



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

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June 11, 2013

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Fern Piret, Planning Director *F.P.*
Derick Berlage, Chief, Countywide Planning Division *DB*

FROM: Theodore W. Kowaluk, Senior Planner, Special Projects Section, Countywide Planning Division *TK*

SUBJECT: **Transmittal of the 2012 Maryland Department of Planning (MDP) Annual Report**

BACKGROUND

This memorandum transmits the 2012 Maryland Department of Planning (MDP) Annual Report for Prince George's County. The 2012 MDP Annual Report is a requirement of SB 280/HB 297 and SB 276/HB 295. This annual report provides a detailed summary of development activity that took place in the county from January 2012 to December 2012 and a development capacity analysis for the county.

The report is a culmination of the work of the Planning Department staff to meet the requirements set by the Maryland Department of Planning. The legislation became effective on July 1, 2009.

If you have any questions or concerns regarding the attached document please contact Ted Kowaluk at 301-952-3209 or via email at ted.kwoaluk@ppd.mncppc.org.

STAFF RECOMMENDATION

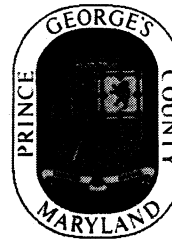
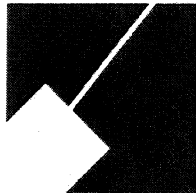
Staff requests Planning Board approval to transmit to Maryland Department of Planning, County Executive, and County Council.

Attachments

Prince George's County
Annual Report
January 2012 through December 2012

Pursuant to

SB280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009
and
SB276—Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions



The Maryland-National Capital Park and Planning Commission
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EXECUTIVE SUMMARY

The Prince George's County Annual Report, January 2012 through December 2012, fulfills the requirements of Senate Bill 280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009 for Prince George's County and Senate Bill 276—Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions for 2012. The report concludes that the development patterns in Prince George's County continue to be consistent with the 2002 *Prince George's County Approved General Plan*. The report is due to the Maryland Department of Planning (MDP) by July 1, 2013.

SB280—Smart, Green, and Growing— Smart and Sustainable Growth Act of 2009

PURPOSE

The purpose of this report is to document changes in development patterns that occurred from January to December 2012 as part of the requirement of the 2009 Senate Bill 280 entitled Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. Senate Bill 280 seeks to ensure that the land-use decisions are consistent with locally adopted comprehensive plans. The measures and indicators developed by Planning Department staff show that the development patterns in Prince George’s County continue to be consistent with the 2002 *Prince George’s County Approved General Plan*. Through the analysis completed in this report, there are no known conflicts with any of the plans adopted by the county or state or with other plans of surrounding jurisdictions. It should be noted that, because of the economic climate, the pace of development has drastically decreased from previous years, while many initiatives involving long-range planning have increased in Prince George’s County. In all instances, the most recent data available were used.

BACKGROUND

An analysis of development patterns in the county for 2012 indicates a marked decline in development activities across the board. The lasting impact of the economic recession, slower than expected recovery, and the housing foreclosure crisis have significantly curtailed all types of new development throughout the county.

DEVELOPMENT PATTERNS

NEW SUBDIVISIONS CREATED

In 2012, ten subdivision plats were recorded compared with nine for 2011. Unlike 2011, the majority of the lots were recorded outside of the Priority Funding Area (PFA) of the county. The development project with the most activity located outside of the PFA was Estates of Pleasant Valley in Accokeek with a total of 258 lots. All of the other subdivisions were within the PFA but most contained a small number of lots. The majority of new lots were created in the Developing Tier.

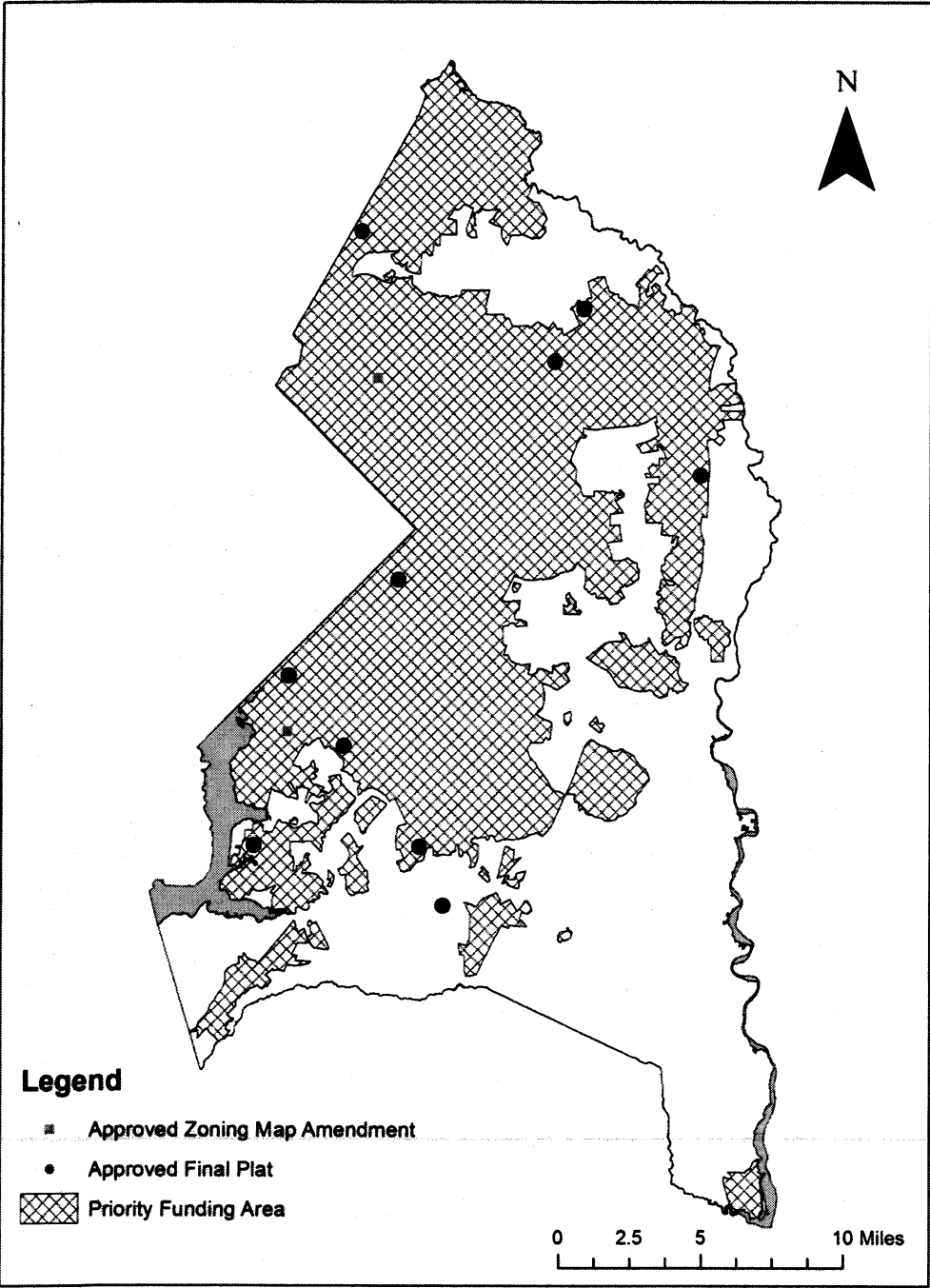
Table 1 below shows the comparison of new subdivisions platted in 2011 and 2012. There was a slight increase in the number of new lots created but the number is still much lower than in previous years. The number of new subdivisions platted increased 1.1 percent from 2011 to 2012. Map 1 on page 3 shows the location of all the new subdivisions created.

Table 1. New Subdivisions Created by Calendar Year

Year	Inside PFA		Outside PFA		Total Subdivisions Platted	Total Number of Lots
	New Subdivisions	New Lots	New Subdivisions	New Lots		
2011	7	395	2	9	9	404
2012	9	165	1	258	10	423

Source: M-NCPPC, Development Activity Monitoring System, 2012.

Map 1. Final Plat and Zoning Map Amendment Activity in 2012 Prince George's County



Source: M-NCPPC DAMS database, 2012

NEW BUILDING PERMITS ISSUED

The impact of the economic slowdown continued to carry over in terms of the number of building permits issued in 2012. Although residential building permits are still well below the county's historical average a significant increase in residential permits from 2011 to 2012 was noted. In 2012 the county issued 1,512 residential building permits—an increase of 86 percent from 2011. Commercial permits continued to decline. The county issued 20 commercial building permits in 2012—a decline of nine percent from 2011.

Approximately 79 percent of the residential permits that were issued in 2012 occurred within the PFA, an improvement over the 74 percent that were issued in 2011. The housing market appears to be improving as reflected in the significant increase in the number of residential building permits issued in 2012 as compared to 2011.

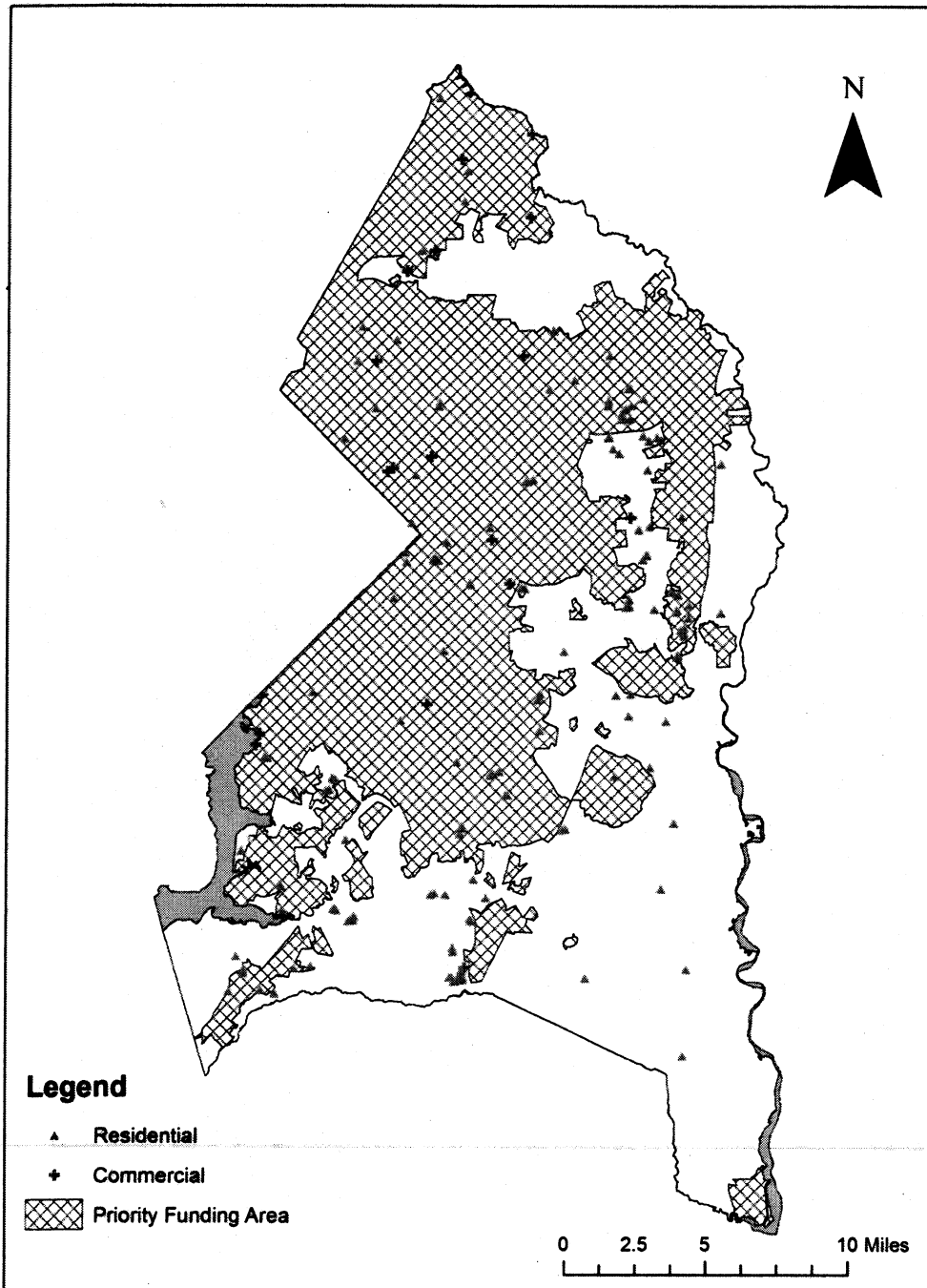
The vast majority of the commercial permits issued in 2012 were located within the PFA of Prince George's County. Most were located within the Developed and Developing Tier, close to the I-95/I-495 Beltway and along other major corridors within the county. The impact of the economic downturn has continued to have an effect on the issuance of commercial building permits. When comparing the number of commercial building permits issued in 2011 with 2012, two fewer permits were issued, resulting in a nine percent decrease. The amount of square footage delivered declined significantly from approximately 787,692 in 2011 to 350,659 in 2012, a decrease of 55 percent. Map 2 on page 5 shows the location of residential and commercial building permits in the county.

Table 2. Residential and Commercial Building Permits by Year

Year	Residential				Total Residential Building Permits Issued		Commercial		Commercial Building Permits Issued	Total Commercial Square Footage	
	Inside PFA		Outside PFA		SF	MF	Inside PFA	Outside PFA		Inside PFA	Outside PFA
	SF	MF	SF	MF							
2011	161	0	56	0	217	0	20	2	22	787,692	10,648
2012	455	937	120	0	575	937	18	2	20	347,649	3,010

Source: M-NCPPC Development Activity Monitoring System, 2012.

Map 2. 2012 Residential Commercial Building Permit Activity



Source: M-NCPPC DAMS database, 2012

ZONING MAP AMENDMENTS

There were two zoning map amendments (ZMAs) approved in 2012, and both were within the PFA (see Map 1 on page 3). One of the cases is located in the southern portion of the county just outside the Capital Beltway within the 2002 General Plan's Developing Tier. The other is located in the northern portion of the county in the Town of Riverdale which is in the 2002 General Plan's Developed Tier. In both cases, the change in zoning significantly modified the previously allowed or approved development. The amendments are as follows:

- Amendment A-9882 rezoned three parcels consisting of 54.7 acres from industrial (I-3) and residential (R-R) to Mixed Used—Transportation Oriented Zone (M-X-T), including residential and retail uses.
- Amendment A-10018 rezoned a 35.71-acre property from residential (R-55) to Mixed Use Town Center (M-U-TC), including residential, hotel, retail, and office uses.

Table 3. Zoning Map Amendments by Year

Year	Number of Zoning Map Amendments		Total Zoning Map Amendments
	Inside PFA	Outside PFA	
2011	0	0	0
2012	2	0	2

ZONING TEXT AMENDMENTS

In 2012, seven of the eight proposed zoning text amendments were approved. None of the approved text amendments have the potential to change the development pattern of Prince George's County in any significant way from that projected in the 2002 General Plan. Table 3 below gives a summary of the seven text amendments in 2012.

Table 3. Summary of 2012 Adopted Zoning Text Amendments

Name	Official County Title	Date Enacted
CB-003-2012	For the purpose of developing new development standards and procedures, including the establishment and imposition of temporary zoning requirements for development of properties in the vicinity of Joint Base Andrews for an established limited period of time. This Ordinance creates requirements for granting permits for development, provides for definitions, and establishes a limited validity period for building permits, creating interim requirements for development in all zones.	November 20, 2012
CB-005-2012	An ordinance for the purpose of amending the provisions of the Zoning Ordinance relating to Architectural Conservation Overlay Zones in the County.	May 1, 2012
CB-008-2012	For the purpose of providing an exemption from the requirement of a preliminary plan of subdivision for the conversion of condominium townhouse dwelling units in	July 24, 2012

Name	Official County Title	Date Enacted
	general, and two-family dwelling units in the R-R Zone only, to record lot townhouse dwelling units in certain circumstances and making clarifying technical amendments to existing language.	
CB-015-2012	For the purpose of requiring the Planning Board to conduct a public hearing on proposed Transit District Overlay Zoning Map Amendments within a certain time period and providing for a limited extension subject to approval by the District Council.	July 7, 2012
CB-028-2012	For the purpose of defining Flex Space in the Zoning Ordinance and designating Flex Space as a permitted use in the M-X-T Zone under certain circumstances.	July 24, 2012
CB-054-2012	An ordinance for the purpose of exempting wayfinding signs for stadiums.	July 24, 2012
CB-061-2012	For the purpose of extending the time for abrogation of certain provisions of Section 27-547(b) of the Zoning Ordinance regarding the M-X-T zone.	September 18, 2012
CB-064-2012	An ordinance for the purpose of amending the provisions of the Zoning Ordinance concerning Department or Variety Stores in the Commercial and Industrial Zones and making clarifying amendments to the Zoning Ordinance.	November 7, 2012

Source: M-NCPPC Development Review Division, 2012.

WATER AND SEWER

WATER AND SEWER

Environment Article Title 9, Subtitle 5, of the Maryland Annotated Code sets procedures for amendments and revisions to the Water and Sewer Plan. At least 30 days prior to the public hearing on the amendments, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission (M-NCPPC) and the Washington Suburban Sanitary Commission for recommendations.

The 2008 Water and Sewer Plan provides for three cycles of category requests for changes annually to amend the plan. Between January and December 2012, there was one cycle of amendment that has not been taken to the Prince George's County Council for approval. The December 2012 cycle contained two applications requesting water and/or sewer category changes as follows.

12/W-01, Center for Care and Compassion Assisted Living facility located in the Western Branch sewershed at 2700 Largo Road, Upper Marlboro, MD 20772 requesting Water and Sewer change from Category 5 to Category 4.

12/W-02, Assembly for Worship also located in the Western Branch sewershed at 9800 Rosaryville Road, Upper Marlboro, MD 20772 requesting Water and Sewer change from Category 5 to Category 4.

TRANSPORTATION

In Prince George's County, there were several transportation-related projects for which construction was pending, initiated, ongoing, or completed during 2012. Table 4 on page 8 provides further information regarding these projects. Map 3 on page 9 shows the locations of the projects. Almost all of the projects are located inside the PFA. All of the projects identified are state or county highways or trails projects. No significant privately-funded projects were identified.

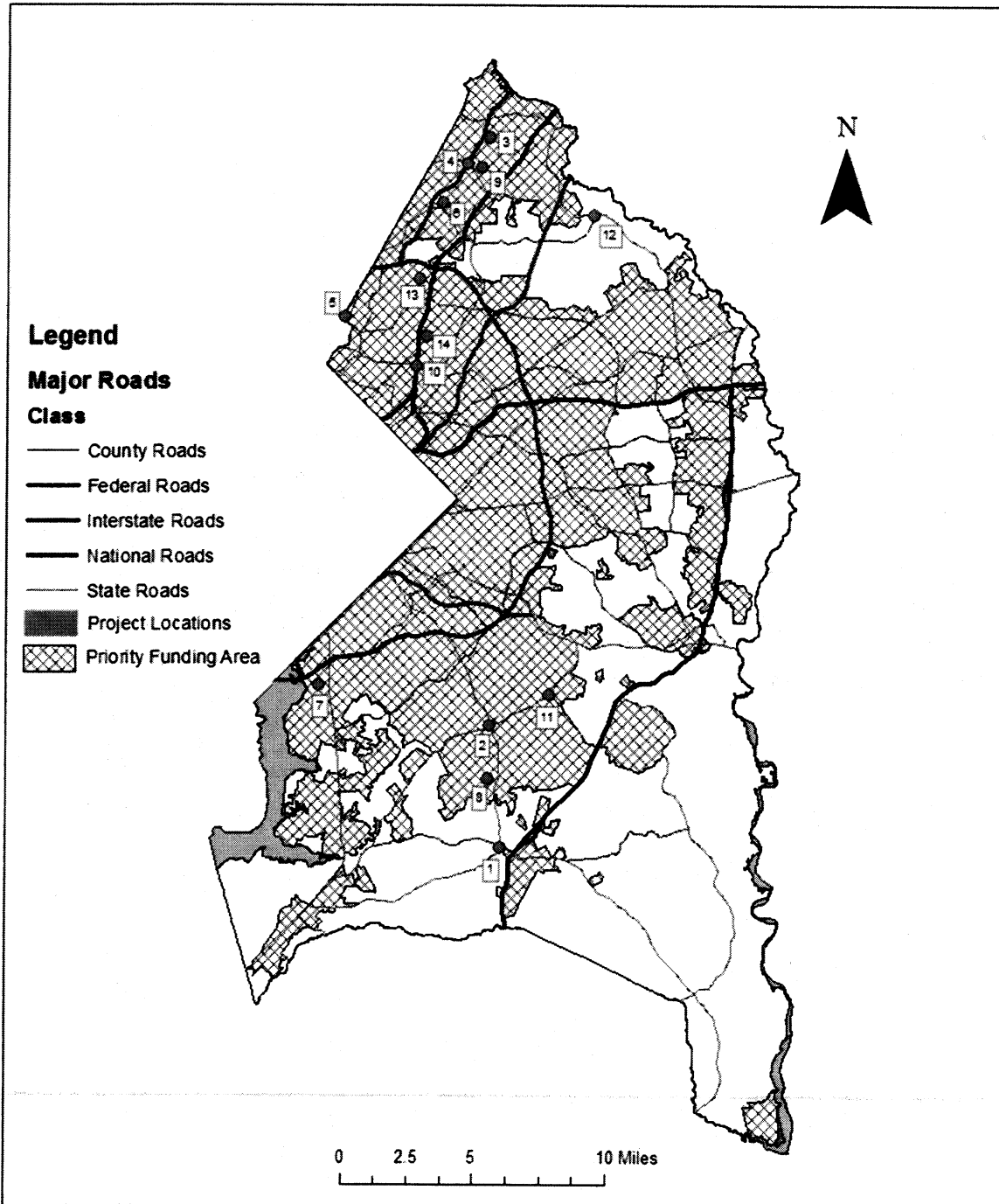
Table 4. Transportation Project Status, End of Year 2012

Key	Project Name	Agency	Status
1	MD 5 and MD 373 Intersection Upgrade—Phase I	SHA	Completed
2	MD 4—Replacement of Overpasses over MD 223	SHA	Construction Start
3	I-95 and Contee Road Interchange	SHA	Ongoing Construction
4	MD 200—Intercounty Connector (ICC)	MdTA	Ongoing Construction
5	Langley Park Transit Center	MTA and Federal Grant	Construction Start
6	Virginia Manor Road between Old Gunpowder Road and Muirkirk Road	SHA and DPW&T	Ongoing Construction
7	Oxon Hill Road between National Harbor and Fort Foote Road North	DPW&T	Construction Start
8	Realignment/Reconstruction of Surratts/Brandywine Road Intersection	DPW&T	Construction Start
9	Contee Road between Virginia Manor Road and US 1	DPW&T	Design Phase
10	US 1 and MD 410 Intersection Improvements	SHA	Construction Start
11	MD 223 and Rosaryville Road Intersection Improvements	SHA	Ongoing Construction
12	MD 197 and Powder Mill Road Intersection Improvements	SHA	Concept Phase
13	Paint Branch Trail Enhancement and Construction of Two Crossings of the Paint Branch	SHA	Completed
14	College Park Trolley Trail from Calvert Road to Paint Branch Parkway	SHA	Construction Start

Agency Key: SHA—Maryland State Highway Administration; MdTA—Maryland Transportation Authority; MTA—Maryland Transit Authority; DPW&T—County Department of Public Works and Transportation.

Source: Maryland Department of Transportation Consolidated Transportation Program FY 2012-2017, Prince George's County Office of Management and Budget Capital Improvement Program FY 2013-2018.

Map 3. Transportation Project Locations 2012



Source: Maryland Department of Transportation Consolidated Transportation Program 2012-2017, Prince George's County Office of Management and Budget Capital Improvement Program FY 2013-2018.

PUBLIC FACILITIES

SCHOOLS

Between January and December 2012, Prince George's County Public Schools (PGCPS) began or continued seven projects. The project list consists of one new school, four replacement schools, and two renovations/additions.

The seven projects begun in 2011 include the following:

- Continued renovation of major systems and a permanent 10,000 square foot addition at Doswell Brooks Elementary.
- Continued replacement of Oxon Hill High (formerly High School Number 1).
- Continued replacement of Henry G. Ferguson Elementary.
- Continued construction of the new Hyattsville Area Elementary.
- Land acquisition and planning for Fairmont Heights High replacement.
- Continued renovation of the Eugene Burroughs Middle School (Accokeek Academy).
- Replacement of Avalon Elementary.

Map 4 on page 12 shows the location of the new school, replacements, and renovations projects. All of the projects are located within the PFA.

PUBLIC SAFETY

Fire and EMS

Between January and December 2012, the Prince George's County Fire/EMS Department began construction of two new fire stations and on one replacement fire station. The department also started planning efforts for an additional replacement station. The two new stations are the Shady Glen Station located at Shady Glen Drive and Central Avenue and the District VII Station located at 11108 Fort Washington Road. The two replacement stations are the Brandywine Station #40 located at 13801 Brandywine Road and the Hyattsville Station #1 located at 6200 Belcrest Road. All of these projects are located within the PFA.

There were no police facilities that were constructed or underwent major renovations during 2012.

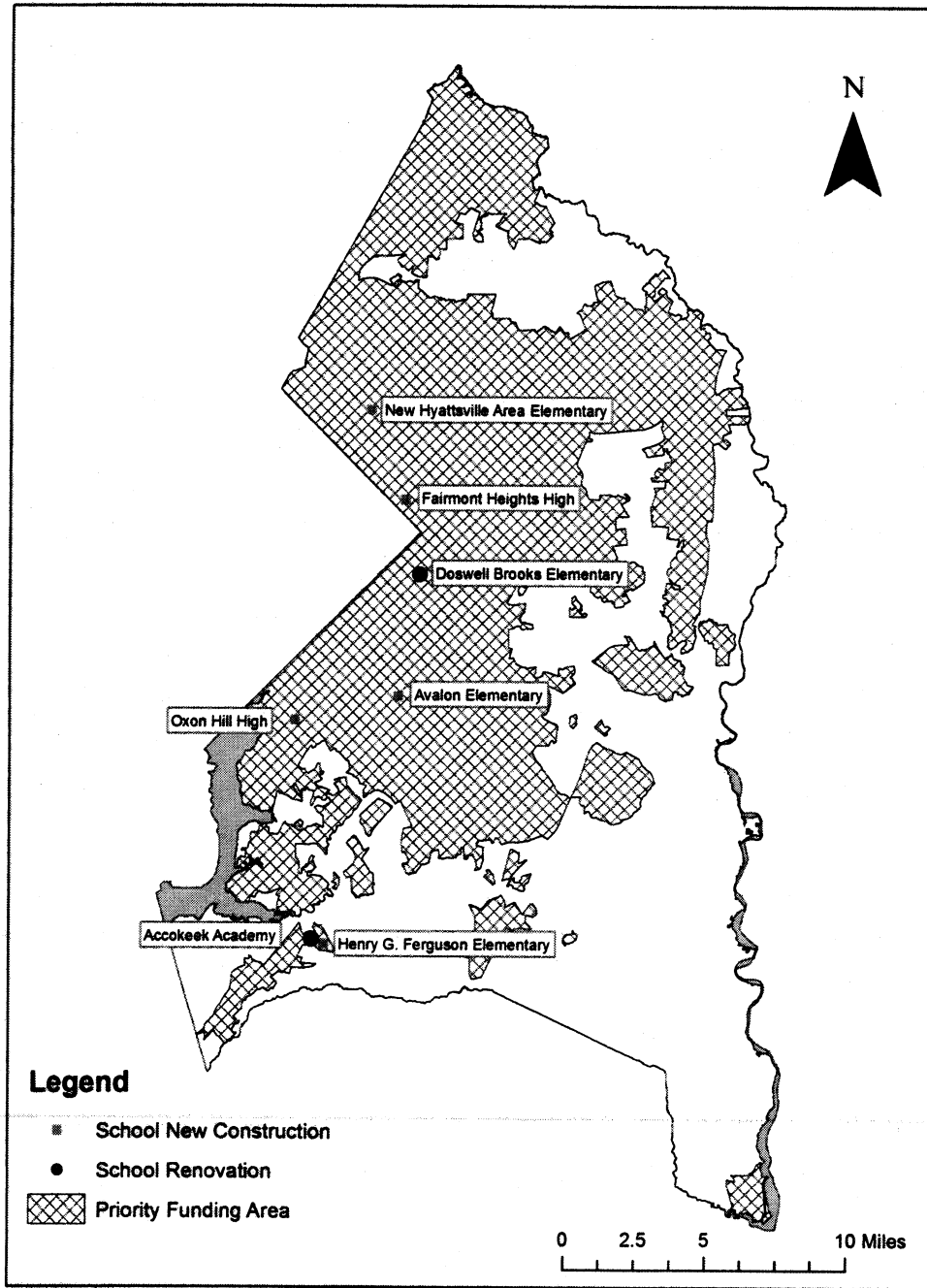
PUBLIC LIBRARIES

The Prince George's County Memorial Library System completed construction of the new South Bowie Branch Library located at 15301 Hall Road. This project is located in the PFA.

ADEQUATE PUBLIC FACILITIES

Although Prince George's County has an adequate public facilities ordinance, that ordinance has not resulted in any development moratorium within the PFA.

Map 4. 2012 School Construction and Renovation



Source: Prince George's County Public Schools, 2012

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
AGRICULTURAL PRESERVATION**

In 2012, 536.08 acres of agricultural land were preserved in Prince George’s County using the Historic Agricultural Resource Preservation Program (HARPP) and 169.94 acres using the Maryland Agricultural Land Preservation Fund (MALPF). Under the Maryland Agricultural Land Preservation Foundation (MALPF), HARPP, Program Open Space, Rural Legacy, and Maryland Environmental Trust land preservation programs, over 4,000 acres have been permanently preserved in Prince George’s County. The *Priority Preservation Area Functional Master Plan*, which designates a priority preservation area (PPA) for the county for preserving and protecting valuable farm and forest land, was approved on July 10, 2012. The PPA calls for accelerating the rate of agricultural land preservation through a broad array of tools, policies, and programs. The PPA is established in the Rural Tier of the county. Other efforts are underway in other parts of the county to preserve agricultural land.

HARPP is a purchase of development rights initiative administered by the Soil Conservation District and funded by M-NCPPC’s Department of Parks and Recreation. The initiative is designed to preserve agricultural areas and activities, which are assessed by historic resource professionals to be vital aspects of Prince George’s County’s history. HARPP was established pursuant to CB-24-2007 to:

- Implement the policies of the 2002 General Plan and the 2005 Green Infrastructure Plan relating to the Rural Tier.
- Preserve, protect, and enhance properties that provide historic agricultural character, culture, and practices.
- Encourage others to preserve, protect, and enhance such properties.
- Maintain historic rural character and way of life through the limitation of nonagricultural uses and the preservation of scenic viewsheds, vistas, and related natural resources.

Table 5 describes the specific acreages and purchase price for each parcel preserved with HARPP funding.

**Table 5. Total Number of Acres Preserved Through the
Historic Agricultural Resource Preservation Program (HARPP) in 2012**

Grantor	Easement Purchase Price	Total Acreage	Date Settled
Denison	\$1,234,856.85	148.93	February 10, 2012
Potomac Farms LLC (P90)	\$856,817.30	98.79	March 5, 2012
Dobson	\$1,519,919.00	173.56	June 5, 2012
DuCellier	\$637,812.53	75.23	July 18, 2012
Potomac Farm LLC (P85)	\$341,129.03	39.57	December 13, 2012
Total	\$4,590,534.71	536.08	

Source: M-NCPPC Special Projects Section, 2012.

In 2012, there were two purchases of easements through the MALPF program that preserved 169.94 acres in the county. Table 6 describes the specific acreages and purchase for each parcel preserved with MALPF funding.

Table 6. Total Number of Acres Preserved Through the Maryland Agricultural Land Preservation Foundation (MALPF) in 2012

Grantor	Easement Purchase Price	Total Acreage	Date Settled
Donohue, Francis	\$1,171,691.31	148.94	July 11, 2012
Donohue, Daniel and Carol	\$177,577.26	21.00	July 11, 2012
Total	\$1,349,268.57	169.94	

Source: M-NCPPC Special Projects Section, 2012.

COUNTYWIDE STUDIES AND FUNCTIONAL MASTER PLANS

COUNTYWIDE STUDIES

PLANNING DEPARTMENT STUDIES

One of the functions of the Planning Department is to provide ongoing research, forecasting, reporting, and data collection on various economic and social trends within Prince George’s County. In 2012, nine studies were either ongoing, initiated, or completed. Table 7 below describes the studies that were initiated, ongoing, or completed in 2012.

Table 7. 2012 Planning Department Special Studies

Study Name	Summary	Status
Prince George’s County Economic Development Strategic Plan	The plan will identify innovative implementation strategies for the county to capitalize on economic generators and build economic catalysts that increase the county’s share of regional economic growth. Research will focus on identifying successful strategies and tools that create measurable results to attract and retain businesses and stimulate economic development activity around key economic generators and catalysts. The plan will focus on stimulating economic development at transit-oriented locations inside the PFA. The plan will be completed by the spring of 2013.	Ongoing

Study Name	Summary	Status
Occupational Shifts and Workforce Characteristics Study	The purpose of this study is to identify industries with an aging workforce and occupations with growth potential to assist decision-makers in formulating appropriate policies to improve the jobs-to-population ratio and promote better planning to meet current and future local workforce demand. This study examined county, regional, and national occupational and workforce trends relative to the county's workforce characteristics. It projected workforce demands by type and evaluated the potential impact of occupational trends and projections on Prince George's County's economic environment.	Completed
Brandywine Revitalization and Preservation Study	The revitalization strategies and design solutions provided in this study will create the framework for community stakeholders to achieve their revitalization goals over the next decade and beyond. Community stakeholders, including governmental agencies, will use this study to pursue resources, including grants, to immediately focus on identified priorities which include the primary objective to improve the pedestrian connections and streetscape along Brandywine Road. The recommended community organizational structure and activities should strengthen the community's influence in civic, political, and economic venues. It is anticipated that the community can use the illustrations in the study to promote attractive and compatible development in the study area, either by working directly with developers and businesses or through the development review process for various development applications including subdivisions, zoning, and site plans.	Completed
State of the Housing Market	This report analyzed the forces that shape local housing markets and recent trends affecting the housing market in Prince George's County and the region; determined the strength of the housing market in various areas of the county; and analyzed housing stock conditions, age, and rehabilitation needs. It was incorporated into the General Plan Update.	Completed

Study Name	Summary	Status
<p>Purple Line Transit-Oriented Development Study</p>	<p>This 12-month project will produce transit-oriented community plans and strategies for five planned Purple Line light rail transit station sites that are not within recently approved sector or transit district development plan areas. The project will also produce a zoning template to guide the preparation of future sectional map amendments (SMAs) or transit district overlay zoning map amendments.</p> <p>The five planned stations are Riverdale Road (Beacon Heights), Riverdale Park, M Square (River Road), College Park-UMD Transit Center, and West Campus (University Hills). The Maryland Transit Administration (MTA) received federal approval in October 2011 to begin preliminary engineering (PE) and prepare a final environmental impact statement (FEIS). Staff is working with the MTA, the Department of Public Works and Transportation (DPW&T), and the Washington Metropolitan Transit Authority (WMATA) to ensure that Purple Line engineering and station design is closely coordinated with the study project.</p>	<p>Ongoing</p>

Study Name	Summary	Status
<p>Rural Villages Study and Star-Spangled Banner Scenic Byway Corridor Management Plan</p>	<p>The Rural Villages Study and the Prince George’s Star-Spangled Banner Scenic Byway Corridor Management Plan are two efforts aimed at the preservation and enhancement of rural communities in southeastern Prince George’s County. The work for these two initiatives is being coordinated under a single effort to efficiently analyze common issues with community members. Through a series of workshops, community members are being asked to define the type of landscapes, roadway design, architectural features, and other elements that they value as part of a rural community. The workshops and community input will identify recommendations that may cover a variety of issues from design to development standards for the public, and possibly the private, realms. Through the completion and endorsement of the Prince George’s Star-Spangled Banner Scenic Byway Corridor Management Plan, the county will be eligible for state and federal funding opportunities for improvements along the corridor. This could include funding for promotion of this historic route as the bicentennial celebration of the War of 1812 approaches.</p>	<p>Ongoing</p>

Study Name	Summary	Status
Urban Agriculture: A Tool for Creating Economic Development and Healthy Communities	The purpose of the study is to research local food systems with an emphasis on urban agriculture as a strategy to enhance urban food security and health, support community building, contribute to urban environmental management, and provide educational and recreational services. The food system is defined as the flow of products from production through processing, distribution, consumption, and the management of wastes and associated processes. The study assessed existing patterns of access to food choices in the county, identified gaps, looked at ways in which agriculture and agriculture-related industries (agritourism, agribusiness, forestry, etc.) can be supported, and recommended solutions. Having equitable access to food is an important component of healthy communities. In a follow-up study, the Department will identify urban food deserts and recommend solutions.	Completed
Round 8.1 Cooperative Forecast	The Cooperative Forecast for Prince George's County is the product of a joint effort by individual jurisdictions in the Washington, D.C., area to produce estimates that are based on a common set of assumptions of growth in the region. The forecast is produced with support from the Metropolitan Washington Council of Governments and depicts the Planning Department's assessment of the timing and location of population, household, dwelling units, and employment growth in Prince George's County through the year 2040.	Completed

Source: M-NCPPC Countywide Planning Division, 2012.

MASTER PLANS

Work began or continued on two countywide functional master plans and the department's General Plan Update effort also continued in 2012. A description of these countywide functional master plans and the General Plan Update is included below.

Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space

This plan for the parks and recreation system will determine the physical facilities and programmatic focus of the Department of Parks and Recreation when the system is substantially complete in the year 2040. This project takes the recommendations of the *2010 and Beyond* needs

assessment and visioning project—completed in 2009—as the point of departure. It will incorporate work products and recommendations of internal staff work groups that address departmental core services, recreation program standards, and outdoor and facility maintenance operations. The plan will present a vision for the future and will build on several complementary thematic areas (vision elements) that will demonstrate the positive impacts the land, facilities, programs, and services provided and managed by the department will have on the lives of county residents. The expected completion date is December 2013.

The Priority Preservation Area (PPA) Functional Master Plan

This is the first master plan of its kind for Prince George’s County. It is a plan to support farmland preservation and farm and forest enterprises. The PPA Plan focuses on protecting farm and forest land in the county’s Rural Tier. The plan will amend the 2002 *Prince George’s County Approved General Plan*. State law requires that the county add a priority preservation area element to the General Plan, and include goals, objectives, policies, and strategies to guide the participation of farm and forest landowners in agricultural and forest preservation programs. The plan was adopted on July 10, 2012.

Plan Prince George’s 2035 (General Plan Update)

Plan Prince George’s 2035 will plan for the 499 square miles (320,000 acres) that encompass Prince George’s County and includes municipalities within the county where The Maryland-National Capital Park and Planning Commission has authority to make future zoning and/or infrastructure recommendations. The General Plan looks broadly and strategically at how the county should continue to grow and strengthen as a community and as part of the greater Washington Metropolitan region.

This project builds on the 2002 *Prince George’s County Approved General Plan* and will help the county address existing, changing, and new priorities such as public safety, sustainability, and transit-oriented development. It will provide policy direction, development priorities, and broad strategies for future community plans, functional plans, and implementation programs. Plan Prince George’s 2035 will plan for economic development with fiscal impacts that will help implement its strategies for the county. The plan will focus on sustainable economic development recommendations that will capitalize upon the county’s substantial economic assets. This plan will also address strategies for increasing the percent of growth located within the PFA. As part of the update the methodology for how the department determines the county’s remaining building capacity will be examined and possibly improved to more accurately reflect remaining capacity. This project is expected to be completed by 2014.

COMMUNITY PLANS

MASTER PLANS AND SECTIONAL MAP AMENDMENTS

No master plans, sector plans, and small area plans were submitted to the Prince George’s County District Council for approval between January 2012 and December 2012. However, there are a number of sector plans and sectional map amendments underway that could involve comprehensive rezonings. Table 8 lists the sector plans, and sectional map amendments that were either initiated or ongoing in 2012.

Table 8. Sector Plans, and Sectional Map Amendments Initiated or Ongoing in 2012

Plan Name	Expected Completion
Central Branch Avenue (MD 5) Corridor Revitalization Sector Plan	July 2013
Eastover Shopping Center/Forest Heights/MD 210 Sector Plan and Sectional Map Amendment	September 2013
Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment	April 2013
Landover Metro Station Area and MD 202 Corridor Sector Plan and Sectional Map Amendment	December 2013
Largo-Lottsford Sector Plan and Sectional Map Amendment	November 2013
Metro Green Line Corridor Sector Plan and Sectional Map Amendment	February 2014
Subregion 5 Master Plan and Sectional Map Amendment (Approved 2009; Remanded October 2012)	November 2013
Subregion 6 Master Plan and Sectional Map Amendment (Approved 2009; Remanded October 2012)	November 2013

Source: M-NCPPC Community Planning North and South Divisions 2012.

CONSISTENCY WITH NEIGHBORING JURISDICTIONS

Prince George's County is bordered by Charles and Calvert Counties to the south, Anne Arundel County to the east and north, the District of Columbia to the west, and Montgomery and Howard Counties to the north. A review of the consistency of Prince George's County planning policies with those of the bordering counties is detailed here.

NORTH COUNTY

The 2009 Anne Arundel County General Development Plan is consistent with the 2002 General Plan or other subsequent master plans, particularly those located along the borders between the two counties. Most of the area of Prince George's County that borders Anne Arundel County is in the Rural Tier growth policy area.¹ Both counties have areas of rural legacy designated primarily along and around the Patuxent River, which focus on environmental protection and stewardship for rural and open spaces, as reflected in the general plans of both counties. Most of the future development projected in Anne Arundel County will be focused on redevelopment and reinvestment in existing urban centers and priority funding areas, all of which do not pose significant inconsistencies with Prince George's County and follow the same smart growth general principles set by the state. For example, to support proposed population growth related to the federal government base realignment and closure (BRAC), a commercial revitalization area is established at I-295 at the Prince George's County border near Fort Meade.

The Montgomery County 2009–2011 Growth Policy Plan was approved in December 2009. It addresses how growth is managed, looking beyond congestion relief and school capacity and focusing on ways to enhance quality of place. This growth policy plan and other recent supplements and

¹ The vision for the Rural Tier is to protect large amounts of land for woodland, wildlife habitat, recreation, and agricultural pursuits, and to preserve the rural character and vistas that now exist.

amendments to the 1993 Approved General Plan are consistent with the 2002 *Prince George's County Approved General Plan*. They reflect similar guiding principles for development patterns, focusing on future development in existing urban centers, particularly transit stations; creating better quality-of-life amenities; and improving pedestrian access to these centers directly or indirectly through encouraging the use of public transit. Most of the development located near the boundaries between the two counties consists either of mature, existing residential neighborhoods or industrial businesses. Both counties seek to provide redevelopment opportunities throughout these established communities while maintaining and improving their historical socioeconomic and cultural characters.

The 2000 Approved General Plan for Howard County outlines the county's goal of protecting the open spaces around the watershed of the Patuxent River along the areas bordering Prince George's County, which is consistent with the 2002 General Plan and the 2005 *Approved Countywide Green Infrastructure Plan*. The overall growth policy in Howard County is also consistent with Prince George's County's policy of focusing growth in centers and corridors, particularly those within the designated priority funding areas.

In Prince George's County, the 2010 Approved Subregion 1 Master Plan and SMA established land use and development policies, objectives, and strategies for approximately 44 square miles in northeastern Prince George's County. This plan includes Planning Areas 60, 61, 62, and 64 and the five communities of Beltsville, North Beltsville, West Laurel, South Laurel, and the Montpelier subdivision. Subregion 1 adjoins Montgomery County to the west, Anne Arundel County to the east, and the City of Laurel to the north. The City of Laurel is not included in the Subregion 1 Master Plan because it has its own planning and zoning authority.

The City of Laurel updated its comprehensive plan in 2007. This plan serves as a long-range guide, which will shape the form of new development and redevelopment in the city and also provides a framework for establishing a cohesive, well-balanced community. The City of Laurel Comprehensive Master Plan focuses on development of the US 1 corridor, the main street, and at the Laurel MARC Station. For that reason the plan establishes Revitalization Overlay Zones in these areas. The Prince George's County Planning Department reviewed and provided comments to the City of Laurel prior to plan approval. The plan does not include any proposals that are inconsistent with the 2002 General Plan or the Subregion 1 Master Plan.

The Subregion 1 Master Plan is consistent with the recommendations of the 2002 General Plan and the land use plans of both Montgomery and Anne Arundel Counties. The Subregion 1 Master Plan proposes recommendations for the Developing and Rural Tiers and recommends the preservation of the predominantly rural land use character and appropriate residential densities that will protect land for woodland, wildlife habitat, recreation, and agriculture. Within the Developing Tier, the Subregion 1 Master Plan discourages new isolated commercial activities and promotes new mixed-use development at the Konterra Center and at designated nodes along the US 1 corridor. The Subregion 1 Master Plan also encourages the revitalization and redevelopment of existing, underutilized commercial areas, compact employment areas, and transit-oriented and pedestrian-friendly, mixed-use development.

The 2009 Takoma/Langley Crossroads Approved Sector Plan involved a coordinated planning effort between Prince George's and Montgomery Counties. The sector plan area includes both commercial and residential properties along the intersections of University Boulevard (MD 193) with New Hampshire Avenue (MD 650) and Riggs Road (MD 212). Sector planning efforts by both counties

are consistent with the recommendations of the approved general plans for Prince George's and Montgomery Counties. The Takoma/Langley Crossroads Sector Plan's goals, policies, and strategies will enhance the community's character by establishing a transit-oriented, land use development and redevelopment plan that will be concurrent with the proposed Purple Line light rail transit line and stations. Plan recommendations will not only guide future growth but also pursue strategies to celebrate and build upon the cultural diversity of the existing and future residents and businesses that form the community. Primary objectives of the sector plan include supporting resident and business retention; providing opportunities for housing choice; promoting business activity within the "International Corridor"; and creating a vital, safe, pedestrian-oriented community with accessible community and recreation resources.

SOUTH COUNTY

The Maryland-National Capital Park and Planning Commission has published the Preliminary Subregion 6 Master Plan and Proposed Sectional (Zoning) Map Amendment (SMA). Although the *Subregion 6 Master Plan and Sectional Map Amendment* was approved on September 15, 2009 by Prince George's County Council Resolution 62-2009, the Circuit Court for Prince George's County reversed and voided CR-62-2009 on October 26, 2012. A public hearing is part of a process leading to the approval of a new master plan and sectional map amendment that will replace the 1993 *Approved Subregion 6 Study Area Master Plan and 1994 Approved Sectional Map Amendment*, the 1994 *Melwood Westphalia Master Plan and Sectional Map Amendment*, the *Approved Subregion 5 Master Plan and Sectional Map Amendment (Planning Area 85B)* and the 2002 *Prince George's County Approved General Plan* and other functional master plans.

The Maryland-National Capital Park and Planning Commission has published the Preliminary Subregion 5 Master Plan and Proposed Sectional (Zoning) Map Amendment. Although the *Subregion 5 Master Plan and Sectional Map Amendment* was approved on September 9, 2009 by Prince George's County Council Resolution 61-2009, the Circuit Court for Prince George's County reversed and voided CR-61-2009 on October 26, 2012. A public hearing is part of a process leading to the approval of the master plan and sectional map amendment which will update the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V*, the 2002 *Prince George's County Approved General Plan* and other functional master plans.

IMPLEMENTATION STUDIES

The Community Planning Division has undertaken a new initiative to develop implementation studies that contain strategies to help realize the visions contained in various master and sector plans. Fifteen implementation studies are currently underway and nine of those contain areas located inside the Capital Beltway within the Developed Tier. Eighty-seven percent of the implementation studies being undertaken are within the PFA, an indication of the county's commitment to Smart Growth. Simply planning for Smart Growth has not led to the desired outcomes so the county has embarked on an effort to create implementable strategies to encourage growth in our PFA. Table 9 on the following page provides a listing of the implementation studies and a brief description for each.

Table 9. 2012 Community Planning Implementation Studies

Study Name	Summary	Status
<p>Bowie State MARC Station Sector Plan Implementation</p>	<p>This multiyear program activity will facilitate implementation of the recommendations of the 2011 <i>Approved Bowie State MARC Station Sector Plan and Sectional Map Amendment</i>, which focuses on a General Plan-designated community center in the vicinity of Bowie State University and the Bowie State MARC Station. Enrollment growth at Bowie State University offers the potential for future transit-supportive and joint development opportunities in the vicinity of the University, the MARC station, and—in particular—on approximately 219 acres of county-owned land. The sector plan evaluated land use and design issues including the impact of the nearby Old Town Bowie Development District; identified the appropriate land use mix and intensities for a transit-supportive community center; and assessed transportation, environmental, public facilities, and economic issues. Policies and strategies were recommended to promote development of a compact, mixed-use, pedestrian-oriented, and transit-supportive development. The sectional map amendment proposed necessary zoning amendments to implement the plan.</p>	<p>Ongoing</p>

Study Name	Summary	Status
<p>Branch Avenue In Bloom Implementation</p>	<p>The Branch Avenue in Bloom program was launched in June 2010 as a collaborative effort between the Maryland Small Business Development Center (MDSBDC) and M-NCPPC to enhance business operations along portions of Branch Avenue, Naylor Road, and St. Barnabas Road. The program area encompasses the Branch Avenue commercial corridor from Suitland Parkway to Colebrooke Drive and St. Barnabas Road from Branch Avenue to Temple Hill Road. The two-year initiative will continue to advance the following goals: bring positive attention to revitalization efforts; promote project areas' assets and opportunities; build strong working relationships with public agencies; establish business organizations; improve the appearance, maintenance, operation, and marketability of businesses; establish marketing programs; and ensure compliance with codes and regulations. The program planning and day-to-day administration of activities will continue to be carried out by the Maryland Small Business Development Center staff. M-NCPPC staff will continue to work collaboratively with MDSBDC staff to implement the program. Future anticipated activities include the implementation of low-cost streetscape improvements along Branch Avenue and St. Barnabas Road, completion of the public safety plan and implementation program, and the formation of a business association.</p>	<p>Ongoing</p>

Study Name	Summary	Status
<p>Central Avenue-Metro Blue Line Transit-Oriented Development Implementation Project (Subregion 4 Plan Implementation)</p>	<p>This multiyear program supports implementation of the 2010 <i>Approved Subregion 4 Master Plan and Sectional Map Amendment</i>, which recommends implementation strategies to support the delivery of transit-oriented development at the Capitol Heights, Addison Road, Morgan Boulevard, and Largo Metro Stations. The project's three-phased work program focuses on the following: corridor and transit-oriented development (TOD) marketing and economic development analyses; transportation and "complete streets" improvements; and neighborhood conservation. The work program includes the following interrelated elements: community and business organization and outreach; county and state agency engagement and coordination; corridor economic development potential, marketing, and "branding"; TOD opportunities and priorities; neighborhood and Metro station access improvements; neighborhood conservation and investment; establishment of a common vision for the corridor; and the preparation of a sectional map amendment (SMA) to support the unified corridor vision and facilitate zoning amendments to support TOD.</p>	<p>Ongoing</p>
<p>Central Kenilworth Avenue Revitalization</p>	<p>This implementation effort continues to provide support to citizen and business interests committed to the revitalization of Central Kenilworth Avenue. Planning assistance is provided to the Central Kenilworth Avenue Revitalization (CKAR) Community Development Corporation (CDC) to support implementation of priority projects and programs associated with the CDC's strategic plan. These efforts include assistance with local business community outreach and marketing and other planning efforts associated with the Purple Line TOD Study.</p>	<p>Ongoing</p>

Study Name	Summary	Status
<p>City Of Mount Rainier Mixed-Use Town Center Plan Implementation</p>	<p>This is a joint project supporting the City of Mt. Rainier with a number of important efforts necessary to implement the 2010 <i>Secondary Amendment to the City of Mt. Rainier Mixed-Use Town Center Zone Development Plan</i>. These efforts may include: assistance with the formulation and operation of a not for profit “main street” organization that will focus on commercial district revitalization and marketing; initial support to advance the city’s redevelopment priorities; preparation of a parking, pedestrian, and streetscape improvement strategy for the commercial district; grant writing; and assistance with intergovernmental coordination.</p>	<p>Ongoing</p>
<p>Joint Base Andrews Joint Land Use Study (JLUS) Implementation</p>	<p>In 2009 the County Council endorsed the Joint Base Andrews (JBA) Joint Land Use Study, the result of a partnership between the base, Prince George’s County, and the local community to develop a cooperative approach to development policy for the JBA vicinity. The JLUS identified development issues impacting both the base and the surrounding community. Recommended strategies in the JLUS will balance the needs of the base with long-term development plans and the economic viability of the surrounding communities. In 2010, the County Council established the JLUS Implementation Committee for a five-year period, to facilitate implementation of the JLUS recommendations. Activities will include implementation of a real estate notification requirement for purchased and leased residential properties, interim land use controls, and a military installation overlay zone (MIOZ) to ensure future development is compatible with base operations, a business relocation strategy, and other activities consistent with JLUS recommendations.</p>	<p>Ongoing</p>

Study Name	Summary	Status
Landover Gateway Sector Plan Implementation	This project supports several plan implementation efforts associated with the 2009 <i>Approved Landover Gateway Sector Plan and Sectional Map Amendment</i> . These efforts include: support for the redevelopment of the former Landover Mall site; assisting the Transportation Section with scoping of traffic studies; and working with the county's Department of Housing and Community Development on the future redevelopment of the Glenarden Apartments.	Ongoing
New Carrollton Transit District Development Plan Implementation	This multiyear program supports the implementation of the 2010 <i>New Carrollton Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment</i> . Plan implementation will be coordinated with neighboring municipalities, the WMATA, Maryland Department of Transportation (MDOT), Maryland Department of Planning (MDP), county agencies, and private developers. The Community Planning North Division is supporting efforts by Prince George's County, MDOT, WMATA, and private development interests to construct approximately 6.1 million square feet of office and retail space, 7,000 housing units, an extensive system of civic spaces, and a supporting network of "complete streets" at the New Carrollton Metro Station. Implementation efforts include the following initiatives: provide planning services to support the developer selected by WMATA and MDOT to build a new mixed-use transit-oriented development (TOD) community on a 39-acre joint development site; assist with the coordination of the Purple Line's preliminary engineering (PE) and final environmental impact statement (FEIS) phase with New Carrollton TOD; assistance with the formulation of zoning amendments to enable a new density bonus provision as recommended by the District Council's resolution approving the transit district development plan.	Ongoing

Study Name	Summary	Status
Mt. Vernon Viewshed Protection	<p>This project seeks to implement recommendations of the 2009 <i>Preliminary Subregion 5 Master Plan</i>, and the 2009 <i>Historic Sites and Districts Plan</i> to protect the Mt. Vernon viewshed. The viewshed, which covers areas in both Prince George's and Charles Counties, includes exceptional natural and cultural resources that contribute to a pastoral landscape with unique historic significance. Past preservation efforts have been successful, though piecemeal, leaving many areas vulnerable to development. Recent development trends threaten the integrity of the viewshed and its pristine rural character. In 2007 the Accokeek Foundation contracted with a consultant to update the GIS database developed to identify particularly vulnerable areas within the viewshed, also referred to as the Area of Primary Concern. The goal of the effort is to implement design standards and other protection measures that will ensure compatible future development within this area. Stakeholder outreach, along with existing conditions research and analysis are ongoing. Staff is currently preparing a concepts paper that summarizes the issues within the Mt. Vernon Viewshed, including the effectiveness of current efforts to protect natural resources within the Area of Primary Concern, and legislative options to implement design standards that will promote the preservation of this unique resource.</p>	Ongoing
Port Towns Sector Plan Implementation	<p>The Community Planning North Division is supporting implementation of the 2009 <i>Approved Port Towns Sector Plan and Sectional Map Amendment</i>. These efforts include: improvement of Annapolis Road as a "green" and "complete" street within the Town of Bladensburg; promotion of health and wellness programs; and support for the commemoration of the historic and cultural significance of the War of 1812 through planning and programming for the bicentennial.</p>	Ongoing

Study Name	Summary	Status
<p>Rural Villages Study and Star Spangled Banner Scenic Byway Corridor Management Plan Implementation</p>	<p>As a follow-up to the Rural Villages Study and Star-Spangled Banner Scenic Byway Corridor Management Plan effort, staff will coordinate implementation of recommended policy changes for enhancing rural character within the project area, with initial emphasis proposed for the scenic byway corridor. Possible tasks include: preparing draft legislation or other needed documentation for implementing updated design standards for residential development and road improvements; assisting in the formation of a citizen advisory byway committee to oversee the long-term stewardship of the byway; investigating the physical and market feasibility of a village development concept; or other tasks as identified at the project's conclusion.</p>	<p>Ongoing</p>
<p>Suitland Mixed-Use Town Center (M-U-TC) Development Plan Implementation</p>	<p>This project is a partnership between the General Services Administration (GSA), Prince George's County, and the Suitland Community. The project goal is to identify short-term improvements and develop long-term plans to improve the frontage of the Suitland Federal Center and its physical and visual connections to nearby commercial centers along Silver Hill Road and Suitland Road. The project will also involve working with the Redevelopment Authority (RA) to review redevelopment plans for the former Suitland Manor area and collaboration with the State Highway Administration and the county's DPW&T to improve the pedestrian environment. Other activities include addressing the need for right-of-way enhancements along the frontage of the Suitland Federal Center; continuing the ongoing collaboration with the GSA and the RA to promote facility enhancements and appropriate development to implement the M-U-TC; and development of a farmers market on the Federal Center site that will be open to the public. This project is included in the Metro Green Line Corridor Action Plan area.</p>	<p>Ongoing</p>

Study Name	Summary	Status
Takoma/Langley Crossroads Sector Plan Implementation	<p>This effort is focused on implementation of priority recommendations of the 2009 <i>Approved Takoma/Langley Crossroads (TLC) Sector Plan</i>: preparation of a sectional (zoning) map amendment which will analyze and, as warranted, recommend changes in zoning districts and regulations; completion of research and recommendations to advance affordable housing strategies necessary to improve, retain, and construct affordable, mixed-income, and work force housing units; an update and profile of existing businesses; and the initiation of strategies to support business retention, marketing, and improvements. The effort also involves coordination with the Prince George's County Economic Development Corporation, Department of Housing and Community Development, City of Takoma Park, and The Montgomery County Planning Department.</p>	Ongoing
Town Of Upper Marlboro Action Plan Implementation	<p>This is an ongoing program to implement recommendations of the 2008 <i>Town of Upper Marlboro Action Plan</i>. Two activities are to be undertaken this year: establishment of an intergovernmental working group and development of reuse strategies for two historic properties in the community. An intergovernmental working group is expected to strengthen intergovernmental coordination among the town, county, and state, and work collaboratively to preserve and strengthen the town's existing development while planning for future compatible development. Work items to be addressed by the group include a coordinated and consistent public signage plan; code enforcement; and infrastructure and streetscape improvements including utility relocation, expanded brick walkways, pedestrian-scale lighting, and coordinated site furnishings and traffic management. This year, staff is assisting in the creation of the working group, facilitating meetings, and providing support and technical assistance to the group, as well as assisting the town with its application to become a state-designated community legacy area.</p>	Ongoing

Study Name	Summary	Status
Westphalia Sector Plan Implementation-Governance Structure	Comprised of existing housing and multiple separately owned development sites, the Westphalia community is envisioned as a unified community of attractive residential neighborhoods around a central park, a mixed-use town center, and several activity centers. Building on the recommendations of a 2009 study, this project will develop a governance framework and structure to unify the broadest Westphalia community. The project will review the County Council’s authority to establish a governing body and possible incentives to foster support for the organization. The result of the project will include preparation of governing documents and proposed legislation for the council and state legislature. Over the next year, staff will develop a list of possible incentives, prepare a more detailed framework and structure for a Westphalia common-owned community organization, and draft necessary legislation to implement the framework.	Ongoing

ORDINANCES AND REGULATIONS

This section covers changes to ordinances and land use regulations that are intended to further strengthen the goals and objectives of the 2002 General Plan. There were four new initiatives undertaken or completed in 2012. Two were a result of Senate Bill 236—The Sustainable Growth and Agricultural Preservation Act of 2012. The county’s implementation of the provisions of SB236 was consistent with the provisions of the 2002 General Plan because 95 percent of the Rural Tier was placed in Sustainable Growth Act Tier IV, resulting in a significant reduction in future residential development in the Rural Tier. Map 5 on page 33 shows the newly designated Sustainable Growth Act Tier IV in relation to the county’s Rural Tier.

During 2012, the County Council authorized Planning Board adoption of Guidelines for Evaluating the Adequacy of Bicycle and Pedestrian Facilities in Centers and Corridors (“Guidelines”). The Guidelines require new development in transit-accessible locations to provide adequate public facilities for pedestrians and bicyclists. The Guidelines seek to place the pedestrian and bicycle travel modes on a level playing field with vehicular travel. They will be applied primarily within the PFA and greatly enhance the walkability of new PFA development.

Another initiative involved the creation of a Stormwater Management Retrofit Program in the county. Table 10 on the following page provides a brief description and the adoption dates for each.








Table 10. Summary of 2012 Ordinances and Regulations

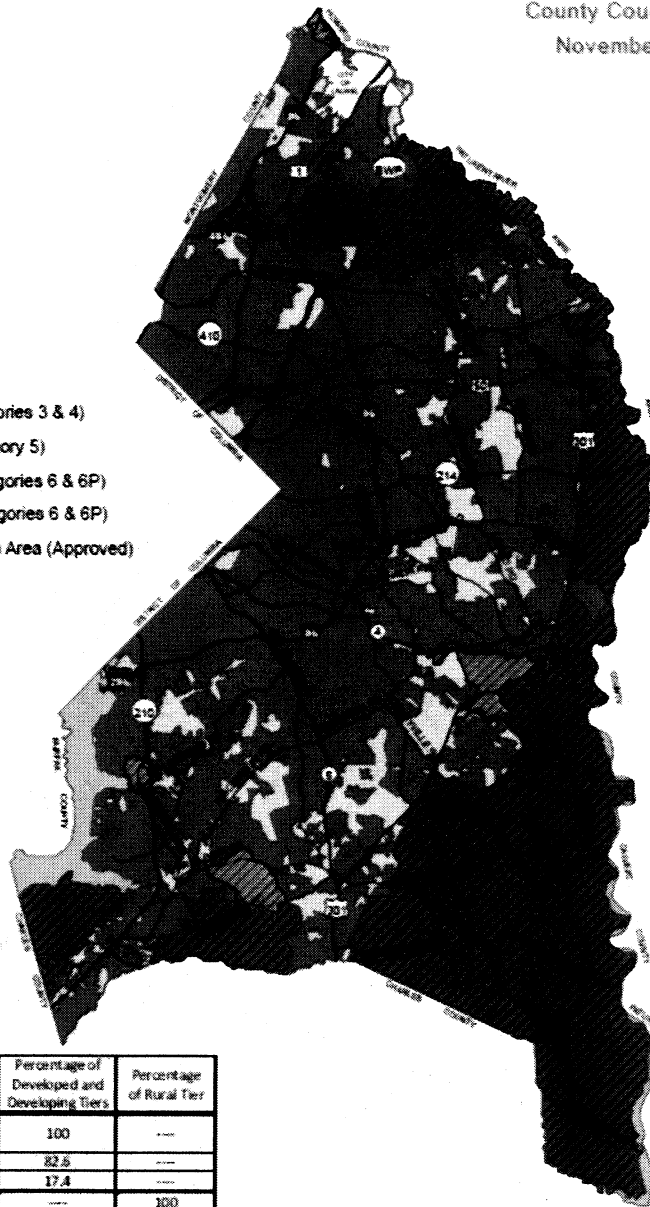
Name	Official County Title	Date Enacted
CB-2-2012	A bill for the purpose of requiring the Planning Board to make a finding of adequacy of public Pedestrian and Bikeway Facilities for development proposals within County Centers and Corridors, to include standards for ensuring the adequacy of non-motorized multimodal transportation facilities including sidewalks, bikeways, and pathways, clarifying requirements for adequate roads by implementing “complete streets” principles and policies in the 2009 <i>Approved Countywide Master Plan of Transportation</i> , and providing that these provisions shall be prospectively applied.	April 24, 2012
CB-40-2012	A bill for the purpose of establishing the Stormwater Management Retrofit Program, providing for eligibility requirements for the Program, providing for rebates, providing for funding of the Program, establishing reporting requirements, and generally relating to stormwater management.	July 24, 2012
CR-083-2012	A resolution concerning the implementation of Senate Bill 236—Sustainable Growth and Agricultural Preservation Act of 2012 for the purpose of adopting the Prince George’s County Sustainable Growth Act Tier Map.	November 20, 2012
CB-104-2012	A bill containing amendments to Subtitle 24 to integrate SB 236 into the County Code.	November 20, 2012

Map 5: The Sustainable Growth and Agricultural Preservation Act of 2012

County Council Approved
November 20, 2012

Legend

-  Tier I (Sewer Categories 3 & 4)
-  Tier II (Sewer Category 5)
-  Tier III (Sewer Categories 6 & 6P)
-  Tier IV (Sewer Categories 6 & 6P)
-  Priority Preservation Area (Approved)
-  Rural Tier
-  Major Roads



Tiers by Area	Acreage	Percentage of Developed and Developing Tiers	Percentage of Rural Tier
Developed and Developing Tiers	204,574	100	---
Tier I	168,962	82.5	---
Tier II	35,612	17.4	---
Rural Tier	103,358	---	100
Tier III	5,243	---	5.1
Tier IV	98,113	---	94.9



The Maryland-National Capital
Park & Planning Commission
Prince George's County
Planning Department
Geographic Information System



1:310,144

11/20/2012



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**SB276—Smart Growth Goals, Measures,
and Indicators and Implementation of Planning Visions**

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TABLE 14. Development Capacity Inside and Outside the PFA36

SB276—Smart Growth Goals, Measures,
and Indicators and Implementation of Planning Visions

PURPOSE

The purpose of this report is to fulfill the requirements of Senate Bill 276: Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions. This bill requires local jurisdictions to report on certain specific measures and indicators regarding residential and commercial development. Local jurisdictions are required to report on this on or before July 1 every two years, starting in 2010.

Several report requirements are detailed in this legislation and include:

- Creation of new residential lots inside and outside the PFA
- Net density of growth that is being located inside and outside the PFA
- Development Capacity Analysis

This report provides further detail on some of the indicators included under Senate Bill 280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. This report fulfills the requirement of Senate Bill 276.

DATA ANALYSIS

Between January 1, 2012, and December 31, 2012, there were a total of 423 residential lots created in the county. Out of the 423 total, 165, representing 39 percent, were created inside the PFA. The remaining 258 lots, representing 61 percent, were located outside of the county's PFA.

In 2012 the net density of new residential units created inside the PFA was one dwelling unit per 0.14 acre; outside of the PFA it was 1 dwelling unit per 1.07 acre. For new commercial construction, the floor area ratio (FAR) for buildings inside the PFA was 0.23, while outside of the PFA the FAR was 0.006.²

Table 14 on page 36 provides details on remaining development capacity for the county both inside and outside of the PFA. To determine total remaining residential development capacity, staff used the Assessor Treasurer's file and the county's geographic information system (GIS) to identify properties that are in zones that permit residential development as a primary permitted use. The identified properties were aggregated by zoning category, and the following analysis was performed:

1. Using the AT file tax-exempt codes, exempt properties were extracted from the list.
2. Additional analysis was performed to identify other properties that would not likely be available for future residential development. This analysis used a combination of data sources, including

² Results skewed by two small buildings that were constructed at Six Flags Amusement Park which has a significant amount of land area not dedicated to structures.

the AT file codes and property data, various environmental layers available in our GIS database, and other information about specific properties taken from various other local sources.

3. A series of additional analyses were performed to determine if individual properties had remaining development capacity. These analyses included identifying properties that were already developed (based on existing improvement values) and determining if such properties had redevelopment potential (based on the size and subdivision status) or not. For example, most developed properties with a total area that was at least one and one-half times the minimum lot size for the zone were considered to have redevelopment potential.
4. The area of properties that were found to be unimproved, that is, the AT file showed them to have little or no current improvement values, and those properties that were determined to have redevelopment potential were multiplied by a density factor based on the individual zoning category.
5. Using GIS, it was determined whether each property was located in or out of the PFA. The total development capacity for properties in or out of the PFA was computed and reported.
6. The development capacity analysis completed in 2010 was adjusted by accounting for additional development that took place, and any zoning changes since.

It is estimated that the county has additional capacity for approximately 116,231 dwelling units. Seventy percent of the county's development capacity is located within the PFA, while 30 percent remains outside of the PFA. Moving forward, it is expected that denser multifamily and mixed-use residential units will account for 77 percent of new residential units inside the PFA, while the traditional single-family units will account for the remaining 23 percent. Outside of the PFA, single-family units are expected to account for 51 percent of new units, with multifamily and mixed-use units accounting for 49 percent.

Table 11. Development Capacity Inside and Outside the PFA

	Single-Family Zones	Townhouse Zones	Condominium Zones	Multi-Family Zones	CDZ/Mixed Use Zones	MUI & MXT Zones	Total
In PFA	17,814	139	432	13,237	15,457	33,914	80,933
Out PFA	17,763	288	0	0	13,805	3,382	35,238
Totals	35,577	427	432	13,237	29,262	37,296	116,231

Source: M-NCPPC Information Management Division, 2012.

Prince George's County Planning Board
Office of the Chairman

(301) 952-3650

The Honorable Rushern L. Baker, III
Prince George's County Executive
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

**RE: 2012 Annual Report to Maryland Department
of Planning**

Dear Mr. Baker:

The Prince George's County Planning Board is pleased to transmit the 2012 Annual Report required by the Maryland Department of Planning, in accordance with legislation enacted by SB280/HB297 and SB276/HB295 in 2009. This annual report details the summary of development activity from January 2012 through December 2012.

The report is a culmination of the work of the Planning Department staff to meet the requirements set by the Maryland Department of Planning. The legislation became effective on July 1, 2009.

The Planning Department staff is available to present the report to you and your staff. If you have any questions, or would like to arrange a date and time for the presentation, please contact Ted Kowaluk at 301-952-3209 or via email at ted.kowaluk@ppd.mncppc.org.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

c: Carla A. Reid, Deputy Chief Administrative Officer, Office of the County Executive
Redis C. Floyd, Clerk of the Council
Fern Piret, Planning Director, Prince George's County Planning Department
Al Dobbins, Deputy Planning Director, Prince George's County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Maria Martin, Supervisor, Special Projects, Countywide Planning Division
Theodore Kowaluk, Senior Planner, Special Projects, Countywide Planning Division

Prince George's County Planning Board
Office of the Chairman

(301) 952-3650

The Honorable Andrea C. Harrison
County Chair
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

**RE: 2012 Annual Report to Maryland Department
of Planning**

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The Prince George's County Planning Board is pleased to transmit the 2012 Annual Report required by the Maryland Department of Planning, in accordance with legislation enacted by SB280/HB297 and SB276/HB295 in 2009. This annual report details the summary of development activity from January 2012 through December 2012.

The report is a culmination of the work of the Planning Department staff to meet the requirements set by the Maryland Department of Planning. The legislation became effective on July 1, 2009.

The Planning Department staff is available to present the report to you and your staff. If you have any questions, or would like to arrange a date and time for the presentation, please contact Ted Kowaluk at 301-952-3209 or via email at ted.kowaluk@ppd.mncppc.org.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

c: All Prince George's County Council Members
Robert J. Williams, Jr., Council Administrator
Fern Piret, Planning Director, Prince George's County Planning Department
Al Dobbins, Deputy Planning Director, Prince George's County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Maria Martin, Supervisor, Special Projects, Countywide Planning Division
Theodore Kowaluk, Senior Planner, Special Projects, Countywide Planning Division

