PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.: LTR 06022026

Draft No.:

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 7/02/2026

Action: FAVORABLE

REPORT: Committee Vote: Favorable, 5-0 (In favor: Committee Chair Blegay, Council Members Adams-Stafford, Dernoga, Olson, and Oriadha)

On July 2, 2026, the Planning, Housing, and Economic Development (PHED) Committee convened to discuss proposed correspondence to Rebecca L. Flora, Secretary of the Maryland Department of Planning. The correspondence pertains to amendments to the Priority Funding Area (PFA), aiming to designate the Parkland and Rock Creek properties as part of Prince George's County's PFA.

On Tuesday, June 2, 2026, Chair Oriadha referred the proposed correspondence to the Planning, Housing, and Economic Development (PHED) Committee for discussion. The PHED Committee Director, Rana Hightower, summarized the purpose of the proposed correspondence and informed committee members about the public comments and feedback received from agencies within Prince George's County.

Mr. James Campbell, Land Use Specialist, presented an overview of the history and requirements to obtain designation as a priority funding area.

The Smart Growth Priority Funding Area Act of 1997 was originally enacted as Senate Bill 389 and is now codified in the Annotated Code of Maryland under State Finance and Procurement §5-7B-01 et seq. (Subtitle 7B, "Priority Funding Areas"). This legislation was created to guide state spending on infrastructure-related economic growth and development by directing state funds to designated Priority Funding Areas (PFAs).

Counties are allowed to designate areas beyond the predefined PFAs as "County Designated Smart Growth Areas," if these areas meet the criteria outlined in specific PFA categories (§5-7B-03). Requests to change the boundaries of these PFAs must be submitted in a joint-signature letter from both the Chair of the County Council and the County Executive to the Maryland Department of Planning (MDP).

He explained that 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:

- Transportation projects and highway improvements
- Water and Sewer infrastructure
- Economic Development assistance
- Housing and neighborhood revitalization programs
- Certain state facilities and leases

Areas that are automatically or commonly designated as PFAs include:

- 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

The Parkland and Rock Creek properties are located within the Established Communities Growth Area, as indicated on the Growth Policy Map, and fall under the Legacy Comprehensive Design Zone. They also come with approved entitlements from the previous zoning ordinance. The Prince George's County Planning Board approved the Comprehensive Design Plan on March 3, 2022, with certain condition

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.

He discussed both the direct and indirect fiscal impacts of the designation. The direct fiscal impact refers to the future costs associated with maintaining and replacing any infrastructure that Prince George's County would own after the properties are developed. The indirect fiscal impact means that the sites will be eligible for state funding assistance for their development. The PFA designation allows these properties to access tax credits and economic development resources while ensuring that the development aligns with both state and local planning priorities.

Mr. Mathew Tedesco provided testimony in support of the proposed correspondence on behalf of Stanley Martin Homes, the owner of the Parkland and Rock Creek properties. He explained that the PFA designation is unique. It was triggered by the requirement to purchase and transfer wetland mitigation credits as part of the Patuxent mitigation bank, which was reviewed and approved by the Maryland Agriculture and Land Preservation Foundation. These mitigation credits are related to infrastructure improvements on Ritchie Marlboro Road and the construction and expansion of Suitland Parkway (MC31). The letter to Secretary Flora will finalize the designation of the PFA.

On motion of Chair Blegay, seconded by Council Member Olson, the PHED Committee voted 5-0 in favor of the proposed correspondence.