

March 20, 2024

The Honorable Thomas E. Dernoga
Chair, Planning, Housing and Economic Development Committee
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

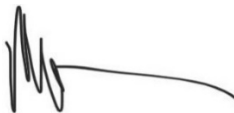
Re: M-NCPPC – Planning, Housing and Economic Development Committee Member
Questions

Dear Chair Dernoga:

We would like to thank you for the opportunity to present our M-NCPPC Budget Overview to the Planning, Housing and Economic Development Committee (PHED). During our last work session, members of your committee presented our team with questions related to our budget. In addition, there were supplemental questions emailed by Councilmember Franklin. Please see the attached document with responses to each question.

We are still in the process of gathering data regarding a couple questions and we will provide those responses to you in the near future. We look forward to having a continued dialogue with you and the PHED Committee during all upcoming work sessions. If you have any questions, please feel free to contact me at 301-952-3560.

Sincerely,



Peter A. Shapiro,
Chair, Prince George's County Planning Board

Prince George's County

PHED Committee Budget Overview - March 7, 2024

Follow-Up Questions

- 1) What is the fiscal reason for using fund balance/PAYGO rather than debt for the additional \$40 million for the Largo HQ building?

Based on a review of the Commission's general authority to issue and sell bonds, the Largo HQ building, a purely administrative building, is not permissible. Therefore, the administrative building must be paid for using PAYGO funds or some other funding mechanism (such as the long-term lease originally proposed via MEDCO bonds).

As provided by 18-203 and 18-206(a)(1), the Commission's general authority to issue and sell bonds for acquisition and development for the following purposes: parks; forests; roads and other public ways; and public recreation (centers, community buildings, or other public buildings to house a public recreation program); and to finance the cost of "revenue-producing facilities".

- 2) What is the Commission's long-term strategy to cut expenses in lieu of tax rate changes?

As part of the next annual update of the Six-Year Fiscal Plan, the Commission will also engage in a focused review of actual current expense levels to deliver varying levels of work requirements. This review will help to further identify ways to improve operational efficiencies, modify goals and objectives and inform the determination for additional resources.

With this supplemented fiscal outlook, the Commission should be positioned to share its strategic fiscal plan with differing scenarios.

- 3) Confirm Method for FY 25 Property Tax estimate?

The Commission works closely with the County's Office of Finance and Office of Management and Budget. All make use of SDAT assessable base data. The Commission uses the County's out-year projections for growth in the base.

4) Breakdown of Property Tax yield

Data as of January 31, 2024

FY2024 Collections								
Fund	Administration	%	Park	%	Recreation	%	Tax	%
Real	\$ 63,869,470	95.2	\$ 174,528,262	95.2	\$ 91,053,284	95.3	\$ 329,451,016	95.2
Personal	3,225,346	4.8	8,866,538	4.8	4,535,627	4.7	16,627,511	4.8
Total	67,094,816		183,394,800		95,588,911		346,078,527	

Additional Questions – March 13th

- 1) Provide a copy of the proposed MNCPPC planning work program proposed for the FY 25 budget.

The FY 25 Six Year Planning Work Program (ATTACHMENT A) - provides further details of the work programs, plans and referenced amendments. Additionally, the budget book pages 139-189 contain the work programs for each division in the Planning Department.

- 2) Provide a copy of the proposed MNCPPC recreation schedule proposed for the FY 25 budget.

Will be provided under separate cover.

- 3) What is the current and projected debt capacity for the MNCPPC CIP program?

Based on the Commission’s FY25 to FY30 Six-Year Plan provided to the Spending Affordability Committee in December 2023, the projected debt capacity is estimated to range from 4.6% in FY 25 to 8.9% in FY 30. The Commission should not expend more than 10% of its operating expenditures on debt service. The projected percentage is based on CIP cash flow and current work program resources. These numbers are conservative and communicate that if all project timelines went according to schedule, we would not exceed our debt capacity through FY 30.

Since project schedules are always subject to change, this data is updated internally, by the department, on a quarterly basis and reported annually. In addition, staff are currently reevaluating the CIP funding sources so that we can ensure an appropriate mix of paygo versus debt, to take advantage of low borrowing rates, subject to relevant limitations.



September 21, 2023

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Derick Berlage, AICP, Acting Deputy Director for Operations
Tony Felts, AICP, Chief, Community Planning Division
Katina Shoulars, Chief, Countywide Planning Division

FROM: Scott Rowe, AICP, CNU-A, Planner IV, Community Planning Division

SUBJECT: **Proposed FY 2025–2030 Planning Department Six-Year Planning Work Program** *BSR*

This memorandum contains the Planning Department's proposed Six-Year Area and Functional Master Plan Work Program (SYWP) for Fiscal Years 2025–2030. The purpose of the SYWP is to present the Planning Department's recommendations for new master, sector, or functional master plans (or amendments thereto) and standalone sectional map amendments (SMA) to be undertaken over the next six years. The projects recommended will best advance the vision and goals of the 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035) and ensure that Prince George's County has innovative, visionary, and implementable land use, transportation, environmental, and related policies to meet the needs of its nearly one million residents. This SYWP reflects projects in the ongoing FY 2024 Department Work Program. Proposed planning studies are not reflected in this memo and can be found in the Department's forthcoming proposed FY 2025 budget and work program.

On March 23, 2023, the Planning Board adopted the current Fiscal Year 2024—2029 SYWP. The current SYWP is predicated upon a staffing level sufficient to prepare up to three master/sector plans, or as is more common, one or two master/sector plans and a combination of minor plan amendments or standalone SMAs, over a four-year period. To execute the adopted SYWP, the Planning Department requires 12 full-time staff equivalents (FTE) in Fiscal Year 2025, and 13 FTE in Fiscal Year 2026 and beyond, dedicated exclusively to executing comprehensive planning and zoning projects. This proposed SYWP for FY 2025—2030 presumes the same staffing level as the current adopted SYWP.

The addition of projects to the SYWP or annual budget and work program beyond this staff capacity requires the addition of new staff positions to undertake these projects. While consultants may be hired to conduct technical analyses and assist with public/stakeholder outreach in the preparation of plans, they are not a substitute for full-time Planning Department staff. Crafting successful plans in Prince George's County requires the level of institutional, historical, and operational knowledge and understanding of the County's geographic and demographic contexts that only comes with the sustained and guided on-the-ground experience that permanent Commission staff possess.

Prince George’s County’s Planning Context

Plan 2035, the County’s General Plan, was adopted in 2014 and provides a framework for where and how the County should grow by identifying growth management policies and strategies. Plan 2035 recommends that most growth occurs within designated Centers, and this guidance will inform updates to existing or new master or sector plans. The update or replacement of an area master plan will establish each community’s vision for how it can implement the goals and policies of Plan 2035 in a way that is sustainable, achievable, and inclusive. Functional master plans and plan updates will provide the countywide policy and infrastructure planning framework necessary to support implementation of Plan 2035.

Functional master plans implement Plan 2035 by establishing countywide policies governing public facility location, transportation and mobility, parks and recreation, resource conservation, and preservation of environmental and historical resources, and by recommending infrastructure investments that support the County’s growth and preservation goals. Functional master plans may contain recommendations, especially those for public facilities, which supersede previously approved area master, sector, or transit district development plans, and, in turn, are superseded by newer area master or sector plans. Plan 2035 recommends updating countywide functional master plans every 10 years.

The County currently has 38 approved area master plans (including sector and transit district development plans). Traditionally, each area master plan implements Plan 2035 by establishing a long-term, 20- to 25-year vision for a specific area, community, or neighborhood and specific implementation actions that must be undertaken over that period to implement the vision. These 38 plans contain over 13,800 individual recommendations for policies and discrete actions necessary to implement their visions and goals.

Addressing Community Needs through Planning and Zoning

Area master plans are blueprints to manage the change and evolution of different areas, communities, or neighborhoods in Prince George’s County. The rate of change in each community is dependent upon several factors, including the region’s real estate market; its proximity to transportation options such as Metrorail, the Purple Line, or MARC; available land for development, redevelopment, or revitalization; and the capacity of a community to support retail and service businesses. Because plans have a 20-to-25-year horizon, often the only barriers to their implementation are a) time and b) sufficient public investment to spur private development. Such plans may not warrant replacement even if their horizon year has been met, provided that their vision and recommendations are still warranted and achievable.

New opportunities, or challenges, may arise over time in a particular location. In these situations, the Planning Board or the District Council may need to initiate master/sector plan amendments or a standalone SMA to address specific issues. A minor master/sector plan amendment is a tightly regulated process that allows for a simple, relatively fast revision to the text or plan of a map affecting less than half of the plan area that can be executed without major transportation or public facility analysis. A major master/sector plan amendment can be undertaken when a more detailed or complex planning issue requires evaluation, but where the vision, goals, and most of the recommendations of the plan remain valid and relevant. The 2018 Zoning Ordinance has created opportunities where zoning changes can be undertaken in concert with, or without, a plan amendment; these zoning changes may take place through an SMA.

In other situations, specific issues may be evaluated and addressed through planning studies, such as updated market analyses, wayfinding and circulation studies, or community visioning efforts, which may be recommended to advance viable recommendations of an existing plan.

Each of these approaches is preferable to a full, multi-year master/sector planning process. Full replacement of a plan, or a new plan for an area, should be a last resort.

The FY 2025–2030 Six-Year Planning Work Program includes a range of projects that will advance the goals, policies, and strategies of Plan 2035. The work program will provide guidance to the implementing agencies; the private, nonprofit, and institutional sectors; and the stakeholders, all of whom may use it to partner together in the creation of places in which the community desires to live, work, and recreate. These projects include functional and area master plans, master plan amendments, and SMAs.

Master Plan Evaluation Program

The SYWP is a product of the Department’s Master Plan Evaluation Program, which started in 2015 as the “Planning to Plan” project, and which consists of two additional analytical tools:

Master Plan Recommendation Database

The Master Plan Recommendation Database catalogs all active area master, sector, and transit district development plan recommendations, determines whether or not they represent actions or are simply statements of policy, and then evaluates and reports the implementation status of the actionable recommendations. Since 2019, over 13,800 recommendations have been documented and a preliminary assessment of their status recorded.

Master Plan Scorecards

The Master Plan Scorecards are intended to report the result of the Master Plan Recommendation Database, along with demographic indicators and development activity since plan approval. A Scorecard will also contain a professional analysis of opportunities for, and challenges facing, implementation, identify short-term implementation measures that can be undertaken, and identify key capital projects that will facilitate realization of the plan’s vision. A pilot Master Plan Scorecard was issued in 2019 and several more are in preliminary development at this time.

The Master Plan Evaluation Program is labor-intensive and has experienced significant delays due to staff shortages. As the SYWP and the Department’s annual Budget and Work Program are based on this program, the Department proposes engaging consultant support in FY 2025 to help complete the Master Plan Recommendation Database and prepare Scorecards for publication.

SYWP Methodology

In general, the Planning Department only recommends an entirely new plan if one or more of the following conditions exists:

1. The existing plan cannot be implemented due to long-term changes in the real estate market or infrastructure funding capabilities.

2. The existing plan cannot be implemented because it was based on private development activity, such as a specific development plan or significant parcel assemblage, which no developer is likely to undertake in the next 20-25 years.
3. Implementation of the existing plan is dependent on ineffective zoning tools, such as the Legacy Mixed-Use Town Center Zone, or discontinued zoning tools, such as the Development District or Transit District Overlay Zones.
4. An opportunity exists to address one of the issues above **and** to combine plans so that the County has fewer plans to administer. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* is an example where one plan replaced two plans.

It should be noted that conditions 1-3 above predominantly affect smaller sector plans and transit district development plans.

Through the Master Plan Evaluation Program, the Department continually evaluates the entire County to identify and prioritize where, and what type, of planning or zoning effort is necessary to achieve the vision of Plan 2035. For comprehensive planning and zoning, projects are identified and prioritized based upon several considerations, including:

- Are the master plan recommendations still valid or possible given the evolution of real estate markets, development practices, and infrastructure funding availability since the plan was approved?
- Does the existing master or sector plan implement the vision, goals, policies, and strategies of Plan 2035 or is the existing plan in conflict with Plan 2035?
- Is growth occurring or imminent in an area where applicable plan does not anticipate it?
- Is there an infrastructure investment, such as a new transit line, which creates new opportunities that were not present when the original plan was approved?
- Is the existing sector or transit district development plan a comprehensive plan, with interrelated goals, policies, and strategies to ensure implementation of the vision, or is it a general introduction to an overlay or design zone that was eliminated by the 2018 Zoning Ordinance?
- Does the new Zoning Ordinance (or other factors) provide new opportunities for development or preservation that were unavailable when the plan was approved?
- Is there a need to mitigate the impacts of non-residential development on surrounding communities that requires a planning or zoning effort?
- What type of planning or zoning intervention is required? Is it a new master or sector plan, a plan update, a minor amendment, an SMA to implement an existing plan, or a study?

The process to identify whether to update or prepare a new functional master plan is similar. Projects are prioritized to best implement the Plan 2035 Growth Policy Map (See Map 1) or to capitalize on new, previously unanticipated opportunities for public, private, or other investment. It is important to note that a planning or zoning effort will have little effectiveness in any area where key properties are encumbered by Legacy Comprehensive Design Zones or long-term entitlements that do not expire until 2042 pursuant to the transitional provisions of the Zoning Ordinance.

Year-to-Year Evolution of the SYWP

The primary master/sector plans and SMAs in the SYWP have remained consistent since the first SYWP in 2020. This should be expected, as these projects address a group of existing plans whose visions cannot be realized or where environmental or market conditions have changed so much since the existing plan was approved that a new plan is the only way to identify an achievable and desirable future.

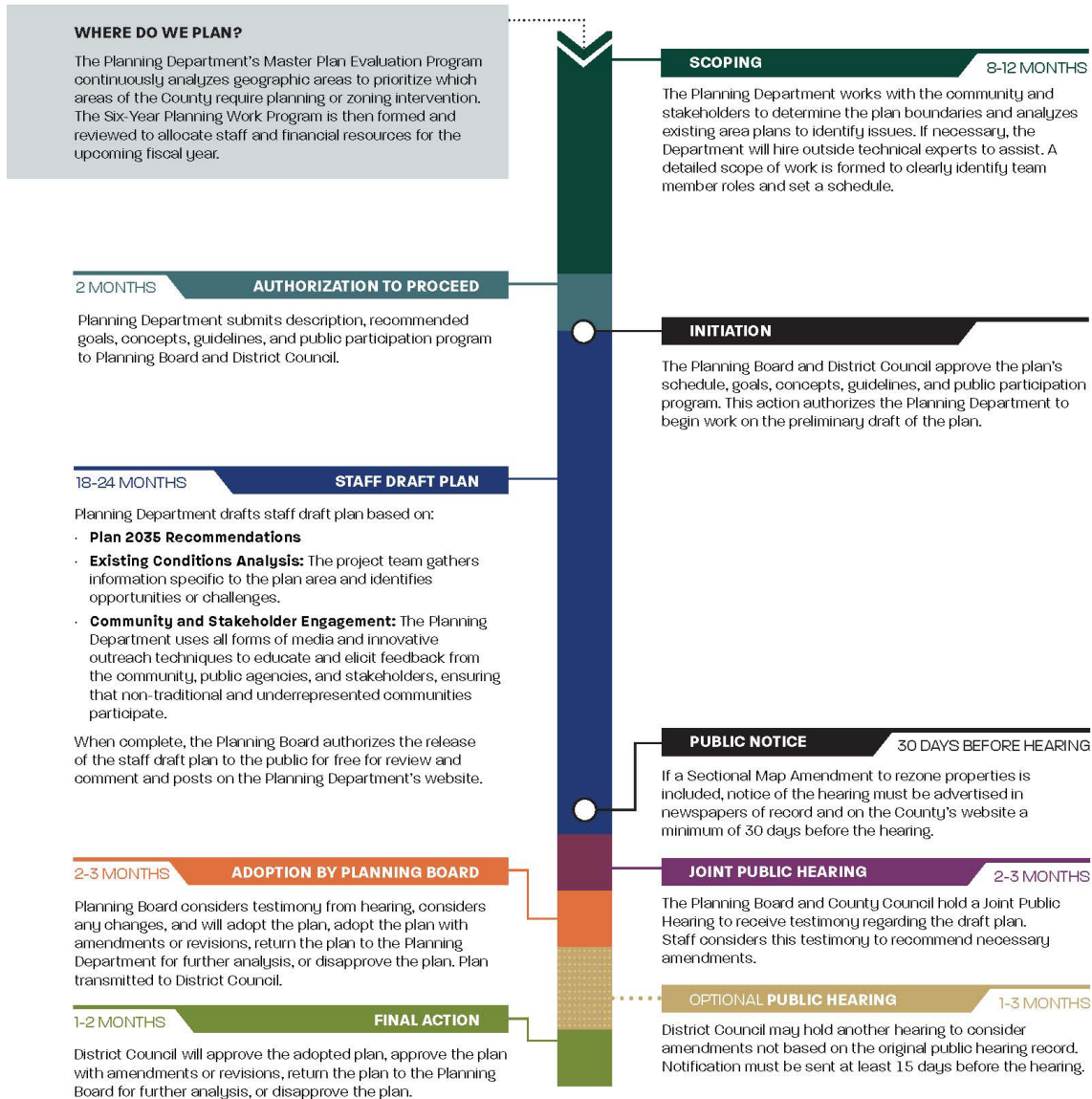
The SYWP may evolve from year to year in the following ways:

1. The unplanned initiation of a minor plan amendment by the County Council impacts active projects and may impact future projects. The Planning Department's staffing complement is based upon its approved work program and does not anticipate diverting personnel to process unanticipated minor plan amendments. Diversion of staff to process minor plan amendments creates delays in ongoing projects and can delay the start of new projects. To attempt to avoid this phenomenon in the future, the SYWP contains several unassigned minor plan amendments in those years where staff capacity is anticipated to process them.
2. An opportunity or challenge, unforeseen in the previous year, arises that requires a new planning or zoning project to address. This new project is added to the SYWP, pushing the start date of existing SYWP projects back.
3. The Planning Board or County Council adds unanticipated projects to the upcoming year's Budget and Work Program without a corresponding increase in staff. This creates delays, often of over one year, for projects in the SYWP.
4. The SYWP is dependent on a specific staffing component. Any change to staffing levels, due to turnover, reassignment, or other scenario, creates delays in completing SYWP projects. For example, it takes four full-time staff equivalents (FTE) at least 18 months to undertake a planning effort and draft a master or sector plan, or 72 FTE. Allocating three full-time staff to this task does not change the fact that it takes 72 FTE to complete this phase of the project. The result can be delays, which push the start date of other SYWP projects back.

Master/Sector Plan Process

Master Plan Process & Timeline (27-3502)

For use with the General Plan, Functional Master Plans, Area Master Plans, and Sector Plans



Timing Considerations in the SYWP

The SYWP takes into account three main timing considerations when recommending projects:

1. **Project Duration:** The SYWP is based upon the standard duration of planning/zoning projects:

Project		Duration (in months)
Master/Sector Plan	Scoping	9-12
	Production/Adoption/Approval	30
Major Plan Amendment	Scoping	6
	Production/Adoption/Approval	18
Standalone SMA	Scoping	3
	Production/Adoption/Approval	15
Minor Plan Amendment		6-9

2. **Planning Board/County Council Recesses:** There are certain times of the year when the Planning Board and/or County Council are on recess and do not meet. In the case of certain months of the year and periods preceding and following an election, the County Council is prohibited from meeting or acting on zoning-related legislation. Finally, where the timing of a certain Planning Board or District Council action is legislated, these recesses may impact the preceding or following action in the legislative process. These considerations impact the timing of a plan or SMA years in advance.

Month		Initiation	Joint Public Hearing	Adoption	Approval
All	July	No	No		No
	August	No	No	No	No
	December	No	No		No
Election Year	January	No			
	February-June	No	No		
	July-October		No		
	November	No	No		No
	December	No	No	No	No

3. Councilmanic Elections: Councilmembers are critical participants in any planning process. They provide essential local knowledge, organize and advocate for residents and other stakeholders, participate in community events, provide guidance, assist with interagency coordination, and, most importantly, champion the implementation of approved plans. It is highly inadvisable to conduct a planning process where new councilmembers take office in the late stages of plan development, adoption, or approval. This SYWP is organized so that no master/sector plan is more than 2 quarters into plan development at the time of a Councilmanic election.

Labor Considerations in the SYWP

The amount of staff labor required to execute a project in the SYWP has been evaluated and re-evaluated over the past several years. Recent experience confirms the validity of this labor budget. SYWP projects require a minimum staff complement per quarter to ensure on-time delivery of high-quality projects.

Project	Phase of Work	Minimum FTE Required per Quarter
Master/Sector Plan	Development of a Master/Sector Plan	4
	Analysis of Joint Public Hearing Testimony	3
	Scoping/Pre-Planning	2
	Joint Public Hearing/Planning Board Adoption/Council Approval	1.5
	Post-Approval and Publication	0.5
Master Plan Evaluation Program	Master Plan Recommendation Database	0.5
	Master Plan Scorecards	No Minimum (19 FTE required total)

Barriers to Implementation

In evaluating how to strengthen the SYWP, staff identify the following barriers or obstacles to SYWP implementation. These include:

- Insertion of unanticipated projects into the SYWP, budget, or work program by the County Council without corresponding staff increases.
 - o An unanticipated plan/SMA can delay another (potentially higher need) plan/SMA by 3 or 4 years.
 - o Initiation of an unanticipated minor plan amendment diverts staff from ongoing projects, creating additional delays.
- Currently, staff assigned to SYWP projects also review development applications for master/sector plan and overlay zone conformance. Depending on the amount or complexity of development applications processed by the Planning Department, this can create a significant diversion from SYWP activities.
- Staff turnover creates delays to ongoing projects and can delay the start of a new project.
- The current staff complement assigned to SYWP projects allows for the completion of up to three plans in a four-year period. There are currently 38 active plans and staff recommend that the current need for planning and zoning products exceeds staff capacity.
- The absence (to date) of dedicated full-time staffing to the Master Plan Evaluation Program inhibits the ability of staff to plan for projects beyond those already identified in the SYWP; completion of the Master Plan Recommendation Database and several Scorecards is necessary to identify the specific major and minor plan amendments identified in this proposed SYWP.

Proposed FY 2025—2030 Six Year Planning Work Program

The Planning Department proposes the following sector plans, SMAs, minor plan amendments, and major plan amendments over the next six years, through Fiscal Year 2030. Map 2 shows the general geography of the proposed work program. Map 3 shows the Plan 2035 Strategic Investment Map for investment priorities.

Updates

Changes from last year's SYWP include:

New Projects

- Dedication of new staff and an associated consultant effort to complete the Master Plan Recommendation Database, the initial round of Master Plan Scorecards, and to update both four years later.

Project Deletion

- Deletion of the previously proposed Military Installation Overlay Zone SMA. Changes to the geography of the overlay zone were approved through the Countywide Map Amendment and legislation.

Projects Moved Up

- Advancement of a minor plan amendment and SMA previously scheduled for FY 2026 to FY 2025 at County Council request.
- Advancement of a second minor plan amendment previously scheduled for FY 2026 to FY 2025 due to the deletion of the Military Installation Overlay Zone SMA.
- Though beginning in the same fiscal year as previously anticipated, the MD 414 Corridor, US 1 Corridor, and Orange Line Corridor/Glenridge Sector Plans/SMAs have moved up several quarters.

Projects Moved Back

- A one-year delay in approval of the West Hyattsville-Queens Chapel Sector Plan and SMA to better integrate the Climate Action Plan and other changes resulting from public testimony.
- The need to revise Subtitle 25, the Trees and Vegetation Code, necessitates a one-year delay in beginning the update to the Resource Conservation Plan.
- Advancement of two minor plan amendments and three full plan/SMA projects as described above pushes back the first proposed Major Plan Amendment four years.
- One additional major plan amendment and two minor plan amendments are pushed back one year so that the Master Plan Evaluation Program can determine where these projects should be conducted.

Agenda Item #9

Proposed FY 2025—2030 Planning Department Six-Year Planning Work Program

September 21, 2023

Page 11

Correction

- Correction of a typographical error in last year's SYWP: the Orange Line Corridor/Glenridge Sector Plan and SMA is scheduled for approval in FY 2029.

I. FISCAL YEAR 2025

A. Master Plan Evaluation Program

The Planning Department will solicit consultant assistance to complete a full round of the Master Plan Evaluation Program in FY 2025 through 2027. This project will include completing the verification and updating the status of over 13,800 plan recommendations, and completing Master Plan Scorecards to determine:

- The percentage of recommendations that are actionable.
- The implementation status of actionable plan recommendations.
- Opportunities for, and challenges, to, plan implementation.
- Recommended next steps.

This ongoing program is listed in the SYWP for the first time.

B. Functional Master Plans

1. Update to the 2017 *Approved Resource Conservation Plan: A Countywide Functional Master Plan*: The current Resource Conservation Plan (RCP) was approved in 2017 and the initiation for a potential update to this plan is anticipated to begin in 2025. The plan combines the related elements of green infrastructure planning and rural and agricultural conservation into one countywide functional master plan; however, for purposes of amendments there are three functional master plans contained within the overall RCP document.

The purpose of the Green Infrastructure Master Plan (GI Plan) is to protect the integrity of ecological features of countywide significance through the planning, land acquisition, and land development processes. The purpose of the Agriculture Conservation Plan is to address the growing demand for land for urban and rural agricultural enterprises throughout Prince George’s County. The purpose of the Rural Character Conservation Plan is to preserve, protect, and maintain the unique character of the scenic views, historic sites, and magnificent landscapes that are historically and culturally significant. This plan supports the core principles of sustainability established in Plan 2035 and addresses the social, economic, and environmental benefits of plan implementation through the various strategies within each of the three plan elements.

This project is pushed back one year due to the need to revise Subtitle 25, the Trees and Vegetation Code.

C. Master and Sector Plans and SMA

1. **Suitland Regional Transit District SMA:** The Planning Department will prepare a proposed Sectional Map Amendment for Planning Board endorsement and District Council approval to implement the land use recommendations of Plan 2035, which designated Suitland as a Regional Transit District, and the *Approved Southern Green Line Station Area Sector Plan*, both of which were approved in 2014. Land use in critical areas of Suitland around the intersection of MD 218 (Suitland Road) and MD 458 (Silver Hill Road) will be classified as a Legacy Mixed-Use Town Center (LMUTC) through the Countywide Map Amendment and regulated by the 2006 Suitland Mixed-Use Town Center Development Plan. This development plan does not permit the development envisioned by Plan 2035 or the 2014 sector plan and, like other MUTC Zones, has proven a barrier to private reinvestment in this community.

Reclassification to the appropriate Regional Transit-Oriented zones for Regional Transit Districts is necessary to implement the County’s vision for this area; this effort will recommend reclassification of properties into the appropriate zone classification.

**Plan 2035 Growth Policy Map: Suitland Regional Transit District
Established Communities**

Strategic Investment Map: Second-Round Downtown

2. **Minor Amendment to the 2010 *Approved Subregion 1 Master Plan* and SMA:** This amendment and corresponding zoning proposal will implement the master plan’s economic development policy to expand and enhance opportunities for a quality business environment by updating land use and zoning recommendations for an area east of I-95 and south of MD 200 (the Intercounty Connector).

This project is moved up one year at the request of the County Council.

**Plan 2035 Growth Policy Map: Established Communities
Future Water and Sewer Service Area**

Strategic Investment Map: Innovation Corridor

3. **Minor Plan Amendment #2 (TBD):** Capacity exists to undertake an additional minor plan amendment beginning in FY 2025 and concluding in FY 2026.

This project is moved up one year due to the deletion of the Military Installation Overlay Zone SMA.

4. **Orange Line Corridor/Glenridge Sector Plan and SMA:** This plan will address several interrelated challenges along the Orange Line Corridor and provide an integrated plan that addresses land use, multimodal mobility, environmental preservation, and parking for the three Orange Line stations in Prince George’s County and the Glenridge Purple Line Station. The Plan 2035 Strategic Investment Plan designates the New Carrollton Metro Station is one of the County’s three First-Round Downtowns; however, land use at the station is governed by the 2010 *Approved New Carrollton Transit District Development Plan*, which will leave this critical location with a limited plan that serves primarily as an introduction to its Transit District Overlay Zone. Once the T-D-O Zone is replaced by the Countywide Map Amendment with the Regional Transit-Oriented Zone, a new plan is essential. Meanwhile, floodplain and stormwater management challenges associated with Beaverdam Creek render development at the Landover and Cheverly Metro Stations nearly impossible. Coordination of land use planning with stormwater and floodplain management in the Beaverdam Creek watershed, in partnership with the Department of the Environment; Department of Permitting, Inspections, and Enforcement; and WMATA, is critical to unlocking the potential of these two stations.

This plan will replace the 2010 *Approved New Carrollton Transit District Development Plan*, and portions of the 1994 *Approved Master Plan for Bladensburg-New Carrollton and Vicinity*, the 2010 *Approved Central Annapolis Road Sector Plan*, the 2010 *Approved Subregion 4 Master Plan*, the 2015 *Approved Landover Metro Area/MD 202 Corridor Sector Plan*, and the 2018 *Approved Greater Cheverly Sector Plan*.

The FY 2024—2029 SYWP stated that this project would conclude in FY 2029. This was in error; the project is scheduled for approval in FY 2030.

D. Existing Projects Scheduled for Completion in FY 2025

1. West Hyattsville-Queens Chapel Sector Plan and SMA
2. Countywide Master Plan of Transportation
3. Central Avenue-Blue/Silver Line Sector Plan and SMA
4. Central Branch Avenue Revitalization Corridor SMA
5. Minor Amendment to the 2010 *Approved Subregion 1 Master Plan* and SMA

E. Existing Projects Ongoing Throughout FY 2025

1. Port Towns Sector Plan and SMA

II. Fiscal Year 2026

A. Master and Sector Plans and SMA

1. **MD 414 (Oxon Hill Road) Corridor Sector Plan and SMA:** The MD 414 (Oxon Hill Road) corridor is in a strategic position to capitalize on its proximity to National Harbor, the District of Columbia, and Northern Virginia to revitalize and thrive. The existing master plan for the MD 414 Corridor, the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area*, makes recommendations for this corridor based upon an introduction of rail transit in the vicinity of Rivertowne Commons Marketplace that is unlikely to occur within the foreseeable future. The complex pattern of property ownership and thriving small businesses in the corridor render the existing plan, based upon significant parcel consolidation, extremely difficult to achieve. The western end of the corridor, where MD 414 meets I-95/495 (the Capital Beltway), creates unique redevelopment potential, capitalizing on its Beltway access, and requires a fresh approach that supports market-viable redevelopment strategies. Meanwhile, the eastern end of the corridor nearest MD 210 (Indian Head Highway) faces unanticipated opportunities based upon its proximity to National Harbor.

As of September 2023, the Washington Metropolitan Area Transit Authority (WMATA) is considering possible extensions of Metrorail that could include new Metro stations in this area of Prince George’s County. Should such plans advance, the boundary of this plan could encompass one or more of these stations.

Within its boundaries (to be determined as part of the scoping process), this plan will replace portions of the 2000 *Approved Master Plan for The Heights and Vicinity* and the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area*. Depending on the ultimate extent of this plan, it could also replace portions of the 2008 *Approved Branch Avenue Corridor Sector Plan* as well.

Plan 2035 Growth Policy Map:

**National Harbor Regional Transit District
Oxon Hill Neighborhood Center
Established Communities
Employment Area**

Strategic Investment Map:

Innovation Corridor

2. **Southern US 1 Corridor (Gateway Arts District) Sector Plan and SMA:** The 2004 *Approved Sector Plan for the Prince George’s County Gateway Arts District* was created, and a supporting Development District Overlay Zone installed, to facilitate revitalization of the Cities of Hyattsville and Mount Rainier and the Towns of Brentwood and North Brentwood by attracting communities of artists and the “Creative Class.” This effort was successful; the Southern US 1 Corridor is a regional destination for arts and entertainment, surrounded by in-demand residential neighborhoods. The sector plan itself has few specific recommendations, serving largely as an introduction to its overlay zone. The 2018 Zoning Ordinance eliminates the Development District Overlay Zone, and the proposed Countywide Map Amendment reclassifies much of the corridor into the Neighborhood Activity Center Zone.

Meanwhile, the Centers of Brentwood, Mount Rainier, and the Town of Riverdale Park are governed by LMUTC Zones, which have largely deterred investment since their inception. Restrictive zoning on both sides of the border with the District of Columbia will continue to exacerbate housing demand throughout the corridor, raising rents and increasing the risk of displacement.

The Southern US 1 Corridor needs a comprehensive plan that creates a clear vision for these five communities, along with supportive goals, policies, and strategies that capitalize upon its strategic location and provide new opportunities for residents, workers, and businesses. This plan will replace the 2004 *Approved Sector Plan for the Prince George’s County Gateway Arts District* in its entirety and the 1994 *Approved Master Plan for Planning Area 68* within the project boundaries. The SMA will eliminate the LMUTC Zones in this sector.

Plan 2035 Growth Policy Map: Riverdale MARC Neighborhood Center
Port Towns Neighborhood Center
Established Communities
Employment Area

Strategic Investment Map: Innovation Corridor

B. Existing Projects Scheduled for Completion in FY 2026

- 1. Port Towns Sector Plan and SMA
- 2. Suitland Regional Transit District SMA
- 3. Minor Plan Amendment #2

C. Existing Projects Ongoing Throughout FY 2026

- 1. Master Plan Evaluation Program
- 2. Resource Conservation Plan Update
- 3. Orange Line Corridor/Glenridge Sector Plan and SMA

III. Fiscal Year 2027

A. Existing Projects Scheduled for Completion in FY 2027

1. Master Plan Evaluation Program

B. Existing Projects Ongoing Throughout FY 2027

1. Resource Conservation Plan Update
2. Orange Line Corridor/Glenridge Sector Plan and SMA
3. MD 414 (Oxon Hill Road) Corridor Sector Plan and SMA
4. Southern US 1 Corridor Sector Plan and SMA

IV. Fiscal Year 2028

A. Master and Sector Plans and SMA

1. **Major Plan Amendment and SMA #1:** Should the Master Plan Evaluation Program identify an opportunity to undertake a major plan amendment and SMA (if necessary), capacity exists to begin one in FY 2028.

This project is moved back four years from the FY 2024—2029 SYWP to allow for completion of the initial Master Plan Evaluation Program and so that other identified projects can advance.

B. Existing Projects Scheduled for Completion in FY 2028

1. Resource Conservation Plan Update

C. Existing Projects Ongoing Throughout FY 2028

1. Orange Line Corridor/Glenridge Sector Plan and SMA
2. MD 414 (Oxon Hill Road) Corridor Sector Plan and SMA
3. Southern US 1 Corridor Sector Plan and SMA

V. Fiscal Year 2029

- A. **Master Plan Evaluation Program Update:** The Planning Department will solicit consultant assistance to update the status of Master Plan recommendations and update, if necessary, Master Plan Scorecards.

This ongoing program is listed in the SYWP for the first time.

B. **Master and Sector Plans and SMA**

1. **Major Plan Amendment and SMA #2:** Should the Master Plan Evaluation Program identify an opportunity to undertake a major plan amendment and SMA (if necessary), capacity exists to begin one in FY 2029.

This project is moved back one year from the FY 2024—2029 SYWP to allow for completion of the initial Master Plan Evaluation Program and so that other identified projects can advance.

2. **Minor Plan Amendment #3 (TBD):** Capacity exists to undertake a minor plan amendment beginning and concluding in FY 2029.

This project is moved back one year from the FY 2024—2029 SYWP to allow for completion of the initial Master Plan Evaluation Program and so that other identified projects can advance.

3. **Naylor Road/Southern Avenue Station Areas Sector Plan and SMA:** The Southern Avenue Metro Station continues to attract new development interest as transit-oriented revitalization continues to extend along Metro’s southern Green Line. Meanwhile, the Naylor Road Metro Station is poised to capitalize on its location at the interchange of MD 5 (Branch Avenue) and the Suitland Parkway and become a greater gateway to Prince George’s County from the District of Columbia. The recommendations of the 2014 *Approved Southern Green Line Station Area Sector Plan* have yet to come to fruition and require realignment with the new Zoning Ordinance. Meanwhile, this 2014 sector plan replaced most of the 2008 *Approved Branch Avenue Corridor Sector Plan* and, in doing so, replaced over 200 pages of a community-driven, consensus vision for the northern Branch Avenue corridor with a single sentence erasing recommendations for the transformation of Iverson Mall and Marlow Heights Shopping Center and reverting the corridor to its current highway- oriented, pedestrian-unfriendly, 1960s commercial character.

Within its boundaries (to be determined as part of the scoping process), this plan will replace portions of the 2000 *Approved Master Plan for The Heights and Vicinity*, the 2008 *Approved Branch Avenue Corridor Sector Plan*, and the 2014 *Approved Southern Green Line Station Area Sector Plan*.

Plan 2035 Growth Policy Map: **Naylor Road Local Transit Center
Southern Avenue Neighborhood
Center
Established Communities
Employment Area**

Strategic Investment Map: **Neighborhood Revitalization Area**

C. Existing Projects Scheduled for Completion in FY 2029

- 1. Orange Line Corridor/Glenridge Sector Plan and SMA
- 2. MD 414 (Oxon Hill Road) Corridor Sector Plan and SMA
- 3. Southern US 1 Corridor Sector Plan and SMA

D. Existing Projects Ongoing Throughout FY 2029

- 1. Major Plan Amendment and SMA #2
- 2. Master Plan Evaluation Program Update

VI. Fiscal Year 2030

A. Master and Sector Plans and SMA

- 1. **Minor Plan Amendment #4 (TBD):** Capacity exists to undertake a minor plan amendment beginning and concluding in FY 2029.

This project is moved back one year from the FY 2024—2029 SYWP to allow for completion of the initial Master Plan Evaluation Program and so that other identified projects can advance.

B. Existing Projects Scheduled for Completion in FY 2030

- 1. Major Plan Amendment and SMA #2
- 2. Minor Plan Amendment #4

C. Existing Projects Ongoing Throughout FY 2030

- 1. Naylor Road/Southern Avenue Station Areas Sector Plan and SMA
- 2. Master Plan Evaluation Program Update

Agenda Item #9

Proposed FY 2025—2030 Planning Department Six-Year Planning Work Program

September 21, 2023

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If you have any questions, please contact Scott Rowe at brandon.rowe@ppd.mncppc.org.

Table 1: Six-Year Planning Work Program

Map 1: Plan 2035 Growth Policy Map

Map 2: Proposed Six-Year Work Program

Map 3: Plan 2035 Strategic Investment Map

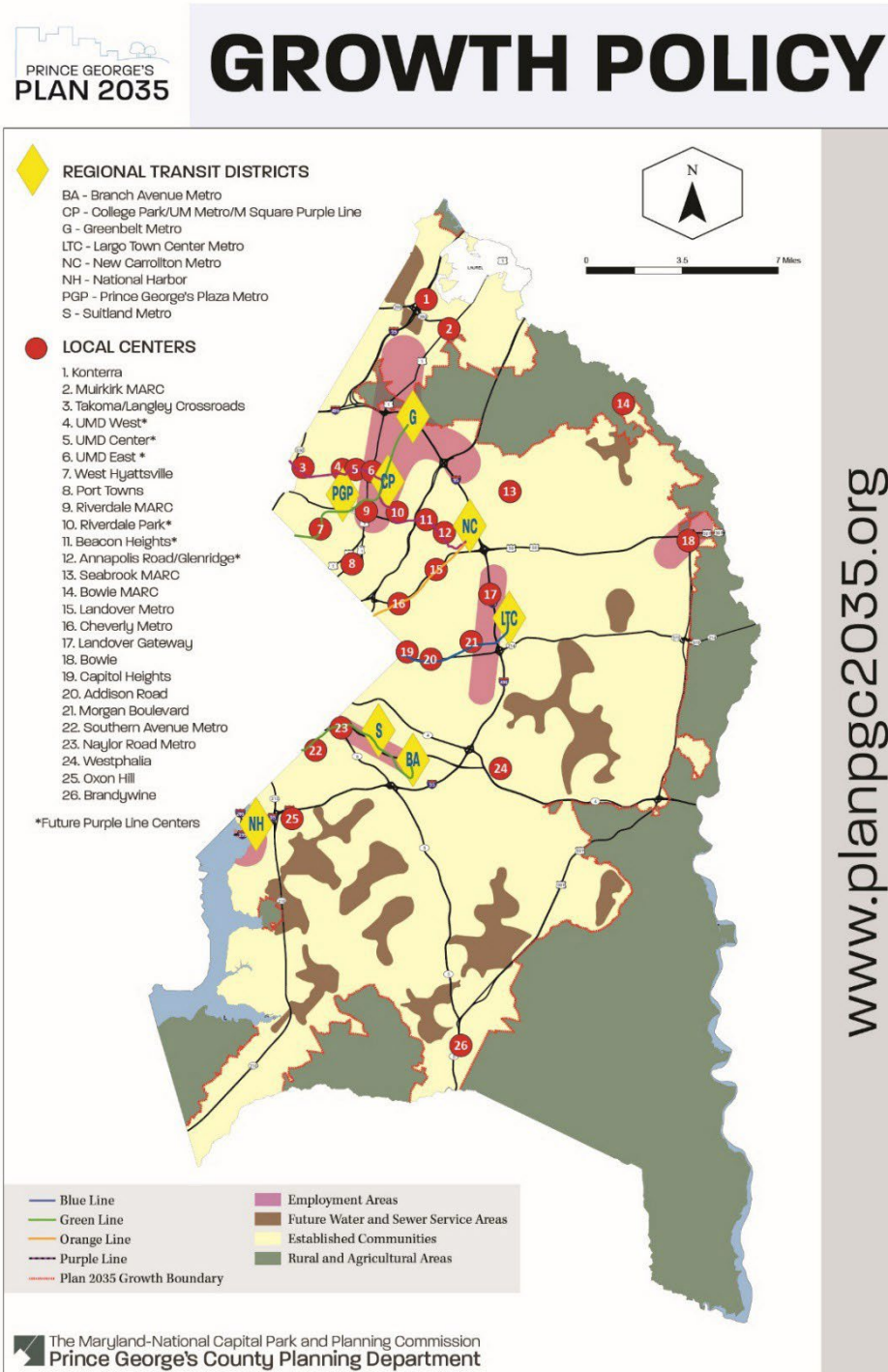
Table 1: Six-Year Master Planning/Zoning Work Program FY 2025–2030

Please note that **highlighted projects** are new to the SYWP.

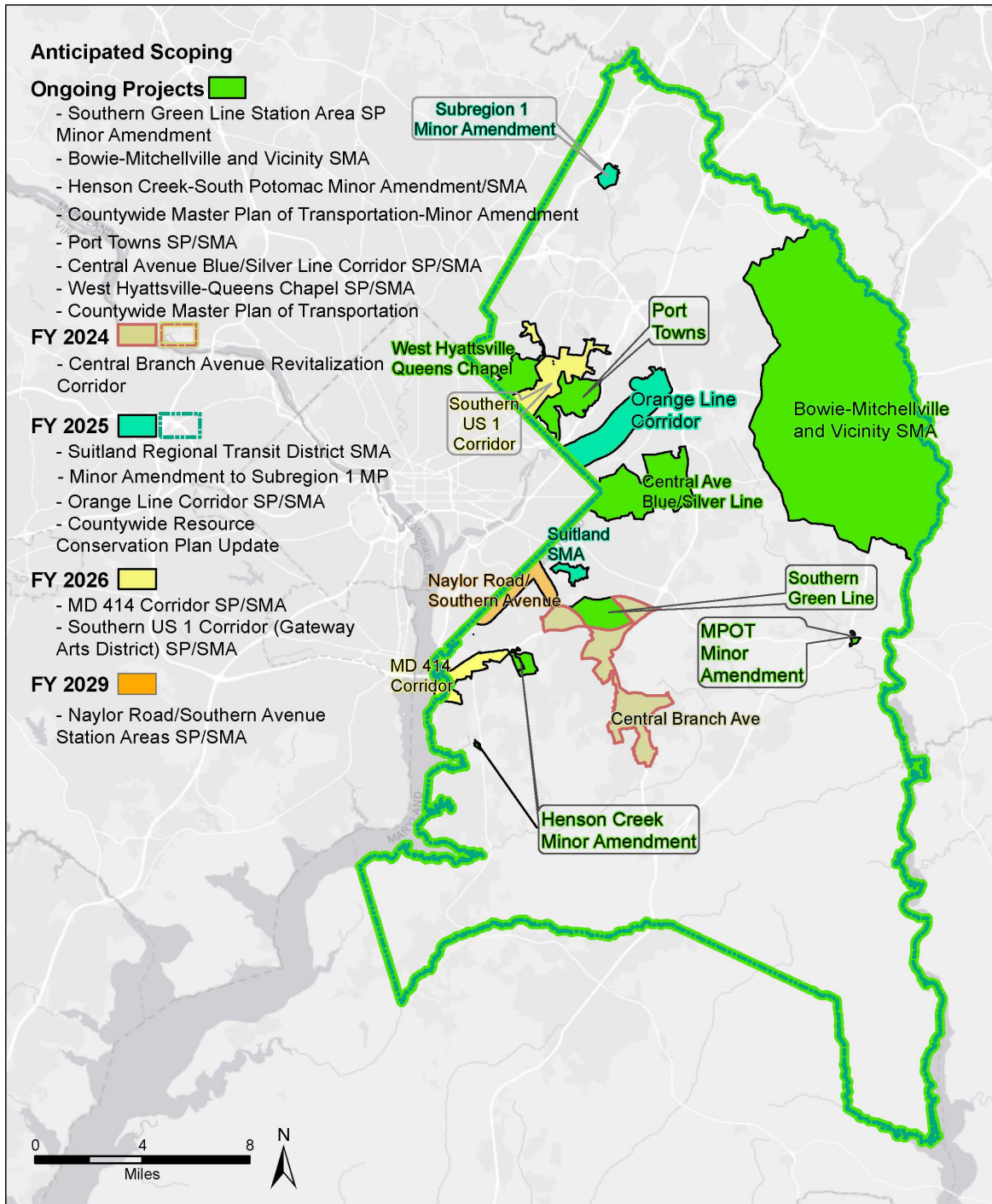
Project	Anticipated Scoping/ Procurement (Fiscal Year)	Estimated Completion (Fiscal Year)	Plan 2035 Growth Policy Map Designation
West Hyattsville-Queens Chapel Sector Plan and SMA	2021	2025	Regional Transit District Local Transit Center Established Communities
Countywide Master Plan of Transportation	2021	2025	Countywide
Bowie-Mitchellville and Vicinity SMA	2022	2024	Campus Center Town Center Established Communities Employment Areas Rural and Agricultural Area Future Water and Sewer Service Areas
Minor Amendment to the 2006 <i>Approved Master Plan for the Henson Creek-South Potomac Planning Area</i> and SMA	2023	2024	Established Communities Rural and Agricultural Area Future Water and Sewer Service Areas
Minor Amendment to the 2014 <i>Approved Southern Green Line Station Area Sector Plan</i>	2023	2024	Regional Transit District Employment Areas
Central Avenue/Blue/Silver Line Sector Plan and SMA	2023	2025	Local Transit Centers (3) Established Communities Employment Areas
Port Towns Sector Plan and SMA	2023	2026	Neighborhood Center
Central Branch Avenue Revitalization Corridor SMA	2024	2025	Established Communities
Minor Amendment to the 2009 <i>Approved Countywide Master Plan of Transportation</i>	2024	2024	Established Communities
Resource Conservation Plan Update	2025	2028	Countywide
Military Installation Overlay Zone SMA	2025	2026	
Suitland Regional Transit District SMA	2025	2026	Regional Transit District Employment Areas
Minor Amendment to the 2010 <i>Approved Subregion 1 Master Plan</i> and SMA	2025	2025	Future Water and Sewer Service Areas
Minor Plan Amendment #2	2025	2026	
Master Plan Evaluation Program	2025	2027	

Project	Anticipated Scoping/ Procurement (Fiscal Year)	Estimated Completion (Fiscal Year)	Plan 2035 Growth Policy Map Designation
Orange Line Corridor/Glenridge Sector Plan and SMA	2025	2028	Regional Transit District Local Transit Centers (2) Established Communities
MD 414 Corridor Sector Plan and SMA	2026	2029	Regional Transit District Neighborhood Center Established Communities
Southern US 1 Corridor Sector Plan and SMA	2026	2029	Neighborhood Center Innovation Corridor Established Communities
2026 Election			
Major Plan Amendment and SMA #1	2028	2030	
Minor Plan Amendment #3	2029	2029	
Major Plan Amendment and SMA #2	2029	2030	
Master Plan Evaluation Program Update	2029	2031	
Naylor Road/Southern Avenue Station Areas Sector Plan and SMA	2029	2033	Local Transit Center Neighborhood Center Employment Areas Established Communities

Map 1. Growth Policy Map (Plan 2035)



Map 2. Proposed Six-Year Work Program



**Anticipated Scoping:
 Upcoming Projects**

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Map 3. Plan 2035 Strategic Investment Map

