

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session

Resolution No. CR-081-2023

Proposed by Council Members Blegay, Ivey, Olson, Oriadha, Watson and Dernoga

Introduced by Council Members Blegay, Ivey, Olson, Oriadha, Watson, Dernoga,
Fisher. Burroughs and Hawkins

Co-Sponsors _____

Date of Introduction September 19, 2023

RESOLUTION

1 A RESOLUTION concerning

2 Plan Prince George's 2035 Implementation and Infrastructure Task Force

3 For the purpose of establishing the *Plan Prince George's 2035* Implementation and Infrastructure
4 Task Force; setting forth procedures for the selection and appointment of members; assigning
5 duties and responsibilities; setting forth provisions for administrative support of the board; and
6 setting a time for the completion of work and termination of the temporary board.

7 WHEREAS, Division II of the Land Use Article ("Regional District Act") confers broad
8 authority upon the County Council, sitting as the District Council, to perform land use and
9 zoning functions; and

10 WHEREAS, Title 21 of the Regional District Act requires that, on a decennial basis, the
11 District Council review and approve a comprehensive plan for land use and development in the
12 County, known as a General Plan of development; and

13 WHEREAS, on May 6, 2014, via adoption of CR-26-2014, the County Council of Prince
14 George's County, Maryland, sitting as the District Council, approved the current applicable
15 General Plan for the County, *Plan Prince George's 2035*, setting forth a comprehensive
16 blueprint for long-term growth and development for that portion of the Maryland-Washington
17 Regional District in Prince George's County; and

18 WHEREAS, the 2014 General Plan specifies clear, implementable policies and strategies to
19 achieve its vision for land use, economic prosperity, transportation and mobility, natural
20 environment, housing and neighborhoods, historic preservation, arts and culture, urban design,

1 healthy communities, and public facilities in the County; and

2 WHEREAS, *Plan Prince George's 2035* also endorses the strategic capitalization on our
3 local and regional strengths through focused investment in targeted areas of the County best
4 suited to mature into strong economic engines, leverage our investments, and catalyze job
5 growth across the County; and

6 WHEREAS, as approved, the current General Plan specifies how County incentives and
7 new infrastructure should be directed to its defined, limited number of places for the near-term,
8 five-to-ten years from its adoption, so that these emerging economic engines may generate the
9 financial capital necessary to address County priorities, such as strengthening existing
10 neighborhoods; realizing the potential of other transit-rich centers; preserving our
11 environmentally-sensitive and rural areas; providing state-of-the-art public facilities, schools,
12 and parks and recreation services; addressing our current obesity crisis and other health needs;
13 and restoring and celebrating our historic and cultural amenities; and

14 WHEREAS, Housing Policy 1 in *Plan Prince George's 2035* is to “[c]oncentrate medium-
15 to high-density housing development in Regional Transit Districts and Local Centers with
16 convenient access to jobs, schools, child care, shopping, recreation, and other services to meet
17 projected demand and changing consumer preferences”; and

18 WHEREAS, *Plan Prince George's 2035* set new unit distribution goals in Regional Transit
19 Districts and Local Centers at fifty percent (50%) and twenty-five percent (25%) respectively;
20 and

21 WHEREAS, the new unit distribution observed from 2014–2022 in Regional Transit
22 Districts and Local Centers has been twenty-three percent (23%) and twenty-two percent (22%)
23 respectively; and

24 WHEREAS, the Metropolitan Washington Council of Governments, in its 2019 document,
25 *The Future of Housing in Greater Washington*, set a regional target that “at least 75% of all new
26 housing should be in Activity Centers or near high-capacity transit; and

27 WHEREAS, the Climate Action Plan adopted by the County Council via CR-032-2022
28 stresses the need for smart growth and, specifically, Implementation Step 5 of Priority
29 Recommendation M-7, “Discourage zoning changes that would allow for higher residential
30 density in areas outside of Activity Centers,” reads as follows: “Revise Subtitle 27 (Zoning), Part
31 6 (Commercial Zones), Division 3 (Uses Permitted) and Part 7 (Industrial Zones), Division 3

1 (Uses Permitted) to prohibit new multi -family and townhouse development in rural areas and to
2 establish a cap on such development in suburban areas outside Activity Centers”; and

3 WHEREAS, since the adoption of the 2014 General Plan, the Council has been advised by
4 the Maryland-National Capital Planning Commission that it is not meeting stated targets for
5 development articulated in *Plan Prince George’s 2035* or the Area Master Plans subsequently
6 adopted to refine the General Plan vision; and

7 WHEREAS, *Plan Prince George’s* enumerates certain specific benchmarks to ensure that
8 plan implementation stay on track and produce project goals reflective of stakeholder priorities
9 and support, though Civic Engagement; Partnerships with nonprofits, private sector entities, and
10 public organizations; Municipal Engagement and Dialogue; and Intergovernmental
11 Coordination; and

12 WHEREAS, the Land Use Policies of *Plan Prince George’s 2035* call for the annual
13 review of the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies;
14 for identifying the key capital improvement projects for each of the centers that are necessary to
15 promote and facilitate economic and residential development within the center; and for
16 identifying and coordinating the capital improvement projects with county agencies and key
17 stakeholders; and

18 WHEREAS, the Land Use Policies of Plan Prince George’s 2035 recommend creating a
19 working group to address the magnitude of the residential pipeline in Established Communities
20 and Rural and Agricultural Areas; and

21 WHEREAS, the Climate Action Plan recommends that a Capital Improvement Plan (CIP)
22 Review Team be created to annually review the CIP program to ensure consistency with both
23 CAP (climate impact and resilience criteria) and the Plan 2035 vision, goals, and policies; and

24 WHEREAS, the Climate Action Plan recommends that the County Council and M-NCPPC
25 must identify and adopt policies and ordinances that phase new residential development to
26 coincide with the provision of public facilities and services; and

27 WHEREAS, should the County Council implement limitations on building permits issued
28 in areas where public facilities do not meet the adopted Level of Service Standards, the Council

1 must initiate a planning process that identifies financing, efficiencies, or similar mechanisms to
2 remedy or avoid the public facility inadequacy in the area; and

3 WHEREAS, Section 506 of the Charter provides that the County Council may appoint, for
4 designated periods, temporary advisory boards of citizens of the County who shall assist in the
5 consideration of County policies and programs.

6 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
7 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
8 Regional District in Prince George's County, Maryland, that the Plan Prince George's 2035
9 Implementation and Infrastructure Task Force is hereby established.

10 BE IT FURTHER RESOLVED that the membership of the Plan Prince George's 2035
11 Implementation and Infrastructure Task Force shall consist of sixteen (16) members, selected by
12 the Chair of the County Council, to include the following:

- 13 1. Two (2) members of the County Council;
- 14 2. Two (2) members designated by the Chair of the Prince George's County Planning
15 Board;
- 16 3. Four (4) community members appointed by the Chair of the County Council;
- 17 4. One (1) representative from the Prince George's County Chamber of Commerce;
- 18 5. One (1) representative from the County Department of Environment;
- 19 6. One (1) representative from the County Office of Management and Budget;
- 20 7. One (1) representative from the County Health Department;
- 21 8. One (1) representative from the County Redevelopment Authority;
- 22 9. One (1) representative from Employ Prince George's; and
- 23 10. One (1) representative from the Maryland Building Industry Association; and
- 24 11. One (1) representative from an organization specializing in smart growth.

25 BE IT FURTHER RESOLVED that the mission of the Advisory Task Force shall be to
26 review the Implementation Strategies within *Plan Prince George's 2035* and make
27 recommendations to the County Council concerning how best to reconcile current development
28 policies and regulations with the long-range vision of the 2014 General Plan, in order to limit
29 sprawl; limit or control haphazard development outside of Transit-Oriented Development and
30 Local Activity Centers; and to create systems that address climate goals and infrastructure
31 concerns.

1 BE IT FURTHER RESOLVED that the Plan Prince George’s 2035 Implementation and
2 Infrastructure Task Force shall convene for a period of six (6) years, with a requirement to
3 prepare and submit annual reports on its findings and progress to the County Council; the Task
4 Force shall submit a final report of recommendations on or before October 1, 2029, unless the
5 term of the Task Force is extended by Resolution of the County Council.

6 BE IT FURTHER RESOLVED that the Planning Director shall appoint appropriate staff to
7 assist and advise the Plan Prince George’s 2035 Implementation and Infrastructure Task Force,
8 as well as the coordination and preparation of the periodic and final reports.

Adopted this 31st day of October , 2023.

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: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council