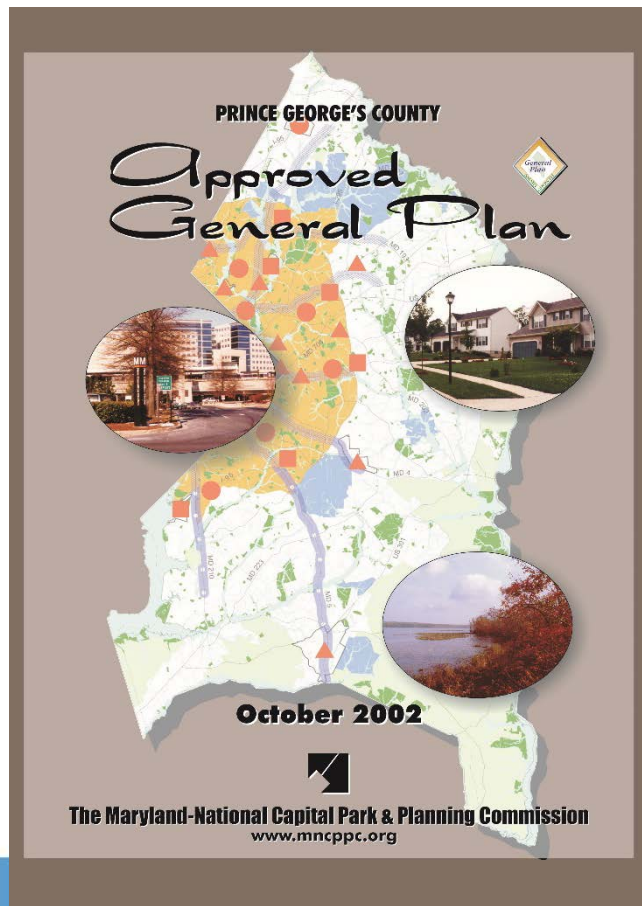


# Planning Housing and Economic Development Committee

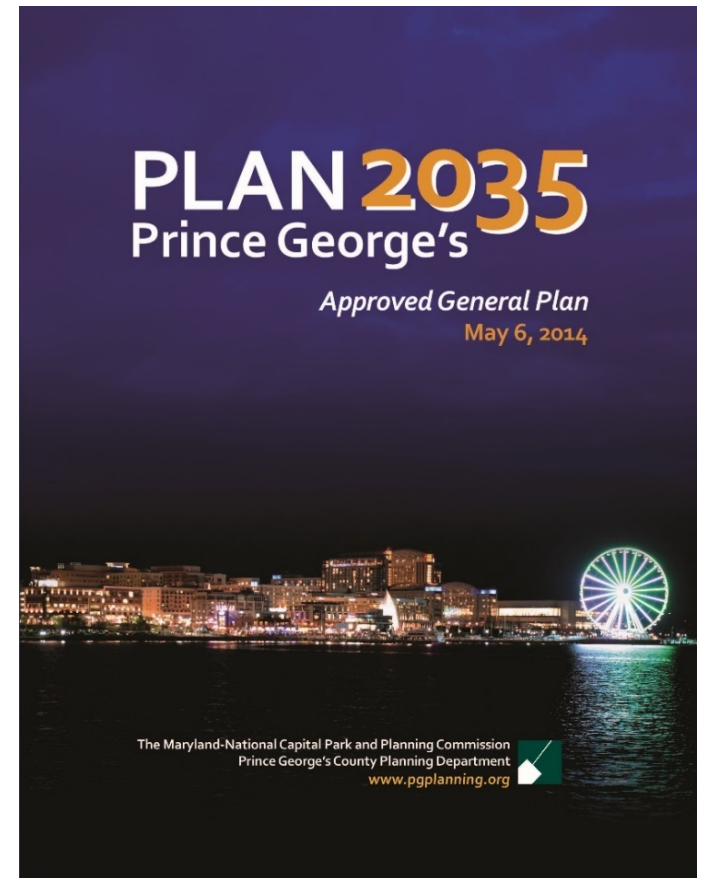
January 17, 2019



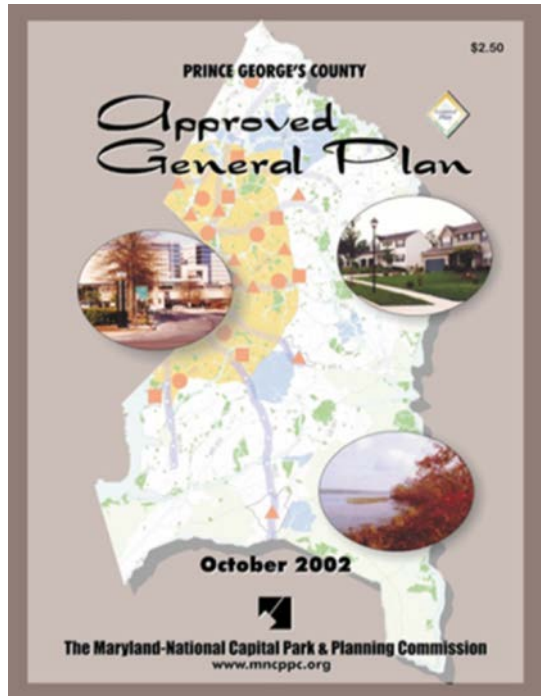
## 2002 General Plan



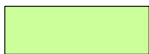





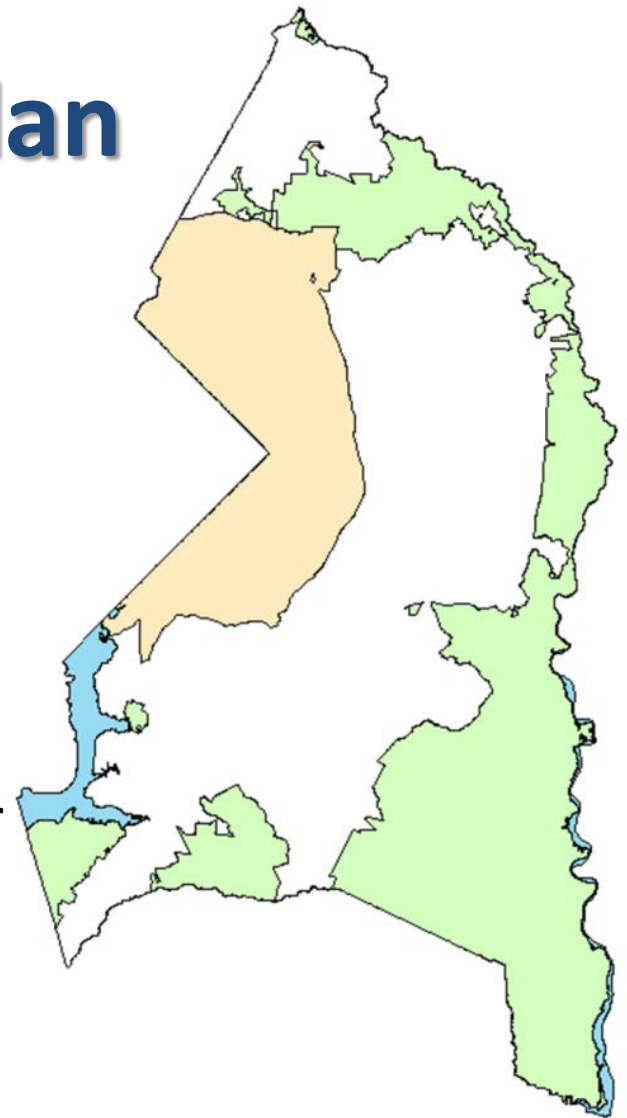
## Plan Prince George's 2035



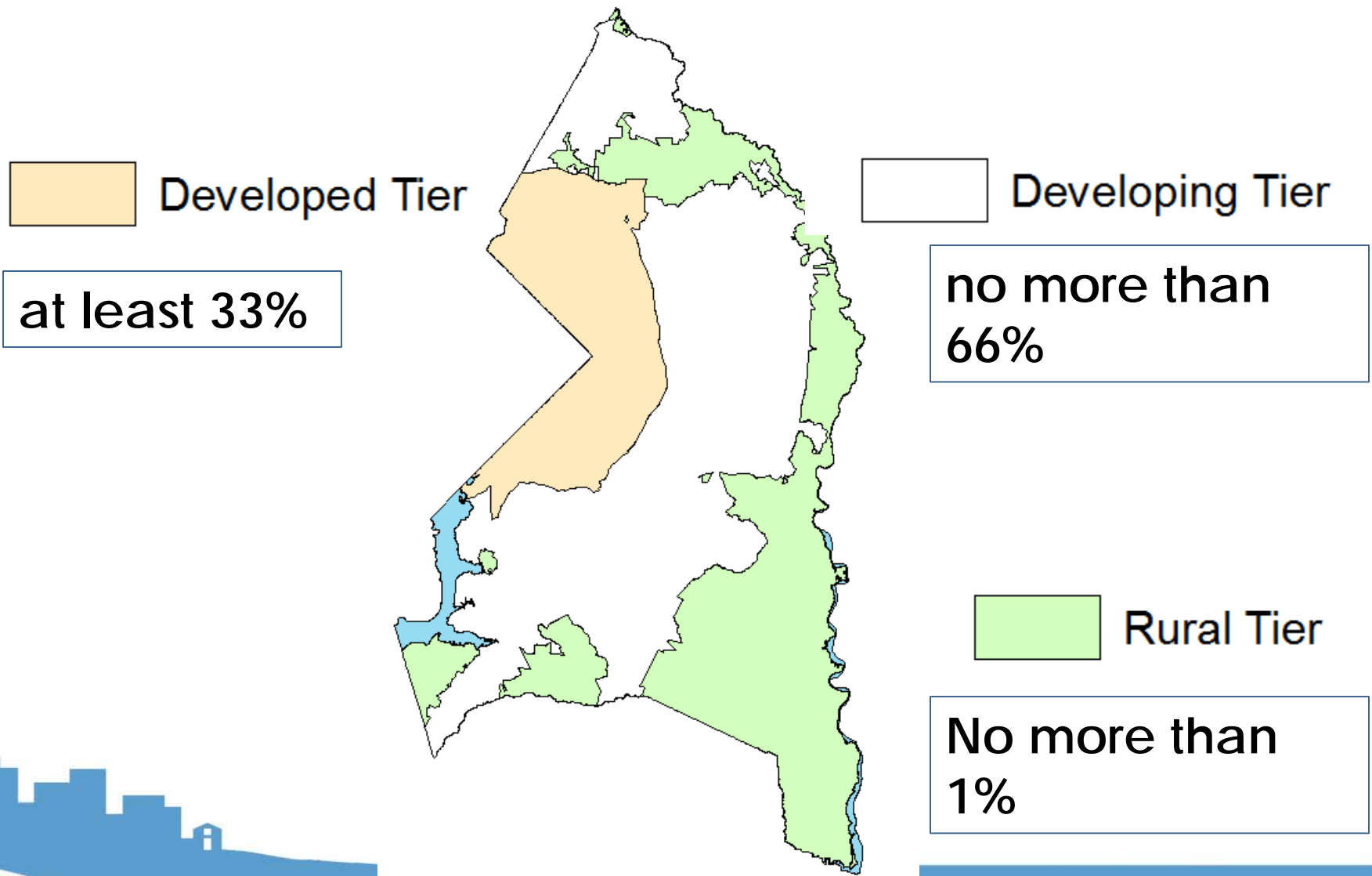
# 2002 General Plan



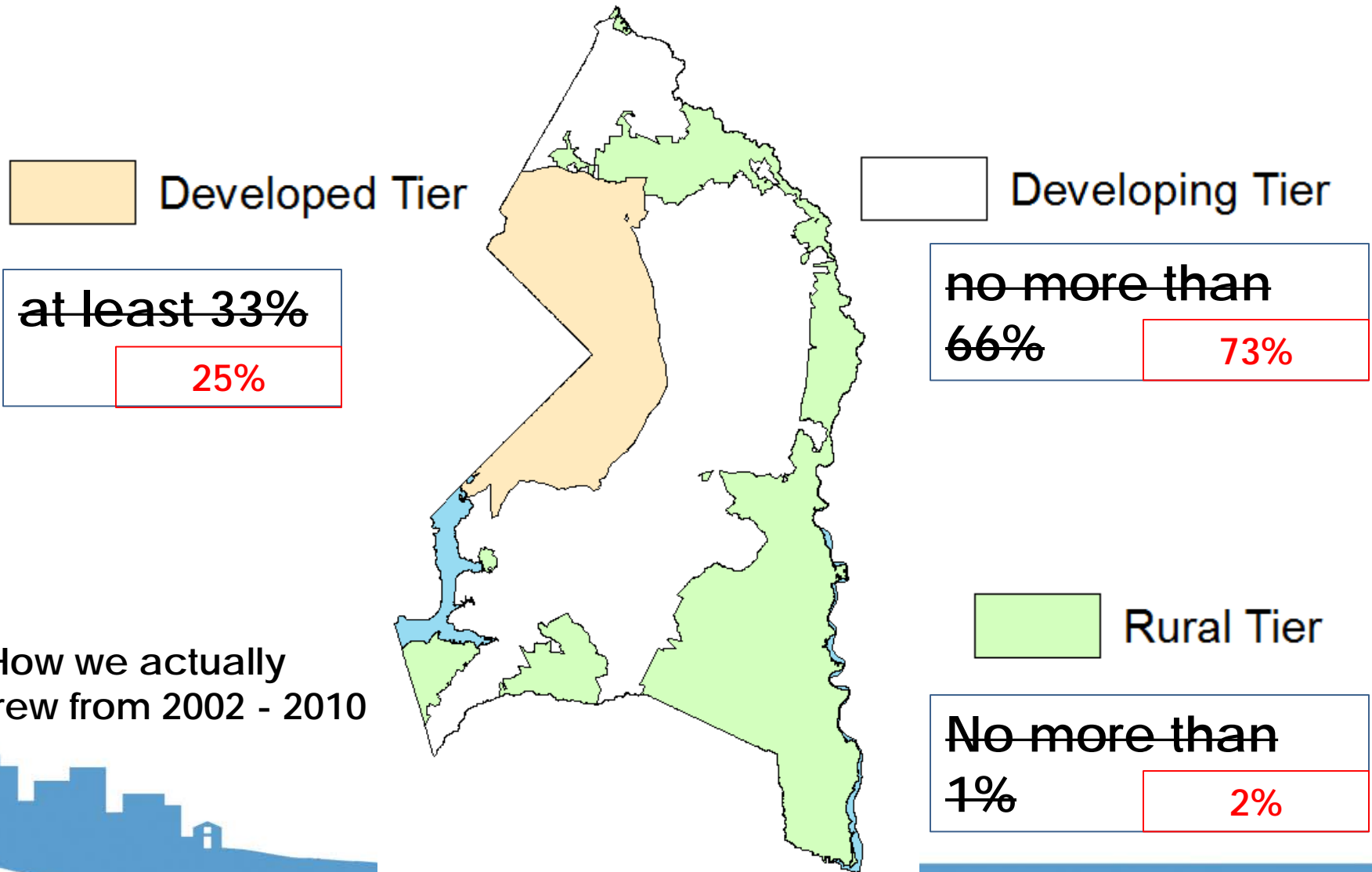
-  **Developed Tier**
-  **Developing Tier**
-  **Rural Tier**
-  **Metropolitan**
-  **Regional Center**
-  **Community Center**



# 2002 Approved General Plan Goals



# 2002 Approved General Plan Goals\*



# The Development Pattern of Business as Usual

- Continued Sprawl
- Remain a “bedroom community”
- Strains County’s budget
  - Longer/More Roads (maintenance)
  - Emergency services spread thin
- Fuels congestion
  - Higher commuting costs
- Less investment and job generation
- Lower tax revenue
  - Rely on Residential Tax Base
- Loss of farm land and rural character
- Degraded natural resources





# Plan Prince George's 2035

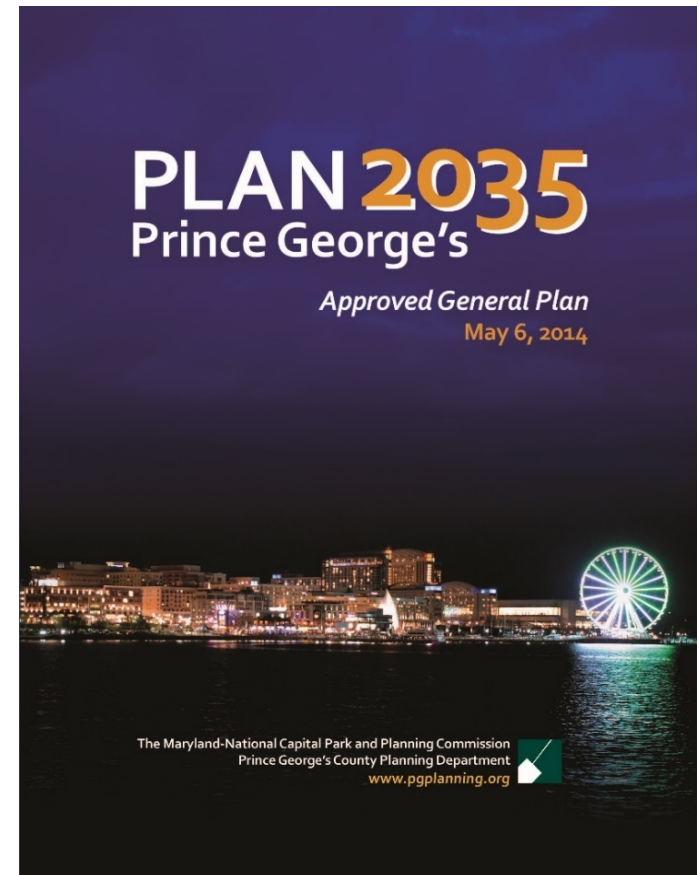
*Approved May 2014*

## **2014 National Capital Area Chapter Planning Award Winner**

- Outstanding Regional or Comprehensive Plan
- Outstanding Implemented Project, Program or Tool (Prince George's County Downtown Diagnostic Index)

## **2017 American Planning Association**

- Bronze Level Award for Comprehensive Plan Standards for Sustaining Places



# Plan Elements

Economic Prosperity

Land Use

Transportation and Mobility

Natural Environment

Housing and Neighborhoods

Community Heritage, Culture, and Design

Healthy Communities

Public Facilities



**PLAN 2035**  
Prince George's

*Approved General Plan*  
May 6, 2014

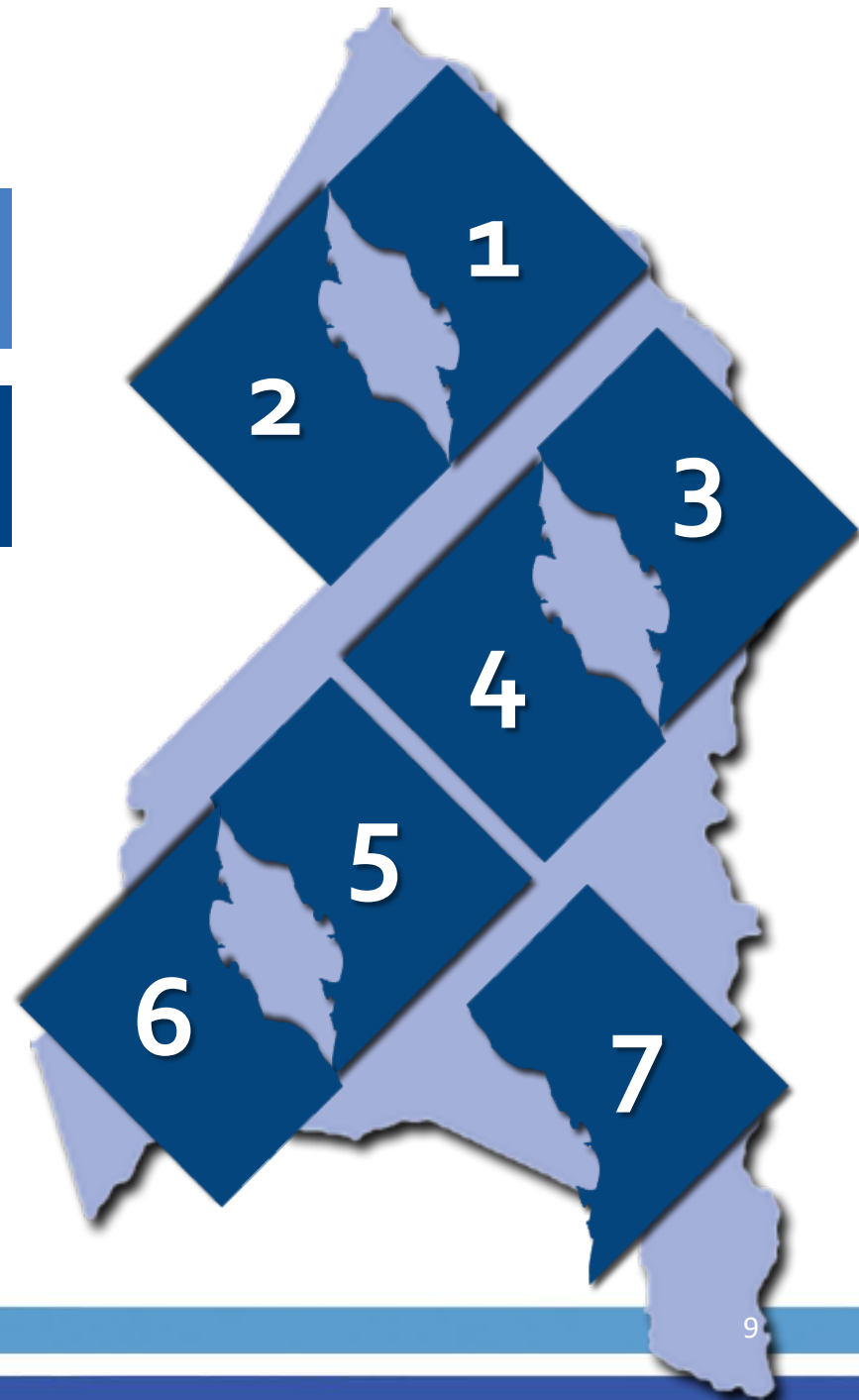


The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[www.pgplanning.org](http://www.pgplanning.org)

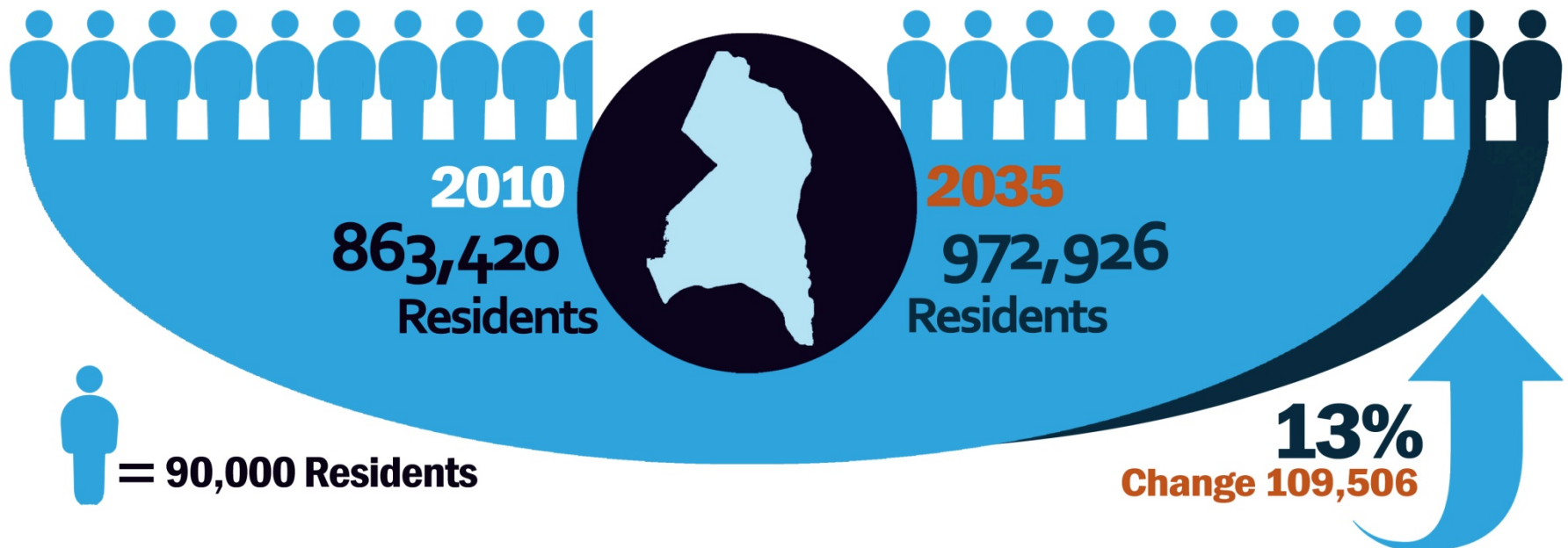


500 square miles

863,420 residents



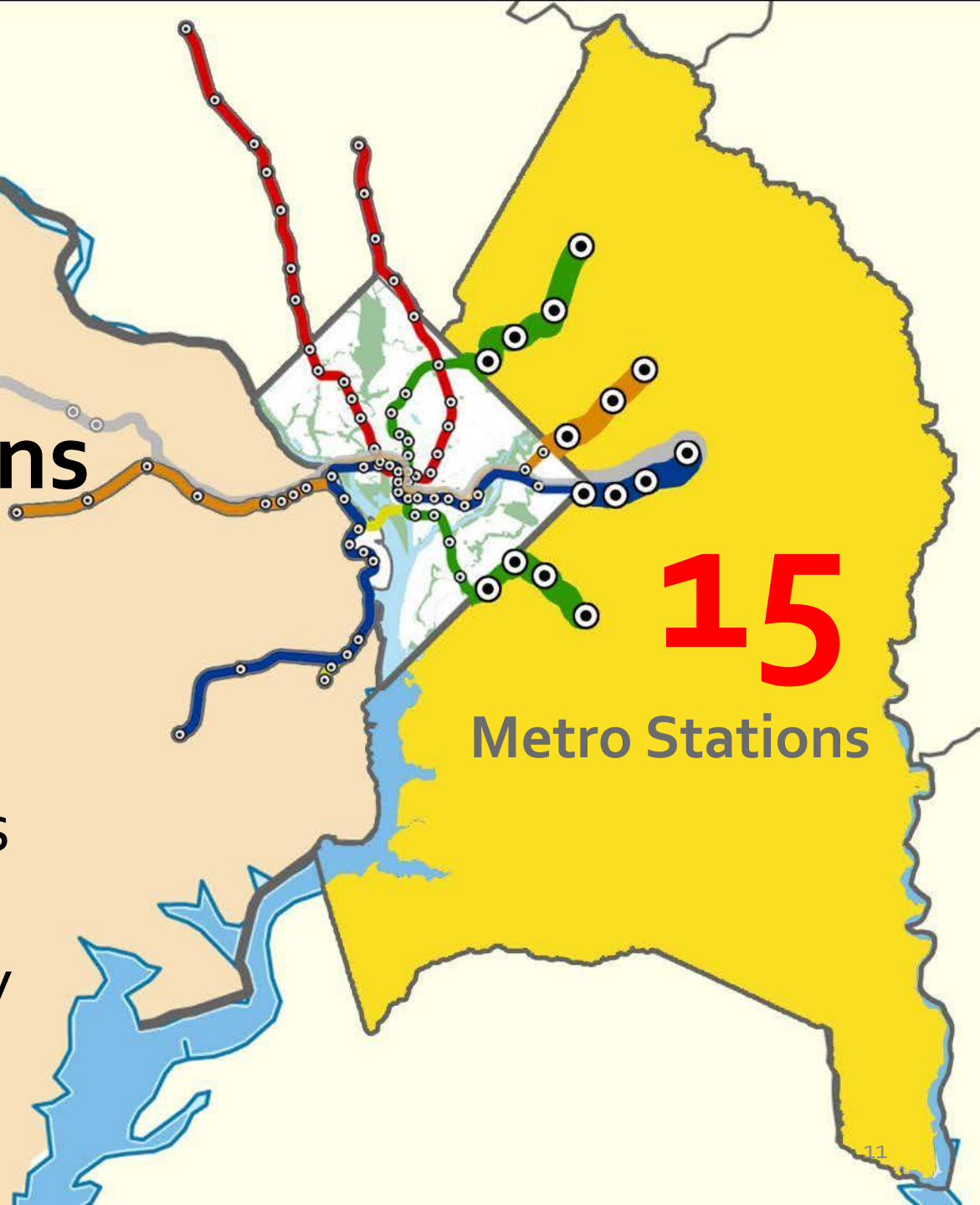
# Research Findings





# Metro Stations

- Major infrastructure investment
- 15 metro stations of total 86 region, 2<sup>nd</sup> to only DC



**13.8%**  
Job Growth



Washington DC Region



**Regional Job Growth  
near Metro is  
4x that of PGC**

**3.85%**  
Job Growth



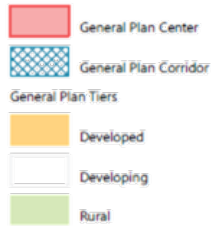
Prince George's County



# 2002 General Plan

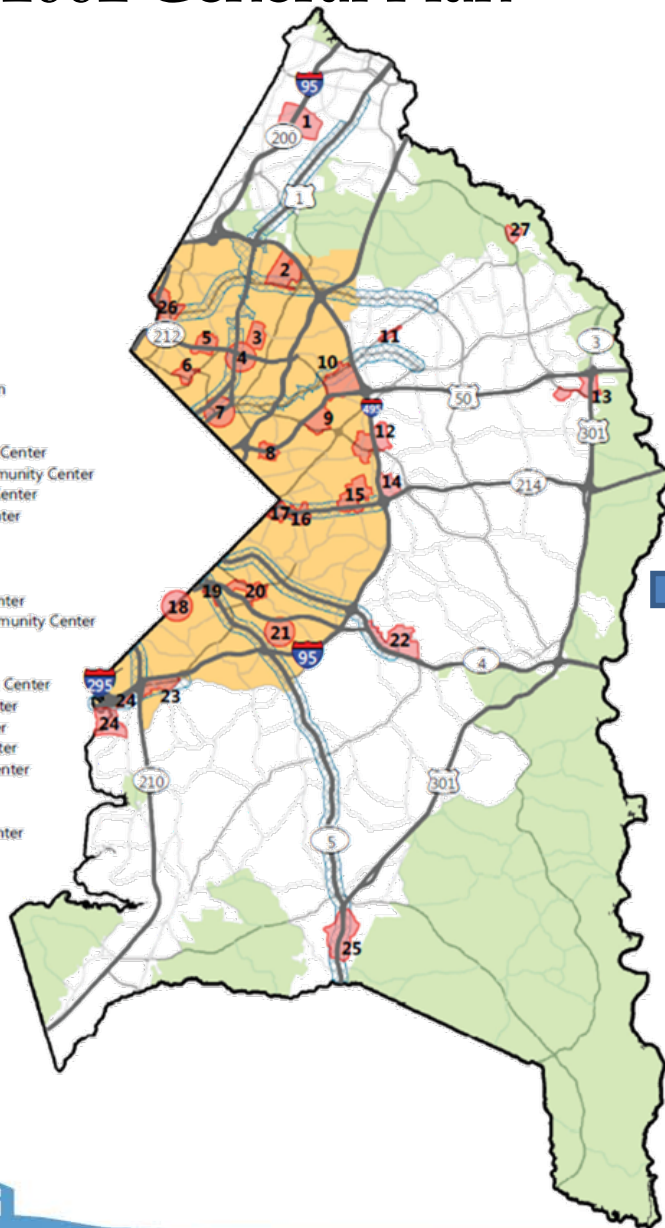
# Plan 2035

## LEGEND



## General Plan Center and Center Designation

1. Konterra, Regional Center
2. Greenbelt Metro, Metropolitan Center
3. College Park / UM Metro, Metropolitan Center
4. Riverdale MARC (Possible Future), Community Center
5. Prince George's Plaza Metro, Regional Center
6. West Hyattsville Metro, Community Center
7. Port Towns, Community Center
8. Cheverly Metro, Community Center
9. Landover Metro, Regional Center
10. New Carrollton Metro, Metropolitan Center
11. Seabrook MARC (Future Possible), Community Center
12. Landover Mall, Regional Center
13. Bowie, Regional Center
14. Largo Town Center Metro, Metropolitan Center
15. Morgan Boulevard Metro, Regional Center
16. Addison Road Metro, Community Center
17. Capitol Heights Metro, Community Center
18. Southern Avenue Metro, Community Center
19. Naylor Road Metro, Regional Center
20. Suitland Metro, Regional Center
21. Branch Avenue Metro, Metropolitan Center
22. Westphalia Center, Regional Center
23. Oxon Hill, Regional Center
24. National Harbor, Metropolitan Center
25. Brandywine, Community Center
26. Langley Park, Regional Center
27. Bowie State MARC, Community Center



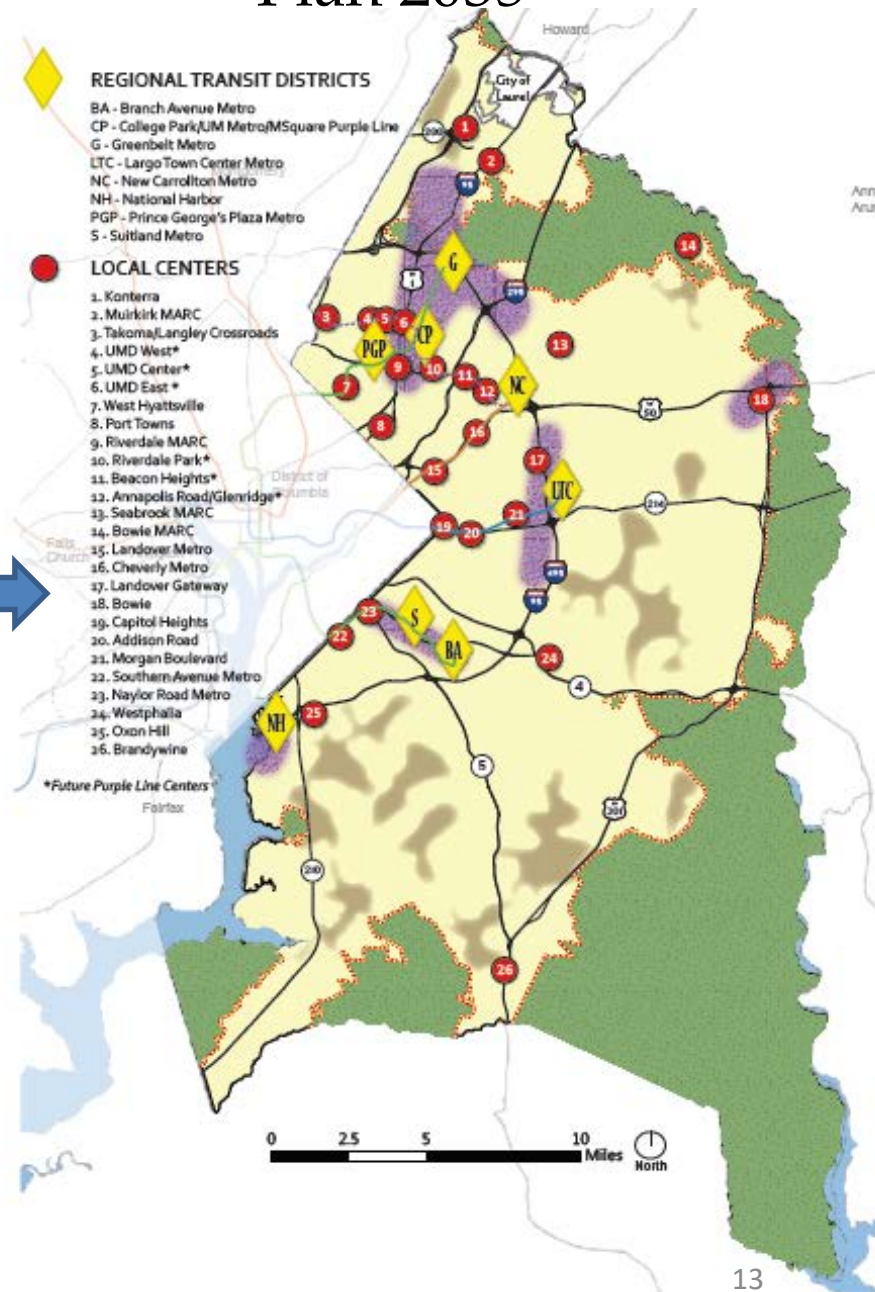
## REGIONAL TRANSIT DISTRICTS

- BA - Branch Avenue Metro
- CP - College Park/UM Metro/MSquare 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

## LOCAL CENTERS

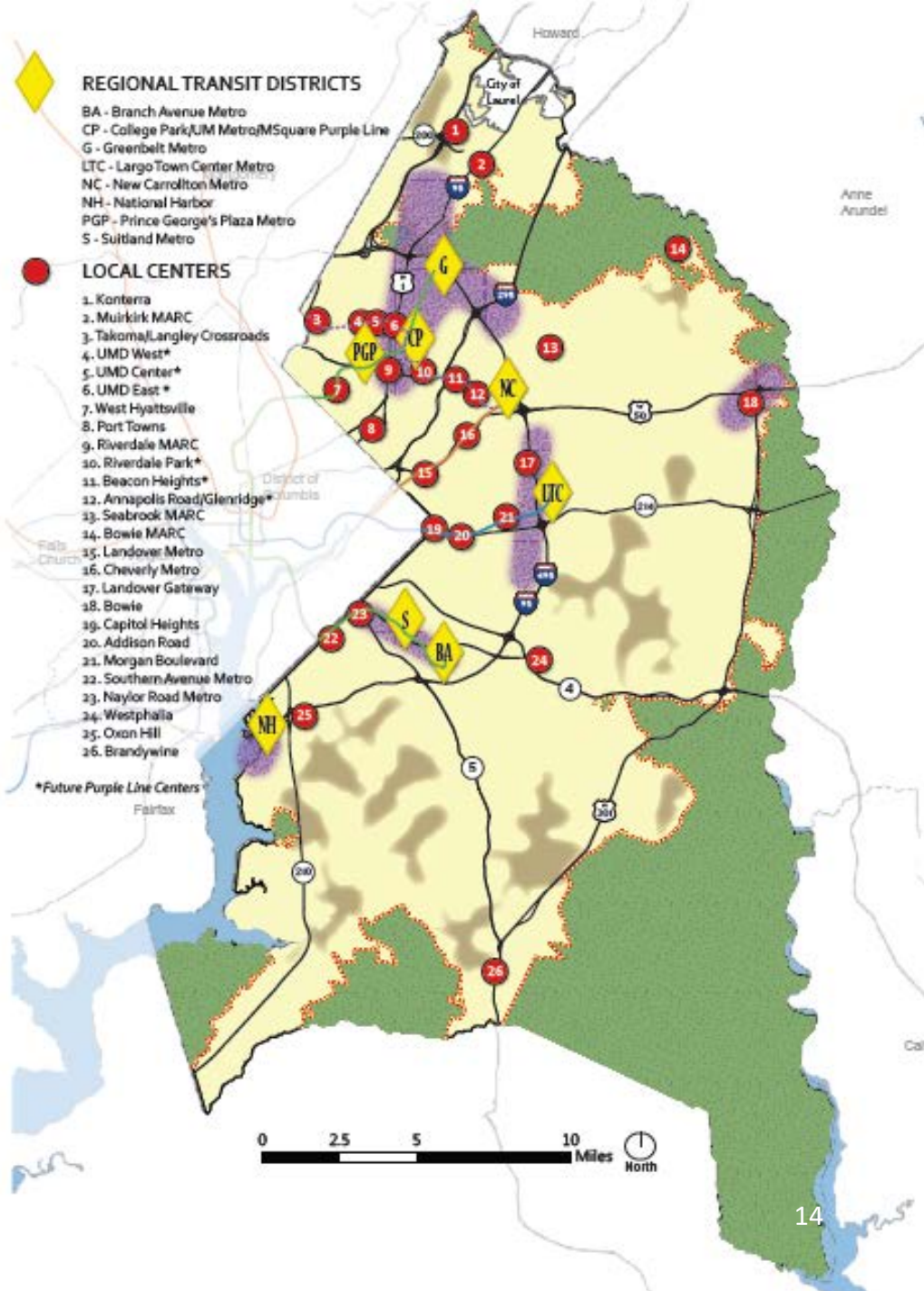
1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West\*
5. UMD Center\*
6. UMD East\*
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park\*
11. Beacon Heights\*
12. Annapolis Road/Glenridge\*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17.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

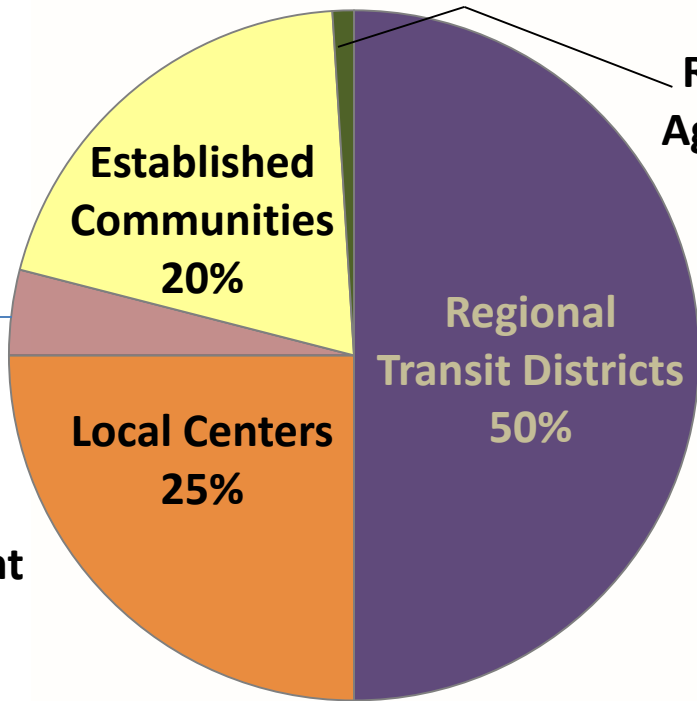
\*Future Purple Line Centers  
Fairfax





# Growth Policy Map





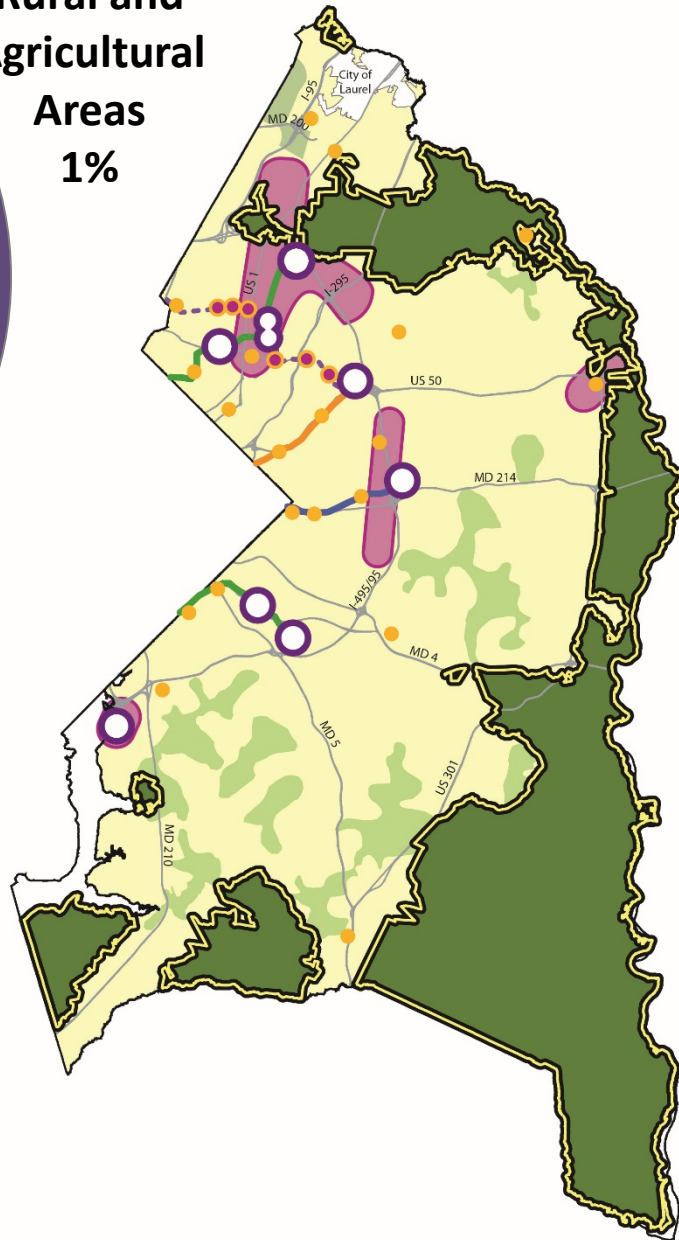
**Rural and  
Agricultural  
Areas  
1%**

**Established  
Communities  
20%**

**Local Centers  
25%**

**Employment  
Areas  
4%**

**Regional  
Transit Districts  
50%**



# Growth Policy Map

# Growth Goal Summary

## 2002 General Plan vs. Plan 2035

### 2002 General Plan

In Designated  
Centers

29.5%

The Rest of the  
County

70.5%



2002-to-2035



### Plan 2035

In Designated  
Centers

75%

The Rest of the  
County

25%

# Downtown Diagnostic Index

Chart 14. Weighting of the Elements That Make Up a “Complete Center”

- Quantitative Analysis Tool
  - Seven Categories
  - 31 indicators
  - Ranks centers (most complete)
- Comparing to ourselves
- Looking to Identify Regionally Competitive Economic Generators
- Identifying assets and deficits



## The Results

Utilizing the weighting shown to the right, the following centers have the highest “Completeness Scores.” The “Completeness Score” is the total reached for a center after scoring each indicator and applying the weighting.

- |  |                                |
|--|--------------------------------|
| 1. Prince George's Plaza Metro         | 6. West Hyattsville Metro      |
| 2. New Carrollton Metro                | 7. Largo Town Center Metro     |
| 3. College Park/University of MD Metro | 8. Greenbelt Metro             |
| 4. Sully Metro                         | 9. Branch Library Avenue Metro |
| 5. Riverdale MARC                      | 10. Cheverly Metro             |

*An analysis of General Plan Centers*

# Regional Transit Districts

- Largo Town Center Metro (*Downtown*)
- New Carrollton Metro (*Downtown*)
- Prince George's Plaza Metro (*Downtown*)
- Branch Avenue Metro
- College Park/UM Metro/M Square Purple Line
- Greenbelt Metro
- National Harbor
- Suitland Metro





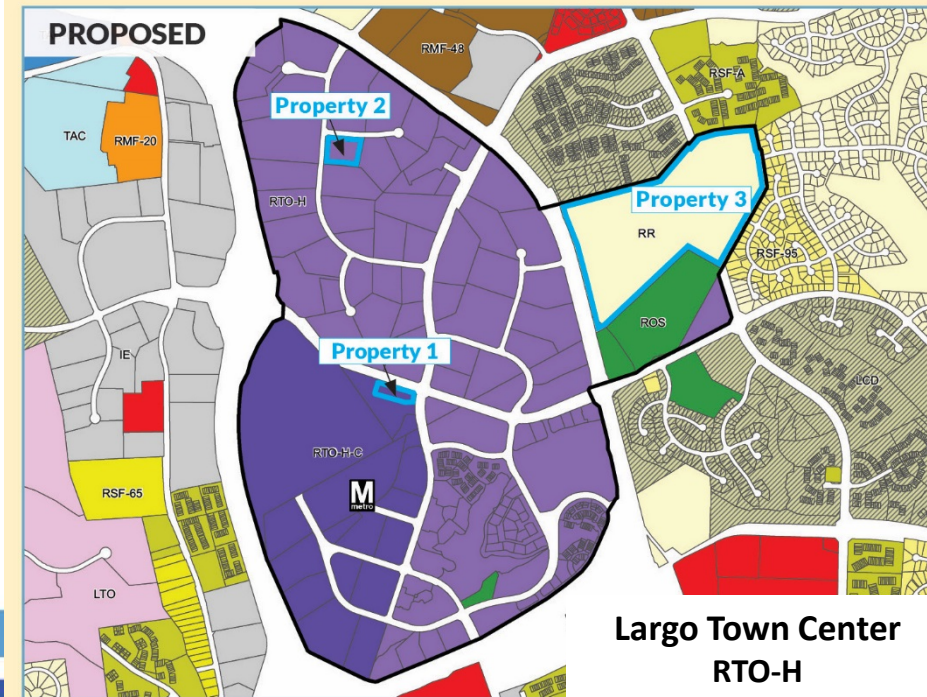
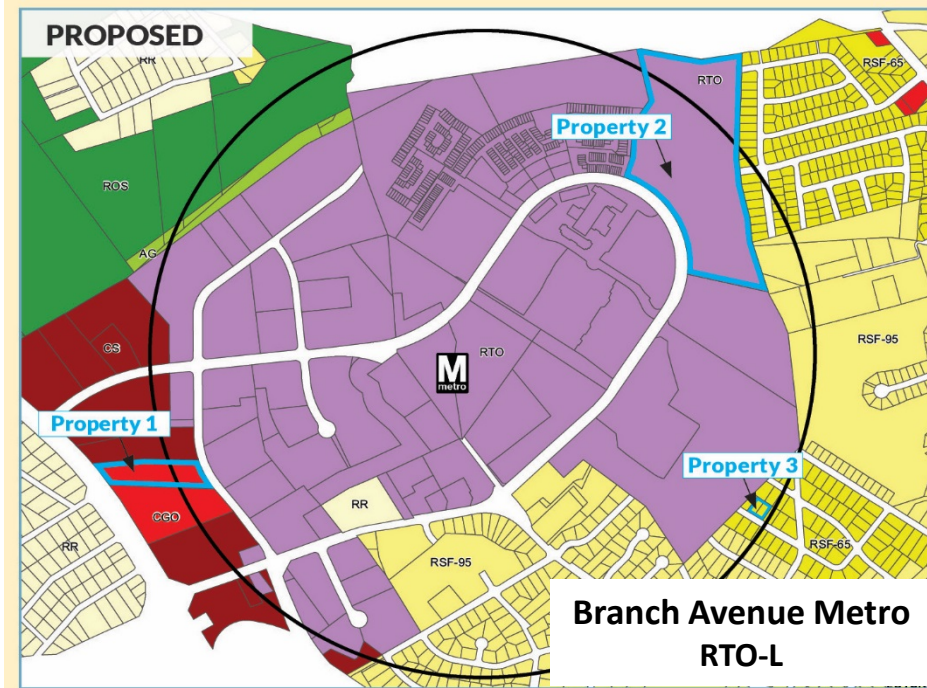
# Zoning Rewrite

- New Transit-Oriented/Activity Center Zones
- Implements policies for Plan 2035 Centers and Innovation Corridor
- Range from neighborhood to downtown scale
- High standards for urban design and walkability
- Reduced parking minimums
- Urban focused road APF requirements

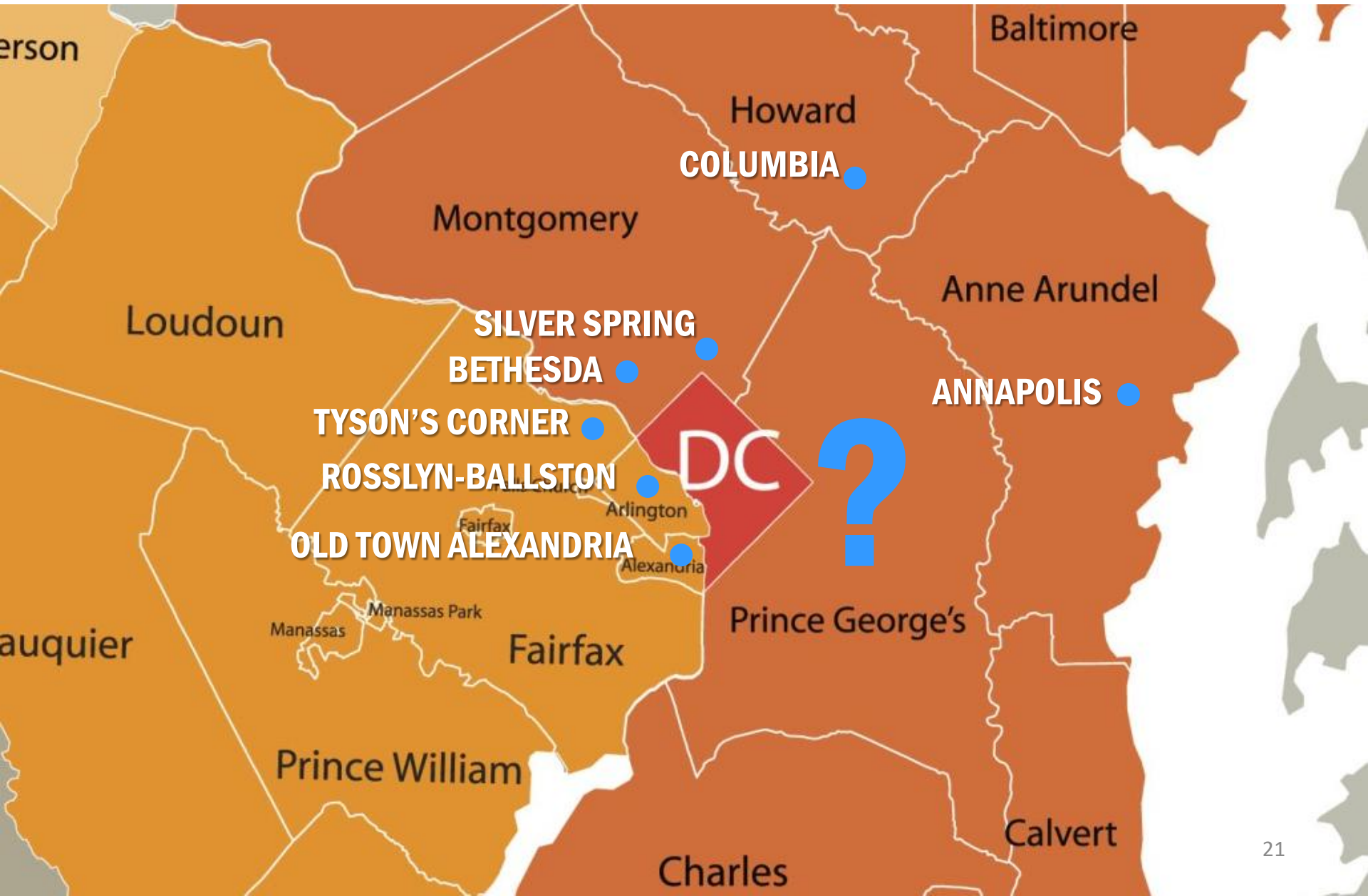


## New Center Base Zones

- Neighborhood Activity Center (**NAC**)
- Town Activity Center (**TAC**)
- Local Transit-Oriented Center (**LTO**)
- Regional Transit-Oriented Center-Low (**RTO-L**)
- Regional Transit-Oriented Center-High (**RTO-H**)
  - ❖ Downtowns



# Where Is Downtown Prince George's County?





# Moving Forward



*Commit to the Vision, Set a Plan, Establish Priorities,  
Move into Action, Stay the Course*

## DOWNTOWN PRINCE GEORGE'S



Prince George's Plaza



New Carrollton



Largo Town Center



Innovation Corridor



Neighborhood  
Reinvestment Areas



Priority  
Preservation Areas



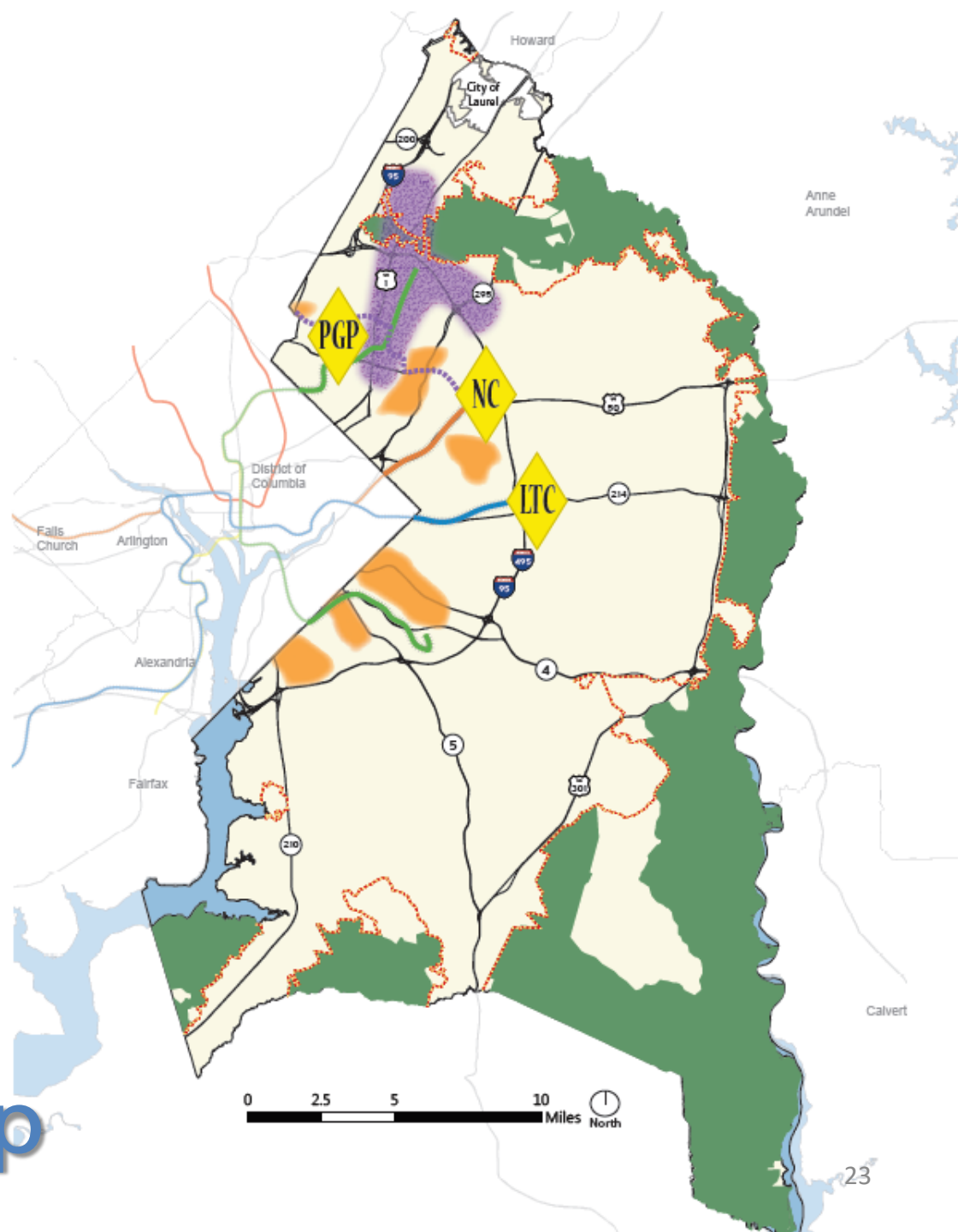
Growth Boundary



Metrorail



Proposed Purple Line Light Rail



# Strategic Investment Map