

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session

Resolution No. CR-26-2014
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Turner and Davis
Co-Sponsors _____
Date of Introduction May 6, 2014

RESOLUTION

1 A RESOLUTION concerning

2 Plan Prince George’s 2035 General Plan

3 For the purpose of approving with revisions, as an Act of the County Council of Prince George’s
4 County, Maryland, sitting as the District Council, Plan Prince George’s 2035 General Plan,
5 thereby defining long-range policies for land use, economic prosperity, transportation and
6 mobility, natural environment, housing and neighborhoods, historic preservation, arts and
7 culture, urban design, healthy communities, and public facilities for that portion of the Maryland-
8 Washington Regional District in Prince George’s County.

9 WHEREAS, upon approval by the District Council, Plan Prince George’s 2035 General
10 Plan will supersede the 2002 Prince George’s County Approved General Plan and amend current
11 approved master plans and functional master plans to incorporate the Countywide goals,
12 objectives, policies, and strategies for the implementation of these comprehensive long-term
13 growth and development in Prince George’s County; and

14 WHEREAS, on January 22, 2013, in Council Resolution CR-2-2013, the County Council of
15 Prince George’s County, Maryland, sitting as the District Council directed the Maryland-
16 National Park and Planning Commission directed initiation and endorsed Goals, Concepts,
17 Guidelines and a Public Participation Program for the preparation of an amendment to the 2002
18 *Prince George’s County Approved General Plan* pursuant to Sections 27-641 and 27-643 of the
19 Zoning Ordinance; and

20 WHEREAS, pursuant to the approved Public Participation Program, Planning Department
21 staff engaged in substantial public outreach, conducting over 100 meetings with community and

1 agency stakeholders, to include a Plan Prince George's Town Meeting, an expert policy panel,
2 extensive briefings with each of the 27 County municipalities, focus groups with immigrant
3 communities, as well as myriad meetings with transportation, economic development, and
4 housing agencies in the County; and

5 WHEREAS, the Planning Board granted permission to print the *Plan Prince George's 2035*
6 *Preliminary General Plan* on September 12, 2013; and

7 WHEREAS, as required by Section 27-645(b) of the Zoning Ordinance, the Planning Board
8 referred the preliminary plan to the County Executive and the District Council for review,
9 comment, and identification of any inconsistencies, and no inconsistencies were found to exist
10 between the preliminary plan recommendations and existing State or County public facilities;
11 and

12 WHEREAS, the District Council and the Planning Board held a duly advertised joint public
13 hearing on November 12, 2013, to receive public testimony on the preliminary plan; and

14 WHEREAS, the Planning Board held work sessions January 16, 2014, January 23, 2014,
15 and January 30, 2014, to review comments contained in the joint public hearing record and staff
16 recommendations thereon; and

17 WHEREAS, on February 4, 2014, the Planning Board adopted resolution PGCPB No. 14-
18 10, thereby recommending approval of *Plan Prince George's 2035 Adopted General Plan* and its
19 incorporated recommendations thereon; and

20 WHEREAS, upon transmittal of *Plan Prince George's 2035 Adopted General Plan* by the
21 Planning Board on March 6, 2014, the District Council conducted work sessions on March 18,
22 2014, March 25, 2014, and April 1, 2014, and April 22, 2014, to consider the record of public
23 hearing testimony, the recommendations of the Planning Board within PGCPB No. 14-10, and to
24 determine whether revisions to the adopted plan were necessary; and

25 WHEREAS, at the conclusion of the April 22, 2014, work session, the District Council
26 directed Technical Staff to prepare a resolution of approval with certain revisions.

27 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
28 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
29 Regional District in Prince George's County, Maryland, that the Plan Prince George's 2035
30 General Plan as adopted on February 6, 2014, by way of PGCPB No. 14-10, be and the same is
31 hereby approved, with the following revisions:

REVISION ONE:

Revise the third sentence of the Established Communities paragraph on page 16 to read: “Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, [and] schools, parks and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.”

REVISION TWO:

Revise strategy NA3.2 on page 189 to read: “As part of the Plan 2035 Annual Report (see page 192) [Periodically] evaluate identified Neighborhood Reinvestment Areas and determine if new neighborhoods should be designated and if existing neighborhoods should be graduated as they achieve stabilization. Use the county’s Residential Market Value Analysis Study as a tool to assist with this evaluation.”

REVISION THREE:

Revise the description of Campus Centers in Table 14 of Attachment B of PGCCP No. 14-10 to read:

Campus Center			
<ul style="list-style-type: none"> • Bowie MARC • UMD East* • UMD Center* • UMD West* <p><i>*Future Purple</i></p>		<p><u>Transit accessible</u> Low- to medium-density mixed-use development oriented towards supporting university research, as well as <u>community [and student] housing and retail needs , and student housing needs at Bowie MARC.</u></p>	
New Housing Mix	Average Housing Density for New Development	FAR for New Commercial Development	Transportation Characteristics
Mid-rise and low-rise apartments and condos, townhouses, and small-lot single-family	10-15 Dwelling Units/Acre	0.5-3	Light or commuter rail, arterial roadways, and local/express bus service.

REVISION FOUR:

On Page 24, add a new subsection to **Section II: Defining the Context** to include to following text to clarify the role and responsibilities of the various functional plans that implement the General Plan and Master Plans:

“Role of Functional Master Plans and Master Plans

Since 2002, numerous master plans and sector plans have been approved, along with three transit district development plans (TDDPs), and seven functional area plans. These master, sector, and TDDP plans include specific implementation strategies relevant to specific geographies in the county. The functional plans include specific implementation strategies for initiatives related to transportation, green infrastructure, water resources, agricultural

preservation, transportation, parks and recreation, public facilities and historic sites and districts. The multi-modal coordination of capital improvement and transportation projects is critical to accommodate and support the development, such as that within the MD 210 corridor, to support the Plan 2035 vision and land use pattern.”

In addition to the M-NCPPC Functional Plans, county agencies also prepare functional plans that inform *Plan Prince George’s 2035* and master plans. Examples of these plans include the Water and Sewer Plan, Solid Waste Plan, Health Improvement Plan and the Consolidated Plan for Housing and Community Development. The policies and strategies for the elements of Plan 2035 were informed by these existing plans, and do not seek to repeat the information contained within them. The end of each element contains a list of supporting documents, including the relevant functional plans. For more specific strategies related to the various functional plans, the functional plans referenced in the supporting document section at the end of each element should be referenced.”

REVISION FIVE:

Revise Attachment H(1) of PGCPB No. 14-10 to reflect inclusion of the entirety of the adopted and approved Landover Gateway Sector Plan and Sectional Map Amendment area within Public Safety Surcharge Area 1.

REVISION SIX:

Revise the “Employment Areas” paragraph in the Vision section on page 15 to read: “The Employment Areas were identified as a result of two major county plans: the Strategic Economic Development Plan (2013) [the county’s Strategic Economic Development Plan in 2013] and the Southern Green Line Station Area Plan in 2014. These designated employment areas reflect concentrations of economic activity in four targeted industry clusters-healthcare and life sciences; business services; information, communication, and electronics (ICE); and the Federal Government. Plan 2035 recommends continuing to support business growth in these geographic areas-in particular, in the targeted industry clusters-concentrating new business development near transit where possible, improving transportation access and connectivity, and creating opportunities for synergies.”

REVISION SEVEN:

Revise the second paragraph on Page 99 of the Economic Prosperity Element to read: “The six “economic submarkets” are Bowie, College Park/Riverdale Park, Greenbelt/Berwyn Heights, Largo-Capital Beltway Corridor, National Harbor, and Beltsville/Calverton. Due to the existing presence of federal institutions like the U.S. Census Bureau and the proposal for future General Service Administration (GSA) installations, the Southern Green Line stations, including Branch Avenue, Naylor Road and Suitland, were also added to the Employment Areas on the Growth Policy Map. The Southern Green Line Station Area Plan (2014) includes specific strategies to promote the economic development of the Suitland and Branch Avenue Metro Stations, and generally supports opportunities for economic development and employment within these station areas.”

REVISION EIGHT:

Revise Maps 1 and 11 Prince George’s County Growth Policy Map on Page 15 of the Vision section and page 15 of PGCPB No. 14-10, Attachment B: “Land Use Element” to include the Branch Avenue, Naylor Road, and Suitland Metro Stations and the area between the centers in the Employment Area.

REVISION NINE:

Add two new sentences Table 14 on page 18 of PGCPB No. 14-10 Attachment G “Implementation” to read:

Town Centers			
<ul style="list-style-type: none"> • Bowie • Brandywine • Konterra • Landover Gateway • Westphalia Center 		<p>A range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall the centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation. The centers typically have a walkable “core” or town center. Often the mix of uses is horizontal across the centers rather than vertical within individual buildings. While master plans may call for future heavy or light rail extensions or bus rapid transit, no transit alternatives have been approved for construction.</p> <p><u>Town Centers such as Brandywine, Konterra, and Westphalia are currently under construction and have received significant public and private investment for infrastructure improvements. These centers are envisioned to develop per the guidelines of Plan 2035 to help fulfill countywide goals.</u></p>	
New Housing Mix	Average Housing Density for New Development	FAR for New Commercial Development	Transportation Characteristics
Low-rise apartments and condos, townhomes, and small, single-family lots.	10-40 Dwelling Units/Acre	1-2.5	Largely automobile-oriented with access from arterial highways. Limited bus service along with on-demand bus service.

REVISION TEN:

Revise Attachment H(1) of PGCPB No. 14-10 to reflect inclusion of properties wholly or partially within ¼ mile from the platform of the Muirkirk MARC within Public Safety Surcharge Area 1.

REVISION ELEVEN:

Revise the third sentence of Established Communities paragraph on page 16 to read: “Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, [and] schools, parks and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.”

REVISION TWELVE:

Revise strategy NA3.2 on page 189 to read: “As part of the Plan 2035 Annual Report (see page 192) [Periodically] evaluate identified Neighborhood Reinvestment Areas and determine if new neighborhoods should be designated and if existing neighborhoods should be graduated as they achieve stabilization. Use the county’s Residential Market Value Analysis Study as a tool to assist with this evaluation.”

REVISION THIRTEEN:

Revise Attachment H(1) of PGCPB No. 14-10 to reflect inclusion of properties wholly or partially within ¼ mile from the platform of the Seabrook MARC Station within Public Safety Surcharge Area 1.

REVISION FOURTEEN:

Add a new strategy LU 4.4 to Policy 4 of the Land Use Element on Attachment B, PGCPB No. 14-10 to read: “Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the county. Evaluate various codes and procedures including validity periods and the effect on adequate public facilities.”

REVISION FIFTEEN:

Add a new sentence to the end of the Downtown Prince George’s paragraph in the Blueprint for Tomorrow section, on page 3 of PGCPB No. 14-10 to read: “The designation of Downtowns will evolve over time. As Downtowns meet housing and employment targets, new Downtowns should be added to the Strategic Investment Program. These new Downtowns should be transit-oriented.”

REVISION SIXTEEN:

Add a new strategy to Policy 3 of the Community Heritage, Culture and Design element on page 146 to read : “HD3.3 Integrate environmental settings of Historic Sites with proposed parks and open space plans, such as the Glenn Dale Hospital site and the surrounding park land.”

REVISION SEVENTEEN:

Amend Map 9, Generalized Land Use Map, on page 9 of Attachment B, PGCPG No. 14-10 to reflect the boundaries of the Glenn Dale Hospital site as Parks and Open Space.

REVISION EIGHTEEN:

Add a new strategy LU1.6 to Policy 1 of PGCPB No. 14-10, Attachment B- “Land Use Element,” to read: “Identify the key capital improvement projects for each of the centers identified in Table 14 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.”

REVISION NINETEEN:

Delete pages 206-211 of Appendix I, “Priority Investment Districts.” Re-label the heading for pages 204-205 of Appendix I for clarity.

REVISION TWENTY

Revise the text on page 185 within Attachment A of PGCPB No. 14-10 to add the Suitland Metro Station and Branch Avenue Metro Station Areas as a fourth and fifth Downtown respectively, in a second phase of Downtowns. Implement the second phase of Downtowns as the achievement of goals in the first round of Downtowns necessitate removal from the Strategic Investment Program and second round Downtowns will be added.

REVISION TWENTY-ONE:

Revise Policy 2 on page 177 of the Public Facilities Element to read: “[Use investment] Invest in public facilities to catalyze economic development and revitalization, stimulate employment growth, and strengthen neighborhoods.”

REVISION TWENTY-TWO:

Revise strategy PF2.3 on page 177 of the Public Facilities Element to read: “Develop {educational} partnerships [and promote workforce development] between high schools, institutions of higher learning, such as the [and] Prince George’s Community [college] College, local businesses and government agencies [and nearby employment areas] to provide training and on-going support to prospective entrepreneurs and existing businesses, and also attract new establishments to our centers.”

REVISION TWENTY-THREE:

Add a new strategy EP10.4 to page 107 of the Economic Prosperity Element to read: “Coordinate workforce development programs in the various institutions of higher education to generate a pool of skilled employees that will attract investors and businesses, and expand employment opportunities.”

REVISION TWENTY-FOUR:

Revise the Growth Boundary in Map 1 (Prince George’s County Growth Policy Map) of the preliminary plan and Map 9 (Generalized Land Use Map) and Map 11 (Prince George’s County Growth Policy Map) in Attachment B of PGCPB No. 14-10 to reflect the property associated with the Tax Account information set forth below, consisting of approximately 120 acres of property with a zoning classification R-A (Residential - Agricultural) located at the southwest quadrant of MD Route 450 and MD Route 3, removal from the Rural and Agricultural Area, Septic Tier 3, and Approved Priority Preservation Area, and designate within the Established Communities Area. Accordingly, revise Map 3 (Prince George’s County’s Sustainable Growth and Agricultural Preservation Act of 2012 (SB236) Map) of the preliminary plan to reflect the Whitemarsh Property within Septic Tier 2, and Revise Map 9 (Generalized Land Use Map), Map 11 (Prince George’s County Growth Policy Map), and Map 19(Prince George’s County Strategic Investment Map) to reflect removal from the Priority Preservation Area as provided herein.

Tax Account	Property Desc	TaxMapGrid
0801563	PT OF LOT 1-A EQ 4.4059 AC	038D3
0712588	OUTLOT	038D3
0692756	PT OF LT 1-A EQ .4180 AC	038D3
0796425	PT OF LT 1-A EQ 29.4012 AC	038D3

0712570 WHITEMARSH PT PAR 55 038D3
(.24A DFR ST MD EF 12/15/99L13573 F89 00)

REVISION TWENTY-FIVE:

Revise the Growth Boundary in Map 1 (Prince George’s County Growth Policy Map) of the preliminary plan, and Map 9 (Generalized Land Use Map) and Map 11 (Prince George’s County Growth Policy Map) in Attachment B of PGCPB No. 14-10 to reflect the property associated with the Tax Account set forth below, consisting of approximately 18.04 acres of property with a zoning classification R-A (Residential - Agricultural) located at the southeast quadrant of Route 301 and Mill Branch Road in Bowie, removal from the Rural and Agricultural Area, Septic Tier 3, and designate within the Established Communities Area. Revise Map 3 (Prince George’s County’s Sustainable Growth and Agricultural Preservation Act of 2012 (SB236) Map) of the preliminary plan to reflect the property describe within Septic Tier 2, and Map 9 (Generalized Land Use Map) in in Attachment B of PGCPB No. 14-10 as provided herein.

Tax Account	Property Description	TaxMapGrid
0817718	(OUT AG 98 FREV)	055E4
0817734	(OUT AG 98 FREV)	055E4

REVISION TWENTY-SIX:

Revise the reference to Target NET Residential Density for New Development for one-half mile (DU/Acre) on page 18 of Attachment B to PGCPB 14-10 to increase the density range as follows: [10-40] 10-60.

REVISION TWENTY-SEVEN:

Replace Table 23, Countywide Short-Term Implementation Strategies included in PGCPB No. 14-10, Attachment G on page 191 with an updated table. The revised table identifies potential implementing partners and revises the format.

REVISION TWENTY-EIGHT:

Amend the Urban Design Principles section referenced in PGCPB No. 14-10, Attachment A, Errata Sheet Item 61 as follows:

- A. Amend Section I, No. 7, first bullet, to read: “*Area designed around a core.* Centers should be focused around or along a central place or core—usually a transit [stop] station, public park, or plaza, retail center, main street, or civic center (see Core and Edge discussion in Land Use Element.) Best practices recommend centers be within roughly a fifteen minute walk or half a mile of their core (as context allows) and that the most dense and intense development radiates out from the core transitioning to more moderate densities closer to surrounding established neighborhoods. A mix of uses, with an emphasis on employment and retail, are typically best concentrated within a five-minute walk or a quarter mile of the core while outlying areas my accommodate a more residential mix of uses.”
- B. Amend Section II, Connectivity Principles, No. 1, to read “[Connectivity within a contiguous grid of] A network of connected streets and trails that responds to topography and respects scenic ad historic context is an essential component of a functional neighborhood.”

REVISION TWENTY-NINE:

Amend Table 14, Plan 2035 Center Classification System, referenced in PGCPB No, 14-10, Attachment B, page 17, description of Neighborhood Centers to read “Primarily residential areas that are often lower in density. These areas generally have fewer [Often have some] transit options and offer neighborhood-serving retail and office uses.”

REVISION THIRTY:

Revise the Introduction and Where We Are Today section on pages 139-140, Housing and Neighborhood Element, Preliminary Plan Prince George’s, to expand the bullet points to include information from the December 6, 2013, Housing Paper. The additional information will expand upon existing data and references to ensure that this element is consistent with the format of the other elements within the approved Plan Prince George’s 2035.

REVISION THIRTY-ONE:

Revise Attachment H(1) of PGCPB No. 14-10 to reflect inclusion of the Bowie MARC Station Community Center Designation Area within Public Safety Surcharge Area 1.

1 BE IT FURTHER RESOLVED that the tiers of the 2002 Approved General Plan, as they
2 exist as of the effective date of this General Plan or as modified in the future, will be used to
3 implement existing or future laws that reference the development tiers as demonstrated in
4 Appendix 6, and that these laws may be amended as need dictates over time. Accordingly, the
5 public safety surcharge boundaries shall be identical to the boundaries of the Developed Tier.

6 BE IT FURTHER RESOLVED that the F-10 project shall not include any right of way or
7 other preservation of approximately 10.71 acres of property known as Parcel “C” of the “Penn –
8 301 Industrial Center,” recorded among the land records of Prince George’s County in Plat Book
9 71, at Plat Book Page No. 23, and generally bounded by Crain Highway (US 301) on the west,
10 Pennsylvania Avenue on the south, Chevy Drive along the north and east.

11 BE IT FURTHER RESOLVED that the Planning Staff is authorized to make appropriate
12 text and map revisions to correct identified errors and inconsistencies, reflect updated
13 information and revisions, and incorporate Council actions described in this Resolution.

14 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable: if any
15 provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional or
16 inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality or
17 inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses,
18 sections or parts of the Resolution or their application to other persons, or circumstances. It is
19 hereby declared to be the legislative intent that this Resolution would have been adopted as if
20 such illegal, invalid, unconstitutional or inapplicable provision, sentence, clause, section or part
21 had not been included therein.
22

23
24

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 6th day of May, 2014.

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: _____
Mel Franklin
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council