



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

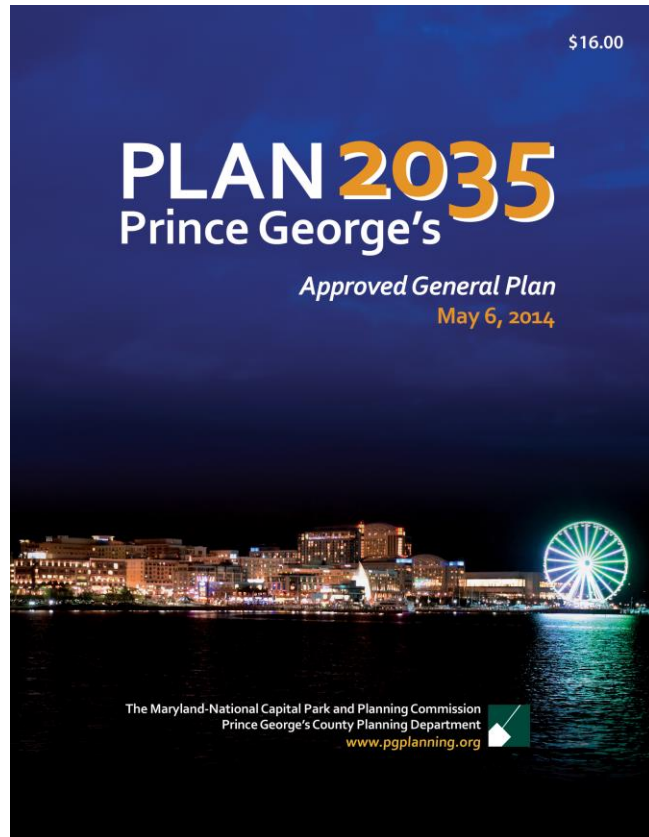
PHED BRIEFING

SIX-YEAR FUNCTIONAL AND MASTER PLAN WORK PROGRAM

June 16, 2022



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



Connect Our Neighborhoods
& Significant Places



Prioritize & Focus
Our Resources

Create Choice
Communities

Protect & Value Our
Natural Resources



GROWTH POLICY MAP

REGIONAL TRANSIT DISTRICTS

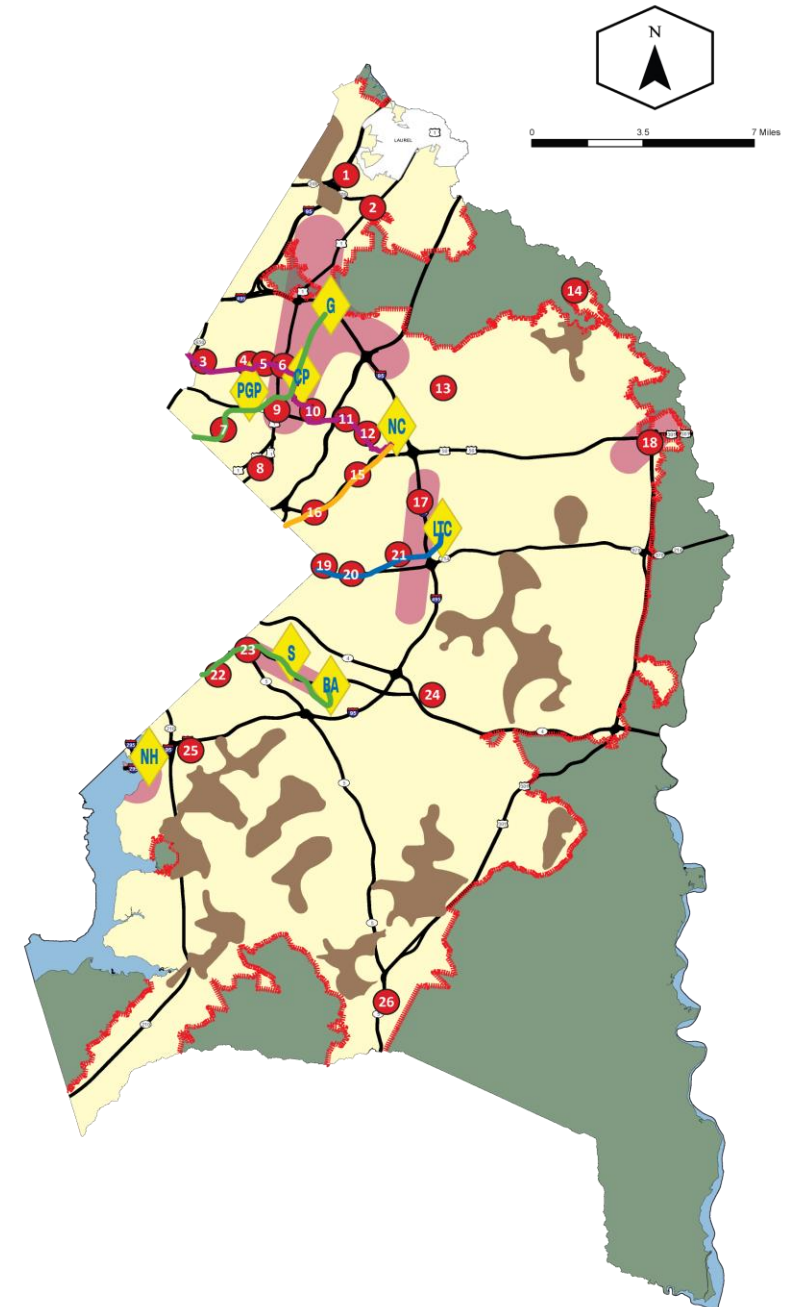
BA - Branch Avenue Metro
CP - College Park/UM Metro/M Square Purple Line
G - Greenbelt Metro
LTC - Largo Town Center Metro
NC - New Carrollton Metro
NH - National Harbor
PGP - Prince George's Plaza Metro
S - Suitland Metro

- 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

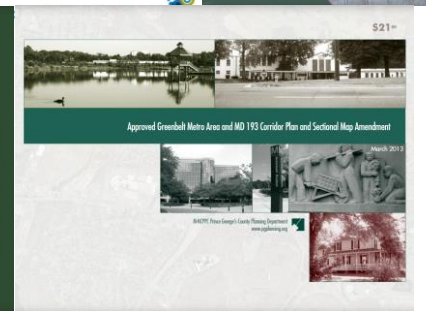
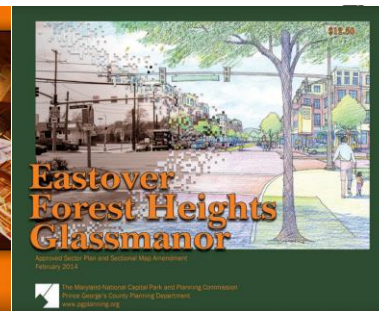
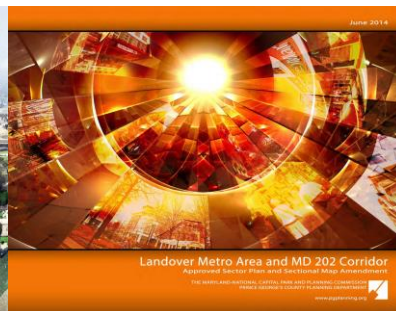
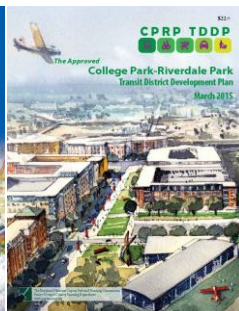
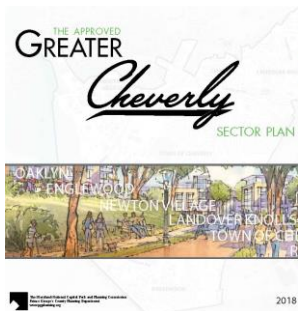
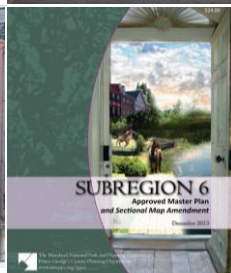
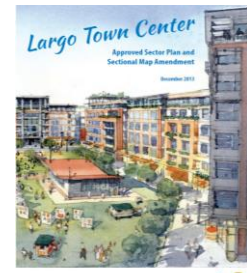
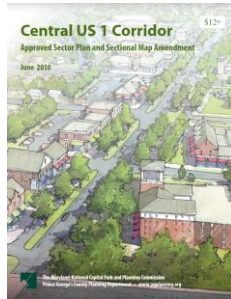
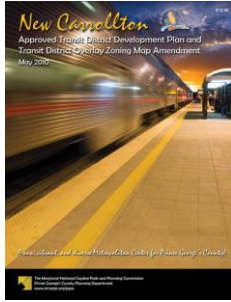
1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West*
5. UMD Center*
6. UMD East *
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park*
11. Beacon Heights*
12. Annapolis Road/Glenridge*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17. Landover 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



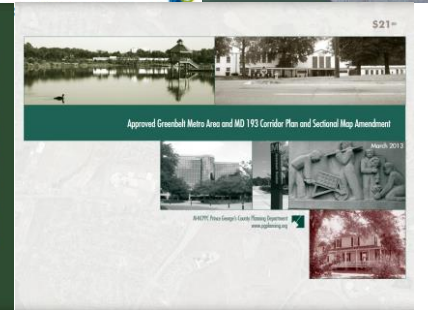
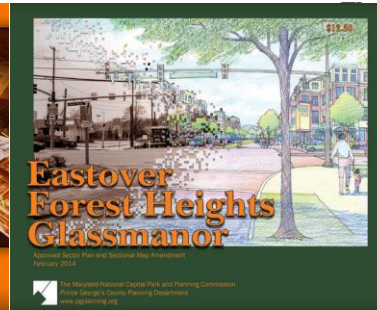
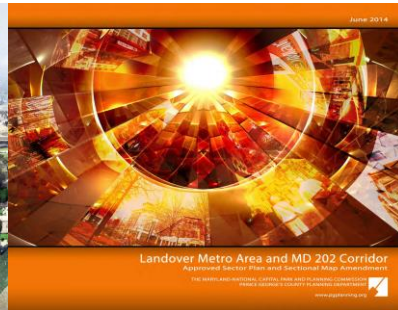
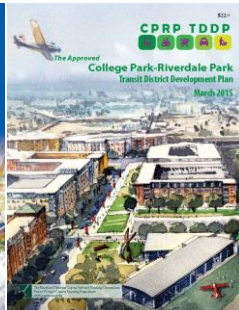
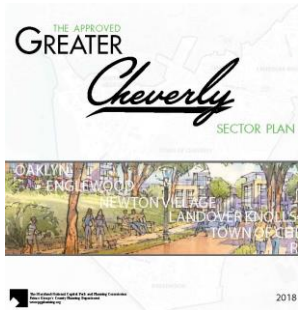
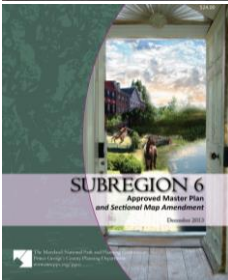
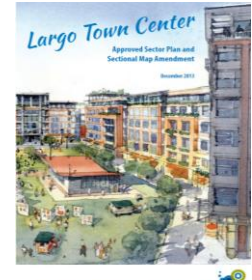
COMPREHENSIVE AREA MASTER PLANS

- There is exactly one area master plan for each property in Prince George's County.
- Plans usually have a 25-year horizon.
- Sector plans and transit district development plans are area master plans.
- A master plan and a sectional map amendment are **TWO. SEPARATE. THINGS.**



COMPREHENSIVE AREA MASTER PLANS

- A transit district overlay zone, a development district overlay zone, and a Mixed-Use Town Center Development Plan, are not master plans.
- There are 38 active master plans:
 - 3 Subregion master plans
 - 8 Planning Area master plans
 - 22 sector plans
 - 5 transit district development plans
- There is one sector plan (West Hyattsville-Queens Chapel) underway.



MASTER PLAN EVALUATION PROGRAM



Background

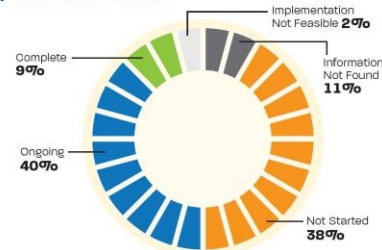
This scorecard is part of the Prince George's County Planning Department's ongoing Master Plan Evaluation Program, an ongoing effort to evaluate the County's 38 area master plans to determine the status of implementation and to identify any need for plan updates or replacement.

The 2007 Approved Westphalia Sector Plan is the area master plan that established a vision for future growth and development of an approximately 6,000-acre area west of Upper Marlboro within Planning Area 78.

The sector plan identified Westphalia as a "Regional Center" with potential expansion to a "Metropolitan Center" based on a proposed extension of the Metrorail system that is no longer planned. In 2014, Plan Prince George's 2035 (Plan 2035), the County's General Plan, reclassified Westphalia as a Local Town Center, reducing the anticipated density and mix of uses and assuming no imminent fixed-guideway transit service.



Implementation Status



- Continuously analyze geographic areas to prioritize which areas of the County require near-term planning or zoning intervention.
- Inform the creation of various reports on master plan implementation progress.
- Create a searchable and mappable database of all active master plan recommendations.
- Monitor and periodically update the status of plan recommendations.



SIX-YEAR PLANNING WORK PROGRAM

OVERSEEN BY THE PLANNING BOARD



Peter A. Shapiro
Chair



Dorothy F. Bailey
Vice Chairman



Manuel R. Geraldo
Commissioner



William M. Doerner
Commissioner



A. Shuanise Washington
Commissioner

- Goal: To achieve the vision of Plan 2035.
- Annual review of the work program for master plan and functional plan development.
- Continual evaluation of the entire County to identify and prioritize planning and zoning efforts
- This review guides the development of future annual budget and work program for comprehensive planning/zoning.



WHY A SIX-YEAR WORK PROGRAM?

- Allows for coordination with other ongoing studies by federal, state and local agencies, as well as ongoing functional master plans.
 - WMATA decisions on future rail extensions
 - MPOT Update Recommendations
- Allows for staffing adjustments and resource allocation for concurrent, multi-year projects.
- Aligns with the Capital Improvement Program schedule.
- Evaluated every year with the Planning Board and District Council briefings



SIX-YEAR WORK PROGRAM FY 23-24

KEY CONSIDERATIONS

- Plan 2035:
 - Is an update to the plan needed to better advance Plan 2035?
 - Is an update to the plan needed because it conflicts with Plan 2035?
- Does the existing plan have a fatal flaw that renders implementation infeasible?
 - Predicated on a transformative development that did not happen?
 - Reliant on a major transportation investment that is unlikely to occur?
 - Requires an infeasible level of parcel assemblage?
 - Implementation is largely dependent on one of the discontinued overlay zones (DDOZ/TDOZ)?



SIX-YEAR WORK PROGRAM FY 23-24

KEY CONSIDERATIONS

- Does the new Zoning Ordinance offer new opportunities?
 - Apply new and better zones to specific properties.
 - Align plans with new zones that were applied by CMA.
- Is an update to the plan needed due to changes in real estate trends and infrastructure funding?



FY 22 WORK PROGRAM

MASTER PLANS AND FUNCTIONAL PLANS	PLAN 2035	BEGIN	END
FY 2019			
Bowie-Mitchellville and Vicinity Master Plan (Approved)	Local Centers (Campus and Town) and Established Communities	2019	2022
FY 2021			
Adelphi Road/UMGC Purple Line Station Sector Plan and SMA (Approved)	Local Center (Campus) and Established Communities	2021	2022
West Hyattsville-Queens Chapel Sector Plan and SMA	Local Transit Center and Established Communities	2021	2023
Countywide Master Plan of Transportation	Countywide	2021	2023
FY 2022			
Southern Green Line Station Area Sector Plan Minor Amendment	Established Communities	2022	2023



SIX-YEAR WORK PROGRAM FY 23-24

PLANNING BOARD FY 23-28 WORK PROGRAM	PLAN 2035	BEGIN	END
FY 2023 (Council recently directed two additional plans which are not shown)			
Northern Gateway (PA 65) Master Plan and SMA	Local Transit Center and Established Communities	2023	2025
Bowie-Mitchellville and Vicinity SMA	Local Centers (Campus and Town) and Established Communities	2023	2024
Port Towns Sector Plan and SMA	Local Center (Neighborhood) and Established Communities	2023	2026
FY 2024			
College Park and Vicinity Sector Plan and SMA	Regional Transit District and Established Communities	2024	2026
Military Installation Overlay Zone SMA	Established Communities	2024	2025
Capitol Heights and Addison Road Local Transit Centers Sector Plan and SMA	Local Transit Centers and Established Communities	2024	2027
Resource Conservation Plan Update	Countywide	2024	2027



SIX-YEAR WORK PROGRAM FY 25-28

PLANNING BOARD FY 23-28 WORK PROGRAM	PLAN 2035	BEGIN	END
FY 2025			
Suitland Regional Transit District SMA	Regional Transit District	2025	2026
FY 2027			
National Harbor-Forest Heights and Vicinity Sector Plan and SMA	Regional Transit District, Local Center (Neighborhood), and Established Communities	2027	2029
Southern US 1 Corridor (Gateway Arts District) Sector Plan and SMA	Local Center (Neighborhood) and Established Communities	2027	2030
Naylor Road/Southern Avenue Station Areas Sector Plan and SMA	Local Transit Centers and Established Communities	2027	2030
FY 2028			
Orange Line Corridor/Glenridge Sector Plan and SMA	Regional Transit District, Local Transit Centers, Local Center (Neighborhood), and Established Communities	2028	2031



Questions?



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