

TONY FELTS &
KATINA SHOULARS

Plan 2035 Implementation Package

OUTSIDE CENTERS /
OUTSIDE THE BELTWAY

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

Planning Housing & Economic Development Committee
May 16, 2024



Plan 2035 Growth Policy – Established 2014

»» 50% –
Regional Transit
Districts






»» 25% –
Local Centers



»» 24% –
Established
Communities

»» 1% –
Rural and
Agricultural
Areas

REGIONAL TRANSIT DISTRICTS

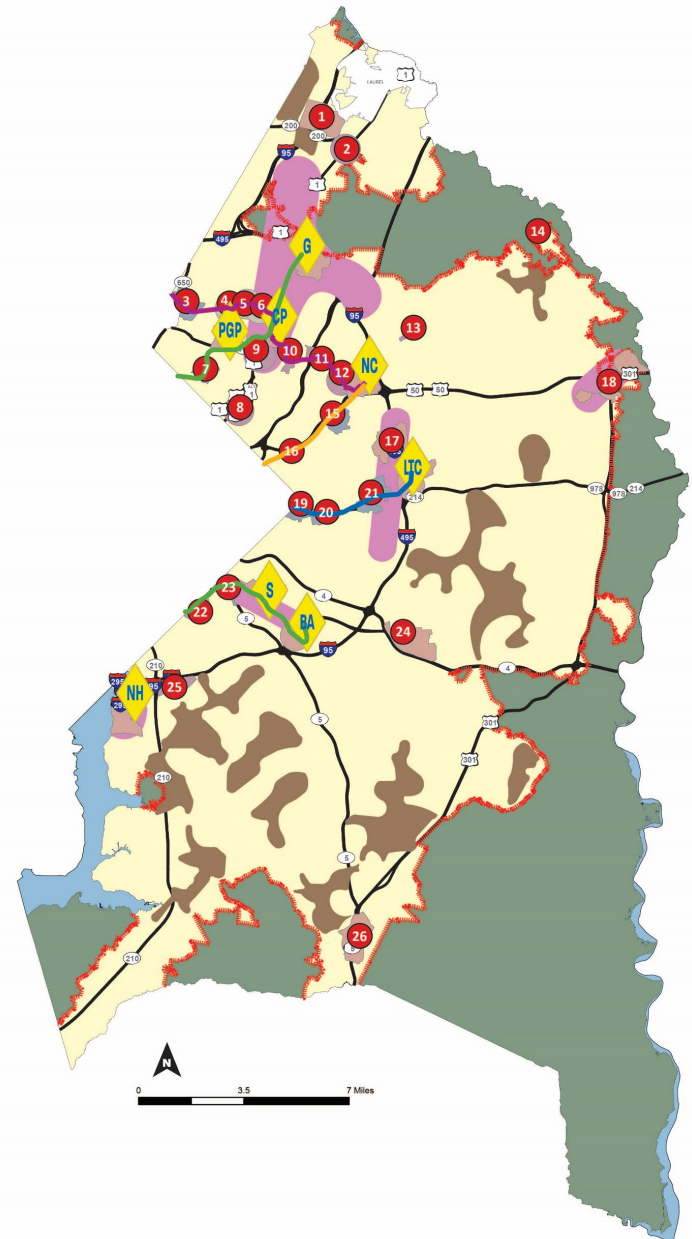
- BA - Branch Avenue Metro
- CP - College Park/UM Metro/M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro

-  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



What can we do?

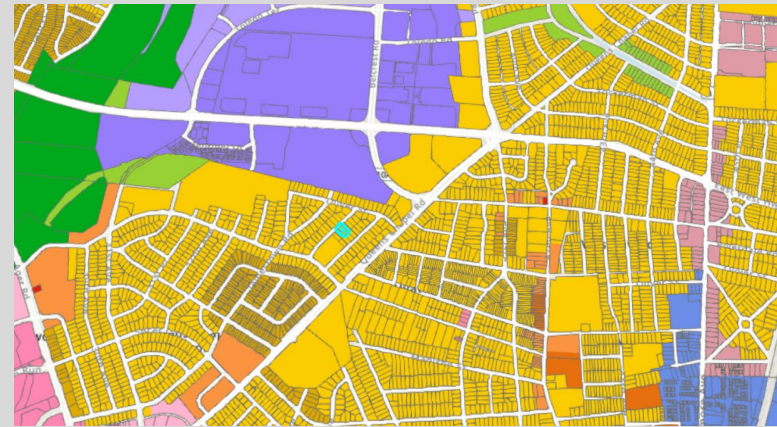
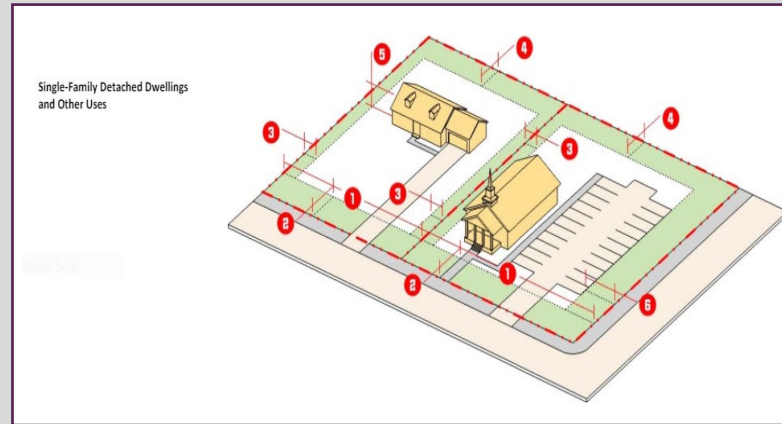
These elements provide the best opportunity to encourage growth in Plan 2035's Regional Transit Districts, Local Centers, and Downtowns.

A comprehensive implementation package that includes the following elements:

-  **A. Zoning**  Make sure the zone placed on properties by the zoning map corresponds to Plan 2035 goals
-  **B. Incentives for in-center development**  Provide motivation for development within centers
-  **C. Manage growth outside centers**  Develop tools to do a better job of slowing growth outside centers
-  **D. Provide Housing For All**  Support a diverse housing stock that serves all segments of the community

Zoning

The most effective and fairest tool for regulating growth is to apply the correct zones to county properties.



»» "Right size" zoning for properties in specific areas of the county.

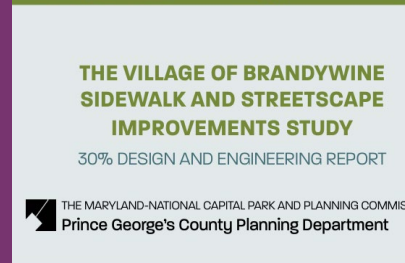
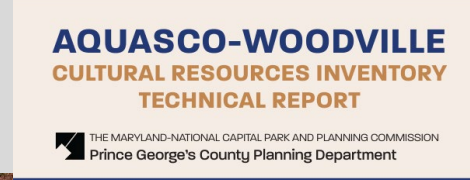
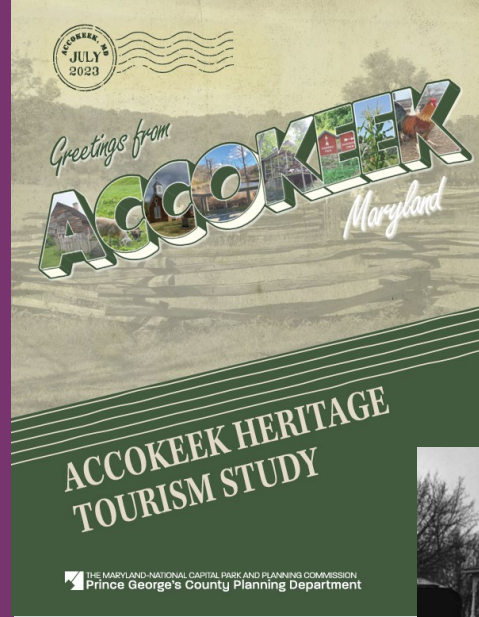
»» Ensure the zone placed on properties by the zoning map corresponds to Plan 2035 goals

»» Manage growth outside Plan 2035 Centers and outside the Beltway according to policies in Plan 2035.

»» Inform and Refine Six Year Work Program

Planning Toolbox

The Planning Department work program can assist in keeping areas inside and outside the Beltway economically vibrant.



» » Update to the Master Plan of Transportation (MPOT)

» » Neighborhood Revitalization

» » Placemaking

» » PAMC

Environmental Toolbox



»» Implement Draft Climate Action Plan Strategies

»» Continue to implement Resource Conservation Functional Master Plan Strategies

»» Expand Land Preservation Programs

- MALPH
- HAARP

»» Promote benefits of, and increase agricultural uses

»» Promote Land Acquisition

Managing Growth – Fiscal Impact Analysis



- »» Expected to begin Summer 2024
- »» Develop an understanding of how different types of real estate development, affect tax revenues and public service costs.
- »» Is the current APFO fairly accounting for impacts associated with new development?
- »» What are the fiscal impacts related to development?
- »» Are the revenues generated by development sufficient to cover the operating and capital improvement costs for services provided by the County?
- »» Consider re-evaluating adequate public facility requirements
- »» Encourage further policy discussion on smart growth?

Engagement & Coordination

The Planning Department will continue to engage the residents and our partner agencies



Public Engagement



Increased Coordination with

- **State Highway Administration**
- **Department of Permitting, Inspections, and Enforcement**
- **Department of Public Works and Transportation**
- **Soil Conservation District**
- **Police Department**
- **Fire Department**



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April 4, 2024

