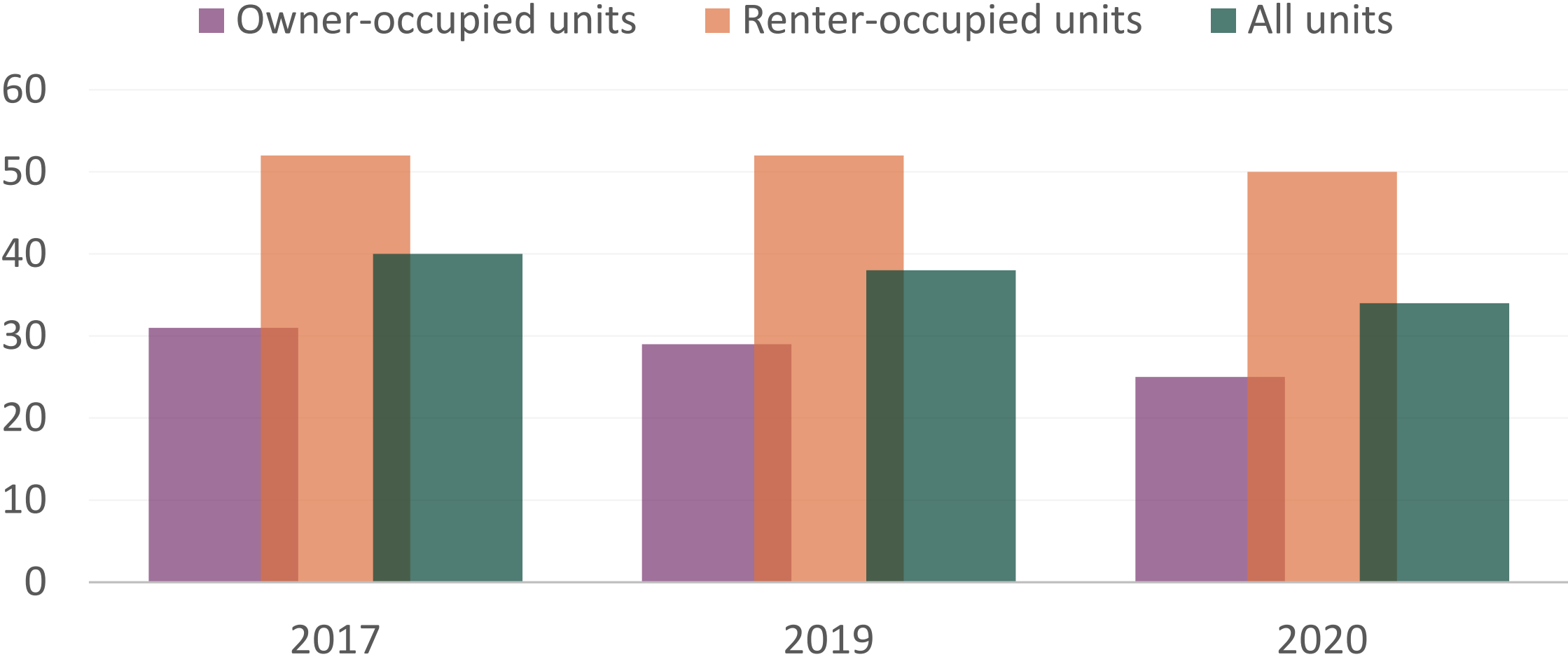
GOALS VS. OBSERVED



DWELLING UNIT CHANGE

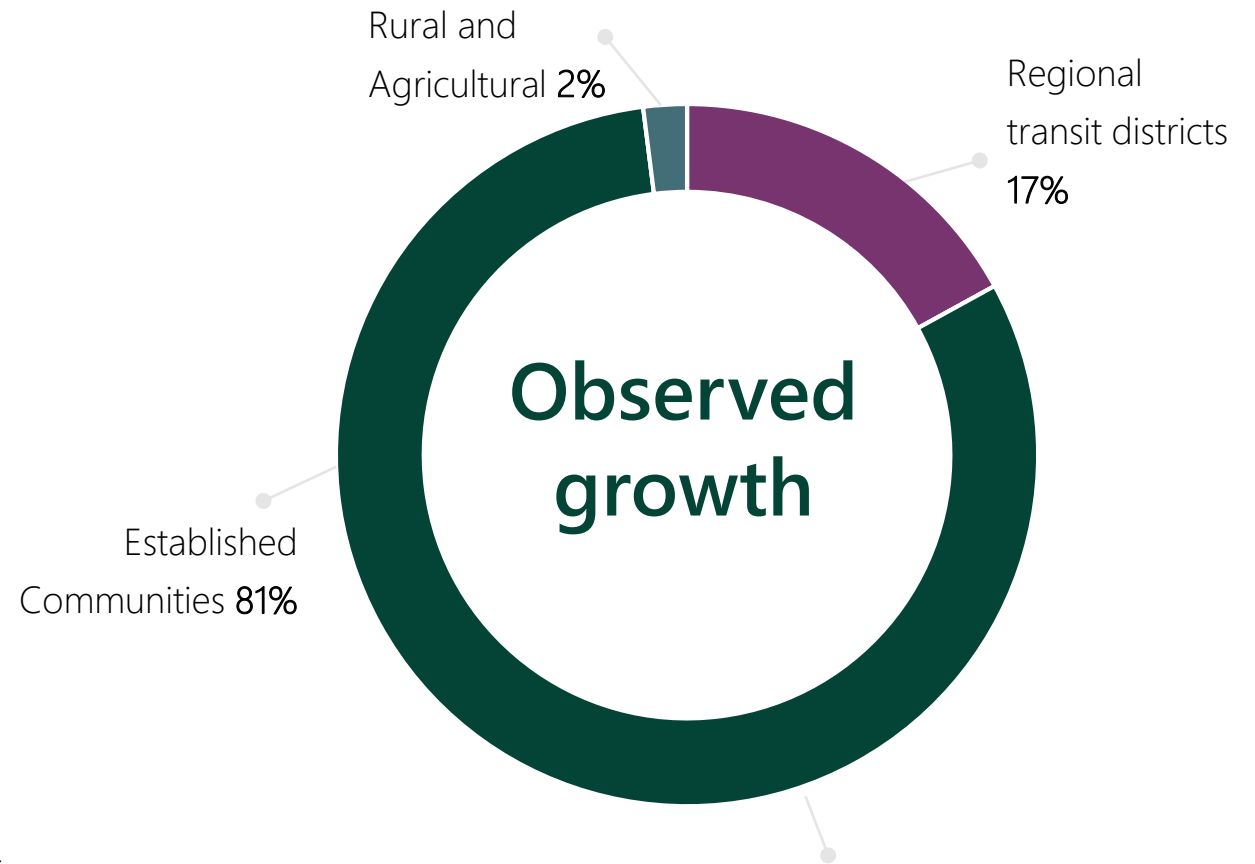
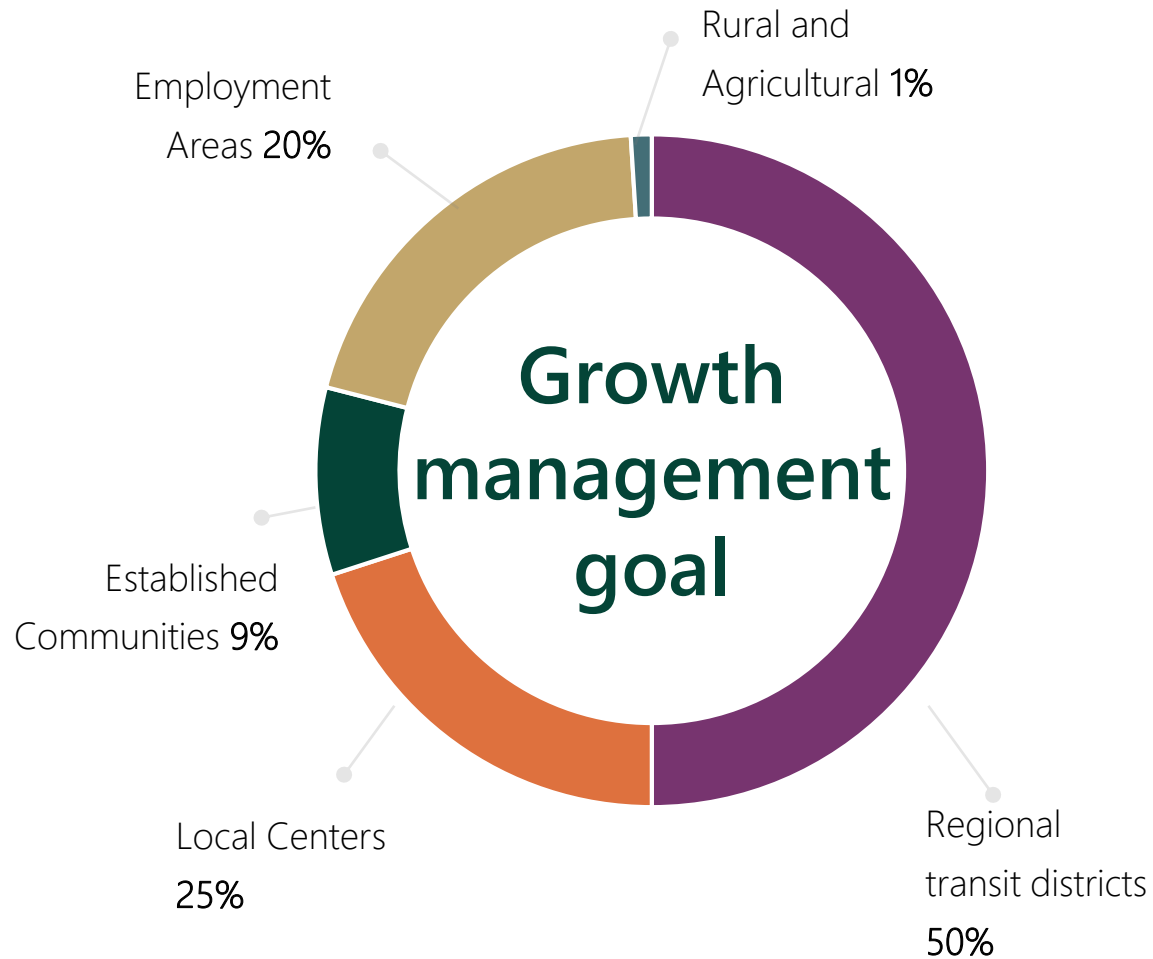
GROWTH AREA TYPES	EXISTING UNITS, 2014		PLAN 2035 GROWTH MANAGEMENT GOALS			OBSERVED GROWTH, 2014-2022	
	Existing Units	Existing Units Distribution	New Units Goal (2035)	NEW UNITS GOAL (2022, Interpolated)	New Units Distribution Goal	New Units	New Units Distribution
REGIONAL TRANSIT DISTRICTS	15,065	4%	31,500	12,600	50%	5,210	23%
LOCAL CENTERS	33,315	10%	15,750	6,300	25%	4,895	22%
EMPLOYMENT AREAS	21,897	6%	2,520	1,008	4%	922	4%
ESTABLISHED COMMUNITIES	256,099	76%	12,600	5,040	20%	11,135	49%
FUTURE WATER AND SEWER SERVICE AREAS	6,218	2%	0	0	0%	401	2%
RURAL AND AGRICULTURAL AREAS	4,785	1%	630	252	1%	170	1%
PRINCE GEORGE'S COUNTY	337,379	100%	63,000	25,200	100%	22,733	100%

Percent Cost-Burdened Households



Growth of Jobs

GOALS VS. OBSERVED



JOB NUMBERS CHANGE

Total Primary Jobs (2014 to 2019)					
Growth Policy Map Areas	Estimated Primary Jobs 2014	Estimated Primary Jobs 2019	Change	Plan 2035 Goal	Percentage Change (2014-2019)
Regional Transit Districts	32,352	36,205	3,853	57,000	12%
Local Centers	35,523	35,621	98	22,800	0%
Local Transit, Neighborhood, and Campus	29,963	29,755	-208	17,100	-1%
Town Centers	5,560	5,866	306	5,700	6%
Employment Area	26,774	26,015	-759	22,800	-3%
Established Communities	176,333	194,749	18,416	10,260	10%
Future Water and Sewer Service Areas	4,560	4,576	16	-	0%
Rural and Agricultural Areas	3,529	4,046	517	1,140	15%
Total - Countywide¹	278,455	301,212	22,141	114,000	

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) 2014 – 2019



GROWTH PIPELINE



Entitlements

- Current residential and commercial build out still includes entitlements pre-Plan 2035
- Legal rights to develop that were granted previously
- 10-to 15-year horizon for larger projects
- High levels of entitlements in the former Developing Tier

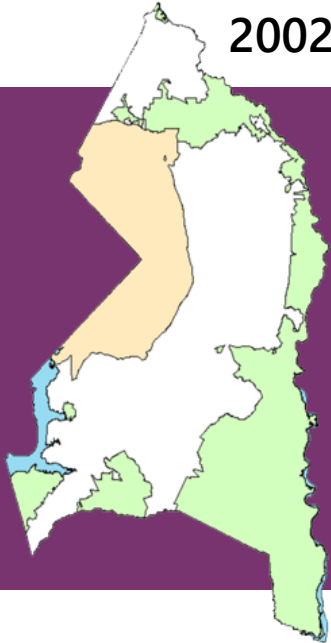


Developments

- Continued residential or mixed-use developments in the three downtowns
- Similar activity levels in the five Regional Transit Districts (Suitland, Branch Ave, Greenbelt, National Harbor, College Park)
- High levels of development and entitlements in other centers: Westphalia, Landover Metro, Brandywine, and Muirkirk MARC

ENTITLEMENTS

2002



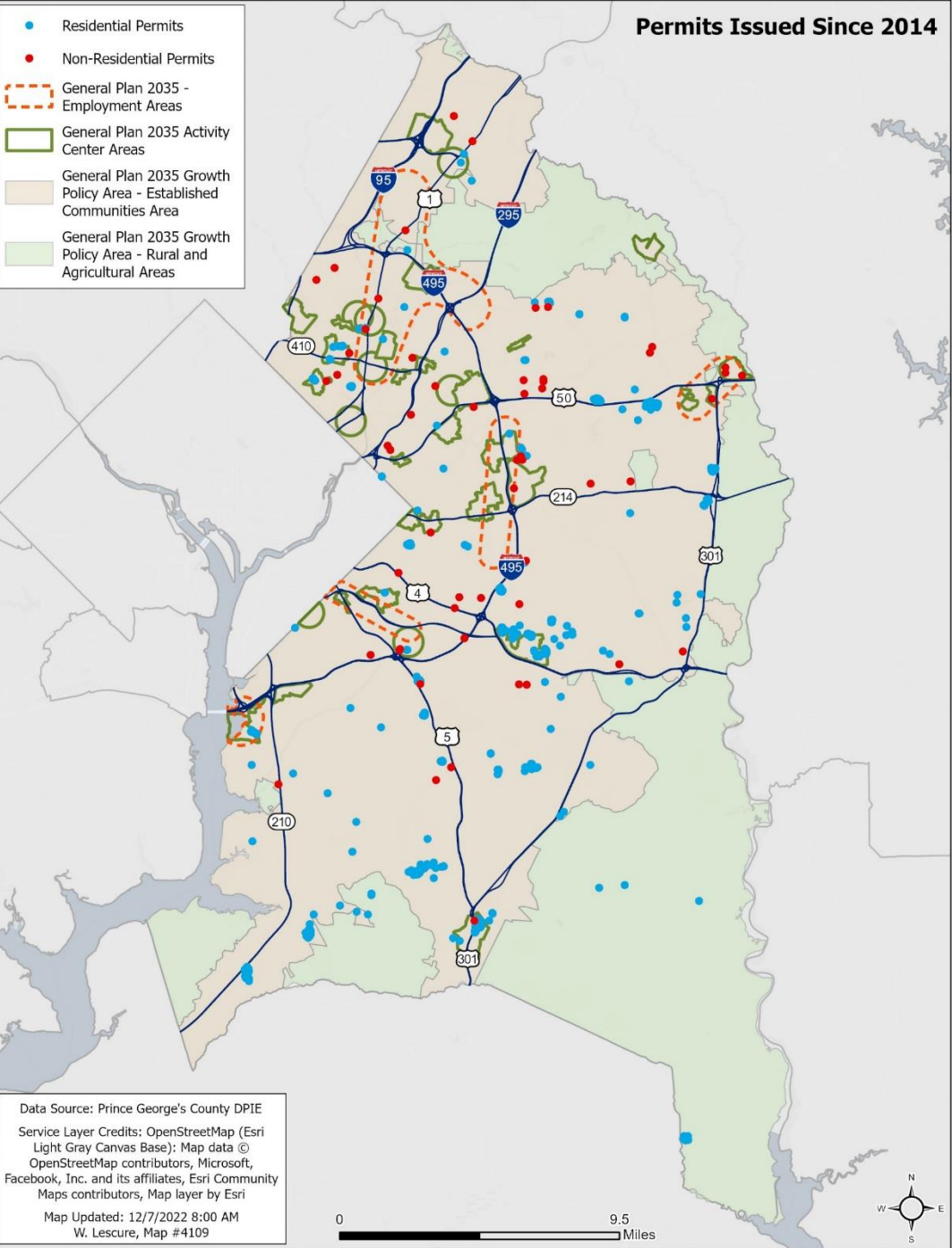
Time delay from permitting to build out

Entitlements still exist based on 2002 General Plan goals and old zoning ordinance



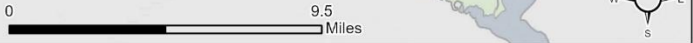
New Zoning Ordinance shifts that growth

Permits Issued Since 2014



- Residential Permits
- Non-Residential Permits
- General Plan 2035 - Employment Areas
- General Plan 2035 Activity Center Areas
- General Plan 2035 Growth Policy Area - Established Communities Area
- General Plan 2035 Growth Policy Area - Rural and Agricultural Areas

Data Source: Prince George's County DPIE
 Service Layer Credits: OpenStreetMap (Esri Light Gray Canvas Base); Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri
 Map Updated: 12/7/2022 8:00 AM
 W. Lescure, Map #4109



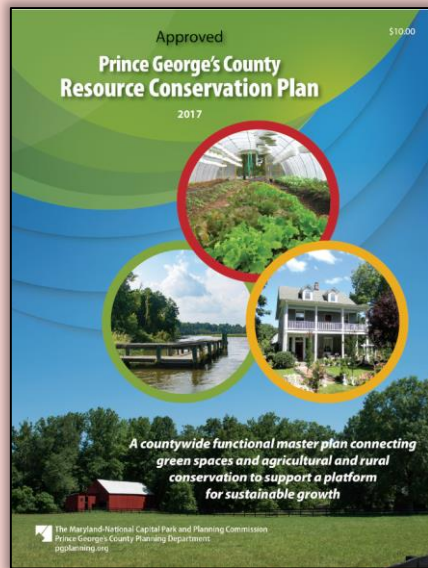
OTHER LONG-RANGE PLANS

Functional Plans

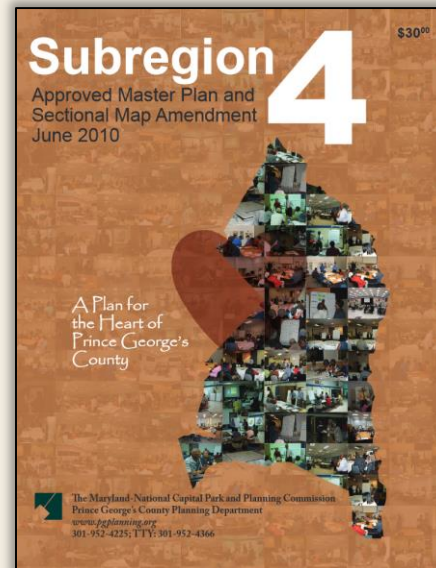
Land Use Master Plans



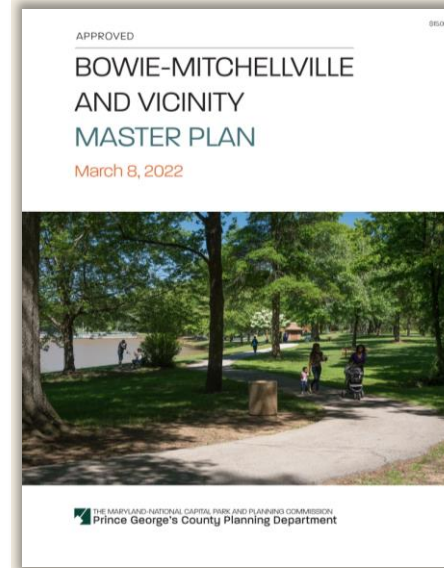
Master Plan of Transportation



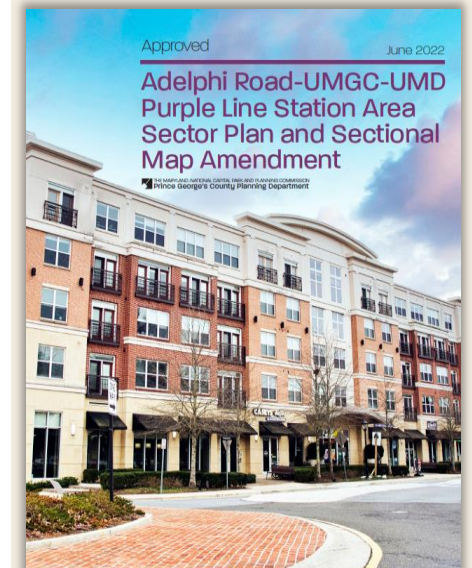
Resource Conservation Plan



Subregion Plans



Area Master Plans



Sector Plans

MASTER PLANS & SECTOR PLANS

Identify a clear path to achieve the County's economic development and preservation goals



Reflect the community's vision for a defined area



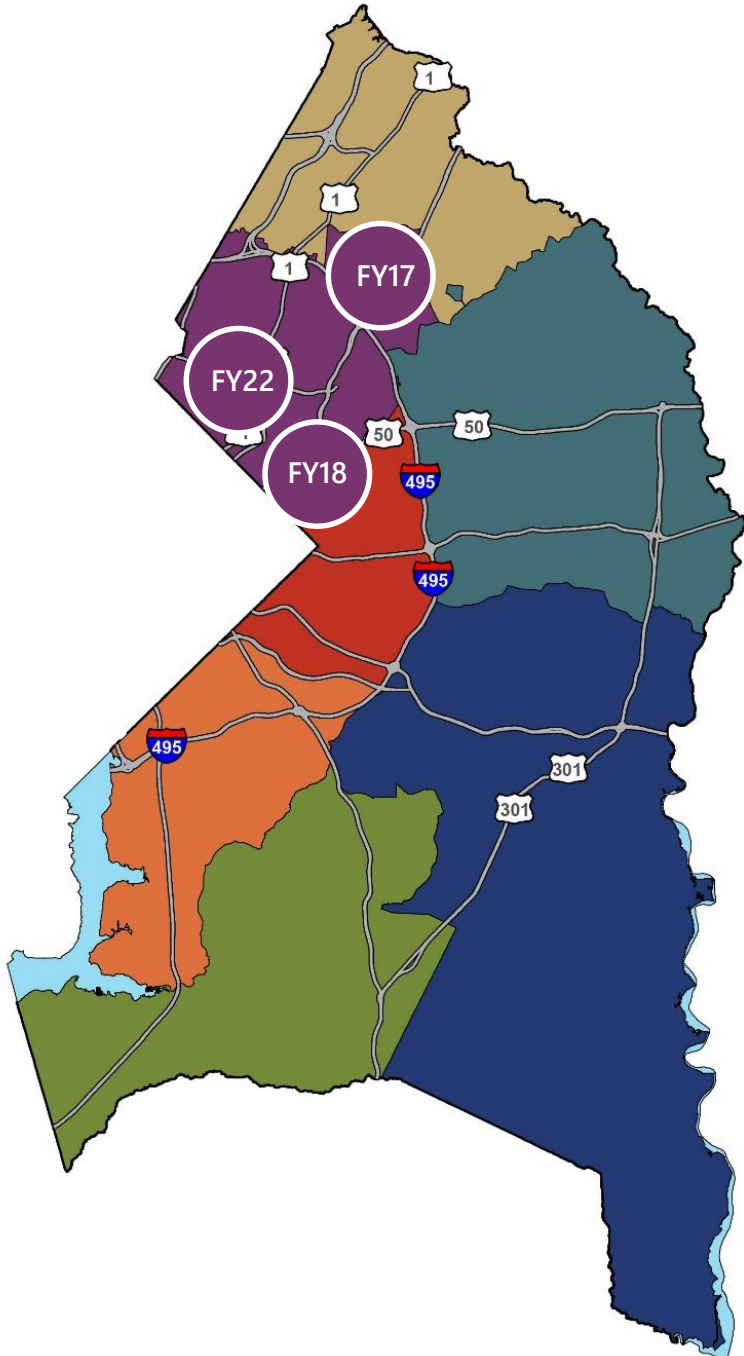
Contain the County's growth policies for that area, *including transportation*



Recommend public investments, *especially new transportation facilities and services.*






Recommend development of land (land use map) and zoning (Sectional Map Amendment)

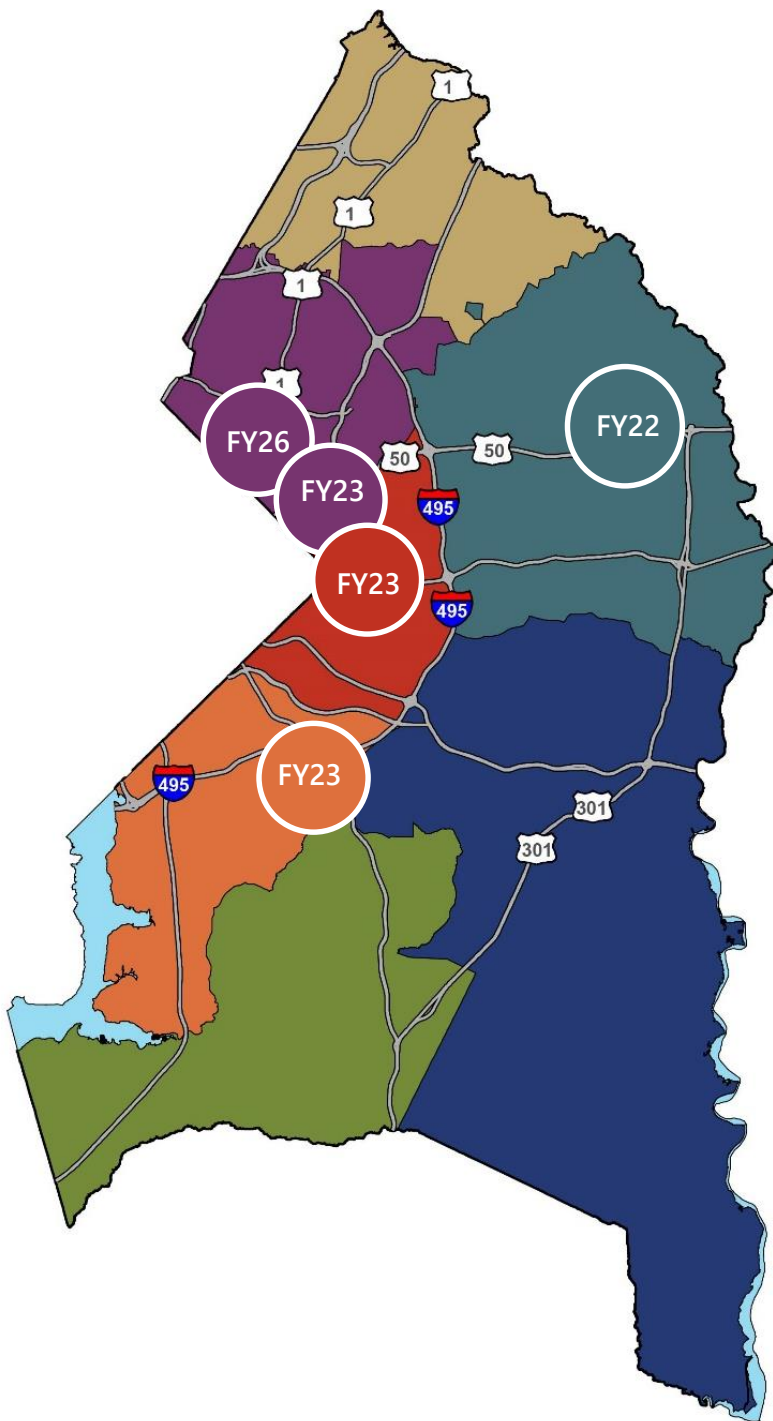








COMPLETED MASTER PLANS

USING NEW ZONES

PROJECT	APPROVED	FIND MORE
 East Riverdale – Beacon Heights Sector Plan	2017	https://pgplan.org/ER-BH
 Greater Cheverly Sector Plan	2018	https://pgplan.org/GCSP
 Adelphi Road-UMGC/UMD Purple Line Station Sector Plan and SMA	2022	http://bit.ly/AdelphiRd

ONGOING MASTER PLANS



PROJECT	BEGIN	END	FIND MORE
 Bowie-Mitchellville and Vicinity SMA	FY 2022	FY 2023	https://bit.ly/BMVMPlan
 West Hyattsville-Queens Chapel Sector Plan and SMA	FY 2021	FY 2023	pgplan.org/WHQC
 Countywide Master Plan of Transportation	FY 2021	FY 2024	pgplan.org/MPOT2035
 Central Branch Avenue SMA	FY 2023	FY 2024	
 Blue Line Sector Plan and SMA	FY 2023	FY 2025	
 Port Towns Sector Plan and SMA	FY 2023	FY 2026	

Prince George's County
Countywide Sectional Map Amendment (CMA)

Approved Guide to
New Zones

July 2019

ZONING

Plan 2035 identifies updating the County's Zoning Ordinance as the first-priority strategy for plan implementation

The County needed an ordinance that will help:



Implement
the growth
policies of
Plan 2035



Create jobs



Increase
nonresidential
tax base



Sustain our
natural
resources and
rural areas



Encourage
safe, walkable,
and healthy
communities

New Zoning Ordinance



Higher development standards, quality buildings



More opportunities for public input, and comment



Incentivizes development at transit stations

Adopted by the County Council in 2018, effective April 2022



Tools that encourage economic development



Zones that better implement County plans



Easier-to-read code

Transitional Period

Old zoning ordinance



change in development patterns outlined in Plan 2035



New zoning:
Transitional period of two years

- Projects already under construction can continue
- Protects applications for projects under the old ordinances



CB 77 and 97 halt transition period, allow most projects to use old ordinance in perpetuity

CHALLENGES OF CB77 AND 97



Introduced
uncertainty into
the development
process



New master and
sector plan
assumptions were no
longer valid



Jeopardizes
Plan 2035 Goals and
Growth Patterns



Planning
Department cannot
ensure high quality
development

IN CLOSING

The County's new zoning ordinance



The only way to fully achieve the County's Plan 2035 goals and the County's economic development plan



Provides certainty in the development process for community stakeholders and the development community



The Planning Department is ready to work with the Council to find solutions to ensure the viability of Plan 2035.

Contact Information



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