



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

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June 11, 2014

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 *TWK*

SUBJECT: **Transmittal of the 2013 Maryland Department of Planning (MDP) Annual Report**

BACKGROUND

This memorandum transmits the 2013 Maryland Department of Planning (MDP) Annual Report for Prince George's County. The 2013 MDP Annual Report is a requirement of SB 280/HB 297. The legislation became effective on July 1, 2009. As required by state law, this annual report provides a detailed summary of development activity that took place in the county from January 2013 to December 2013. Events that occurred since that date (such as approval of the new General Plan) are not considered.

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

STAFF RECOMMENDATION

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

Attachments

Prince George's County
Annual Report
January 2013 through December 2013

Pursuant to

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



The Maryland-National Capital Park and Planning Commission
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EXECUTIVE SUMMARY

The Prince George's County Annual Report, January 2013 through December 2013, fulfills the requirements of Senate Bill 280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009 for Prince George's County for Reporting Year 2013. 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*, which was the General Plan in force during this reporting period. The report is due to the Maryland Department of Planning (MDP) by July 1, 2014.

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 2013 as part of the requirement of 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.

DEVELOPMENT PATTERNS

NEW SUBDIVISIONS CREATED

In 2013, 7 subdivision plats were recorded compared with 10 for 2012. Unlike 2012, the majority of the lots were recorded inside of the Priority Funding Area (PFA) of the county. The development project with the most activity located inside of the PFA was the Cafritz Property in Riverdale Park with a total of 126 lots. Only one subdivision was created outside of the PFA and it contained 11 lots.

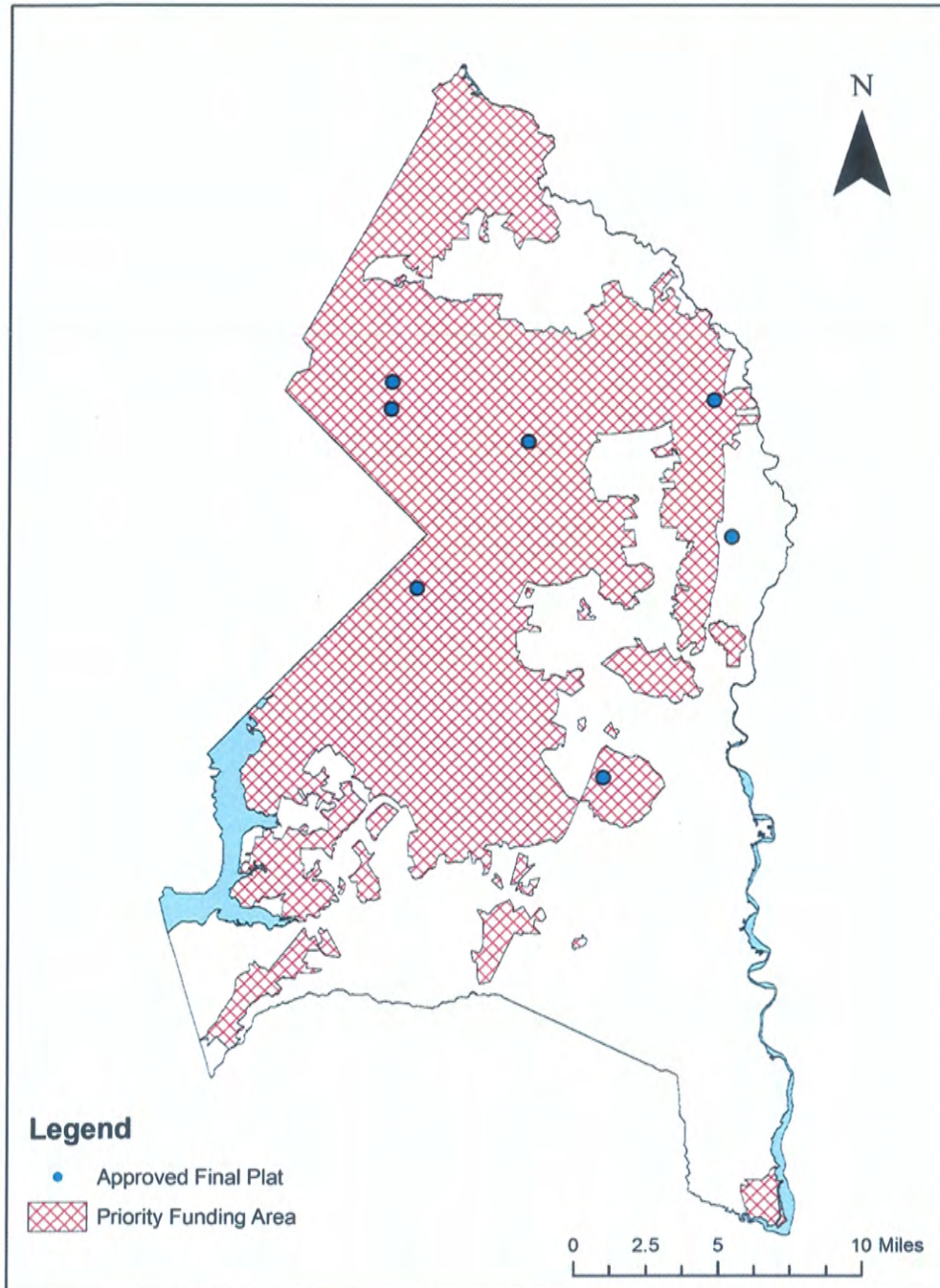
Table 1 below shows the comparison of new subdivisions platted in 2012 and 2013. There was a significant decrease in the number of new lots created from 2012. The number of new lots created decreased 60.8 percent from 2012 to 2013. Map 1 on page 3 shows the location of all the new subdivisions created.

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		
2012	9	165	1	258	10	423
2013	6	151	1	11	7	162

Source: M-NCPPC, Development Activity Monitoring System, 2013.

Map 1. Final Plat Activity in 2013 Prince George's County



Source: M-NCPPC DAMS database, 2013

NEW BUILDING PERMITS ISSUED

After experiencing an increase in residential permits between 2011 and 2012, permits declined significantly from 2012 to 2013. The number of residential permits issued continues to be well below the county's historical average. In 2013 the county issued 1,184 residential building permits—a decrease of 22 percent from 2012. Commercial permits increased significantly from 2012 to 2013. The county issued 47 commercial building permits in 2013—an increase of 135 percent from 2012.

Approximately 63 percent of the residential permits that were issued in 2013 occurred within the PFA, a decrease from the 92 percent that were issued in the PFA in 2012.

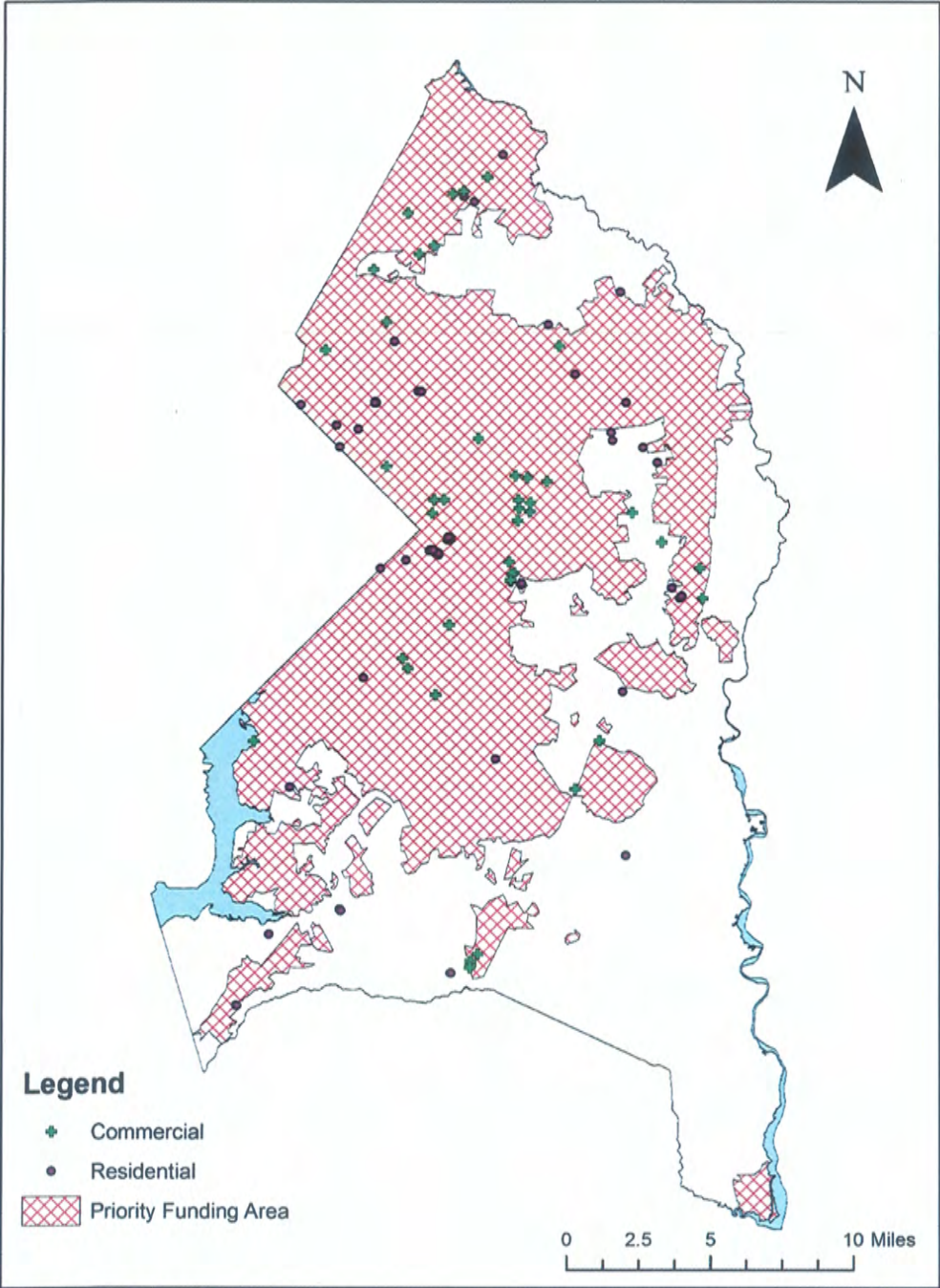
The vast majority of commercial permits issued in 2013 were located within the PFA of Prince George's County. Most were located within the Developed and Developing Tier, close to the I-95/I-495 Beltway and along other major corridors within the county. The impact of the economic downturn appears to have lessened with an increase in the issuance of commercial building permits. Twenty-seven more permits were issued, resulting in a 135 percent increase. The amount of square footage delivered increased significantly from approximately 350,659 in 2012 to 1,438,012 in 2013, an increase of 310 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	SF	MF	SF	MF	Inside PFA	Outside PFA		Inside PFA	Outside PFA
2012	455	937	120	0	575	937	18	2	20	347,649	3,010
2013	720	30	434	0	1,154	30	43	4	47	1,382,002	56,010

Source: M-NCPPC Development Activity Monitoring System, 2013.

Map 2. 2013 Residential and Commercial Building Permit Activity



Source: M-NCPPC DAMS database, 2013

AMOUNT OF RESIDENTIAL AND COMMERCIAL GROWTH

Tables 3 and 4 below are from the Annual Report Worksheet for calendar year 2013 and provide data on the amount of residential and commercial growth inside and outside of the PFA.

Table 3. Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	445	11	456
# Units Constructed	930	583	1513
# Minor Subdivisions Approved	1	0	1
# Major Subdivisions Approved	4	1	5
Total Approved Subdivision Area (Gross Acres)	70.61	37.45	108.06
# Lots Approved	154	11	165
Total Approved Lot Area (Net Acres)	68.27	16.19	84.46
# Units Demolished*	N/A	N/A	N/A
# Units Reconstructed/Replaced*	N/A	N/A	N/A

**Not required.*

Table 4. Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	43	4	47
# Lots Approved	6	0	6
Total Building Square Feet Approved (Gross)	360,043	0	360,043
Total Square Feet Constructed (Gross)	1,382,002	56,010	1,438,012

AMOUNT, NET DENSITY, AND SHARE OF RESIDENTIAL GROWTH

Tables 5, 6, and 7 below are from the Annual Report Worksheet for calendar year 2013 and provide data on the amount, net density, and share of residential growth in the county. Table 6's Total Approved Lot Size (Net Acres) is the total acreage dedicated to lots. Land set aside for streets, conservation areas, easements, environmental features, and common grounds is not included.

Table 5. Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Permits Issued	201	93	294
# Units Approved	1,308	11	1,319
# Units Constructed	930	583	1,513
Total Approved Subdivision Area (Gross Acres)	70.61	37.45	108.06
# Lots Approved	154	11	165

Table 6. Net Density of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	1,308	11	1,319
Total Approved Lot Size (Net Acres)	49.98	16.19	66.17

Table 7. Share of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	1,308	11	1,319
% of Total Units (# Units/Total Units)	99.2%	0.8%	100%

AMOUNT, NET DENSITY, AND SHARE OF COMMERCIAL GROWTH

Tables 8, 9, and 10 below are from the Annual Report Worksheet for calendar year 2013 and provide data on the amount, net density, and share of commercial growth in the county. Table 9's Total Approved Lot Size (Net Acres) is the total acreage dedicated to lots. Land set aside for streets, conservation areas, easements, and environmental features is not included.

Table 8. Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	43	4	47
Total Building Square Feet Approved (Gross)	360,043	0	360,043
# Lots Approved	6	0	6
Total Subdivision Area (Gross Acres)	85.97	0	85.97

Table 9. Net Density of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	360.043	0	360,043
Total Lot Size (Net Acres)	85.97	0	85.97

Table 10. Share of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	360,043	0	360,043
% of Total Building Square Feet (Total Building Square Feet/Total Square Feet)	100%	0%	100%

ZONING MAP AMENDMENTS

There were no zoning map amendments (ZMAs) approved in 2013.

Table 11. Zoning Map Amendments by Year

Year	Number of Zoning Map Amendments		Total Zoning Map Amendments
	Inside PFA	Outside PFA	
2012	2	0	2
2013	0	0	0

ZONING TEXT AMENDMENTS

In 2013, 15 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 12 below gives a summary of the 15 text amendments in 2013.

Table 12. Summary of 2013 Adopted Zoning Text Amendments

Name	Official County Title	Date Enacted
CB-002-2013	For the purpose of amending the regulations for certain day care centers for children	April 9, 2013
CB-004-2013	An ordinance for the purpose of amending the regulations for planned retirement communities in the R-E Zone.	April 4, 2013
CB-014-2013	For the purpose of amending the prescriptions of the Residential Zones to permit eating or drinking establishments in the R-80 Zone under certain circumstances.	June 11, 2013
CB-020-2013	For the purpose of defining Expedited Transit-Oriented Development and amending the approval requirements for certain transit-oriented development projects in order to incentivize transit-oriented development in Prince George's County.	June 4, 2013
CB-021-2013	For the purpose of clarifying that the District Council may, by resolution, direct Planning Board initiation of a new or amended Area Master Plan, General Plan, Functional Master Plan, Sector Plan, Transit District Overlay Zone, or a Sectional Map Amendment, under certain circumstances.	July 24, 2013
CB-024-2013	For the purpose of clarifying the method for determining uses within certain Development District Overlay Zones, and providing certain applicability requirements.	July 24, 2013
CB-029-2013	For the purpose of establishing time limits during the special exception review process and making clarifying amendments.	July 24, 2013
CB-047-2013	For the purpose of extending the life of the interim land	July 24, 2013

Name	Official County Title	Date Enacted
	use controls for an extra year, ending June 6, 2014. The ILUC produced “new development standards and procedures, such as the establishment and imposition of temporary zoning requirements for development of properties in the vicinity of Joint Base Andrews for an established period of time.”	
CB-058-2013	For the purpose of allowing private schools in the C-O Zone under certain circumstances.	September 10, 2013
CB-061-2013	For the purpose of extending the time for abrogation of certain provisions of Section 27-547(b) of the Zoning Ordinance.	November 12, 2013
CB-076-2013	For the purpose of defining Urban Farm and permitting the use in the R-18 Zone under certain circumstances, and providing modifications to procedural requirements relating to Urban Farms.	November 19, 2013
CB-080-2013	For the purpose of permitting townhouses in the C-O Zone under certain circumstances.	November 19, 2013
CB-086-2013	For the purpose of amending the requirements for cluster subdivisions to allow the development of a church under certain circumstances.	November 19, 2013
CB-097-2013	For the purpose of providing for eleemosynary or philanthropic institutions as a permitted use in the O-S Zone and R-80 Zone under certain circumstances, and modifying certain requirements for eleemosynary or philanthropic institutions in the R-80 Zone.	November 19, 2013
CB-099-2013	For the purpose of amending the Mixed Use Zone Table of Uses to provide for a hospital as a permitted use in the Mixed-Use – Transportation Oriented (M-X-T) Zone and prohibiting the use in the Mixed-Use Community (M-X-C) Zone.	November 19, 2013
CB-101-2013	For the purpose of allowing the designation of additional uses in a Development District Overlay (D-D-O) Zone or Transit District Overlay (T-D-O) Zone.	November 19, 2013

Source: M-NCPPC Development Review Division, 2013.

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. The 2008 *Adopted Water and Sewer Plan* assigns a category to every piece of property in the county. The categories determine whether land can be developed using public (or community) water and sewer or individual well and septic systems. A category change is usually required for a development proposal that needs a subdivision or that disturbs more than 5,000 square feet of land.

Requests for changes to these categories can be achieved through two processes: The Legislative Amendment Process and the Administrative Amendment process. The Legislative

Amendment process is used when changes are proposed from Category 6 or 5 to Category 4. The Administrative Amendment process is used when changes are proposed from Category 4 to Category 3, and for public use allocations. Both processes require the filing of an Application for Water and Sewer Plan Amendment.

For the Legislative Amendment process, 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 (WSSC) 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 2013, there were three cycles of amendments that were taken to the Prince George's County Council for approval.

1. The April 2013 cycle contained two applications requesting water and/or sewer category changes as follows:

13/BP-01, Lasership Company located in the Blue Plains sewershed at 7125 Virginia Manor Court, Laurel, MD 20772 requesting a water and sewer change from Category 5 to Category 3.

13/P01, Hope Overcomers Outreach Ministry Inc. located in the Patuxent sewershed at 2105 Floral Park Road, Clinton, MD 20735 requesting a sewer only change from Category 5 to Category 4.

2. The August 2013 cycle also contained two applications requesting water and/or sewer category changes as follows:

13/W-01, Maranatha Adventist Fellowship located in the Western Branch sewershed at 13325 11th Street, Bowie, MD 20715 requesting a water and sewer change from Category 5 to Category 4.

13/M-01, American Legion Post # 227 located in the Mattawoman sewershed at 13305 Cherry Tree Crossing Road, Brandywine, MD 20613 requesting a water and sewer change from Category 5 to Category 4.

3. The December 2013 cycle contained four applications requesting water and sewer category changes as follows:

13/W-01, Westside Property located in the Western Branch sewershed at the north side of Van Dusen Road, at its intersection of I-95 in Laurel, MD requesting a water and sewer change from Category 5 to Category 3.

13/W-02, Cabin Branch Village Property located in the Western Branch sewershed at the northwest corner of Armstrong Lane and Ryon Road in Upper Marlboro, MD requesting a sewer change from Category 5 to Category 4.

13/W-03, Thomas and Dianne Wellons Property located in the Western Branch sewershed at 4671 Crain Highway, Upper Marlboro, MD 20772 requesting a water and sewer change from Category 5 to Category 4.

13/P-02, Aggregate Industries (Kirby Road Facility) located in the Patuxent sewershed at 5401 Kirby Road, Clinton, MD 20735 requesting a water and sewer change from Category 5 to Category 3.

For the Administrative Amendment process, the Prince George’s County Department of Environmental Resources (DER) accepts applications for Administrative Amendment on a monthly basis (except for August and December), but applications can only be submitted to DER after the Planning Board has approved the preliminary subdivision or detailed site plan. DER will transmit a report to the County Executive and County Council for a 30 calendar day review and comment period. During the 30-day review period, the County Executive or County Council may request that an application be processed as a Legislative Amendment. If no comments are made, the director of DER may approve each application included in the transmitted report. Table 13 below lists the pending administrative approvals for calendar year 2013.

Table 13. Administrative Amendment Year 2013 Approvals

Council Resolution	Name	Administrative Amendment Cycle	Approval Date Pending
	NONE	January 13	
CR-63-2008	Calvary Chapel Breath Of Life	February 13	03/25/13
Pre-Dates 2008 Plan	Andrews Federal Campus	February 13	03/25/13
CR-71-2012	Westside (formerly Strittmatter Property)	May 13	06/15/13
CR-27-2012	Anderson’s Corner	May 13	06/15/13
Pre-Dates 2008 Plan	The Vineyards II	June 13	07/09/13
CR-63-2008	Westphalia Town Center (formerly parts of Westphalia Center, Moore Farm, Westphalia Center Extended & Presidential Corporate)	July 13	07/29/13
Pre-Dates 2008 Plan	Strayer University (waived of AA cycle; removed Dormant status to sign Plat)	July 13	07/10/13
Pre-Dates 2008/2001 Plans	CHEC Warehouse (Dormant Category 3)	September 13	10/02/13
Pre-Dates 2008 Plan	Cafritz Property (Dormant Category 3)	September 13	10/02/13
PUA FY2014 CIP EC091170	Southern Area Aquatic Recreation Complex	September 13	10/02/13
CR-75-2005; Lots pre-date 2008/2001 Plans	Missouri Acres (formerly 13400 Missouri Avenue)	September 13	10/02/13
CR-5-2010	Curtis Farm	October 13	Incomplete; needs to be re-scheduled in 2014

Council Resolution	Name	Administrative Amendment Cycle	Approval Date Pending
Pre-dates 2001 & 2008 Plans	CVS Mitchellville (Parcels 16, 171, 181)	November 13	12/04/13
CR-4-2008	Norbourne Subdivision (formerly Norbourne Property)	November 13	12/04/13

TRANSPORTATION

In Prince George’s County, there were several transportation-related projects for which construction was pending, initiated, ongoing, or completed during 2013. Table 14 on page 14 provides further information regarding these projects. Map 3 on page 15 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.

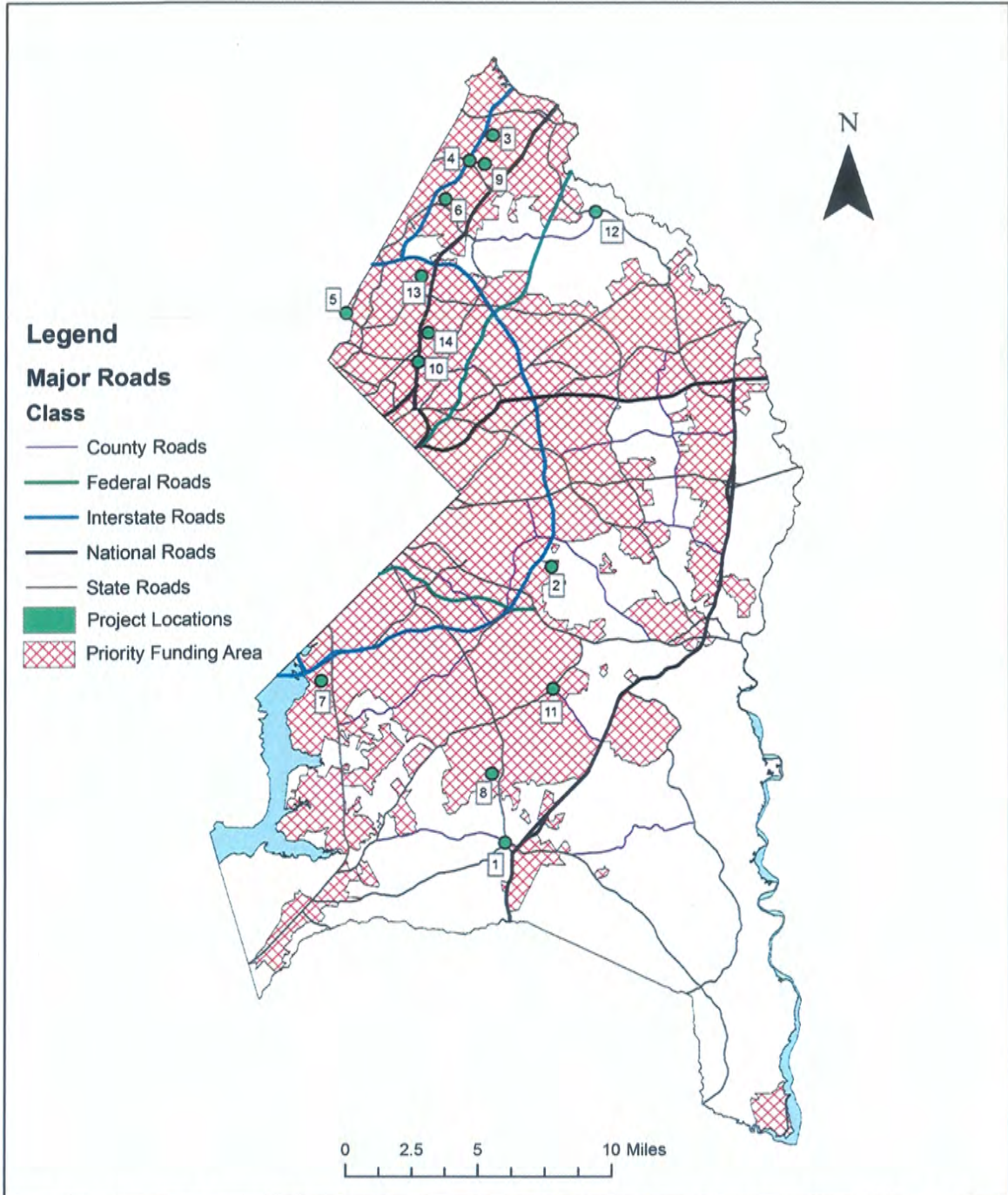
Table 14. Transportation Project Status, End of Year 2013

Key	Project Name	Agency	Status
1	MD 5 and MD 373 Intersection Upgrade—Phase II	SHA	Design Phase
2	MD 4—Replacement of Overpasses over MD 223	SHA	Ongoing Construction
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	Ongoing Construction
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	Ongoing Construction
8	Realignment/Reconstruction of Surratts/Brandywine Road Intersection	DPW&T	Design Phase
9	Contee Road between Virginia Manor Road and US 1	DPW&T	Design Phase
10	US 1 and MD 410 Intersection Improvements	SHA	Ongoing Construction
11	MD 223 and Rosaryville Road Intersection Improvements	SHA	Construction Start
12	MD 197 and Powder Mill Road Intersection Improvements	SHA	Concept Phase
13	College Park Trolley Trail from Calvert Road to Paint Branch Parkway	SHA	Completed
14	Add raised median and pedestrian improvements along MD 500 between MD 410 and Hamilton Street	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 2013



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 2013, 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 that began or were continued in 2013 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 17 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 2013, the Prince George's County Fire/EMS Department began the process of replacing the existing Oxon Hill Fire/EMS Station. The county has acquired the necessary land and is in the design stage for the replacement station. The new station will be located in the PFA.

There were no police facilities that were constructed or underwent major renovations during 2013.

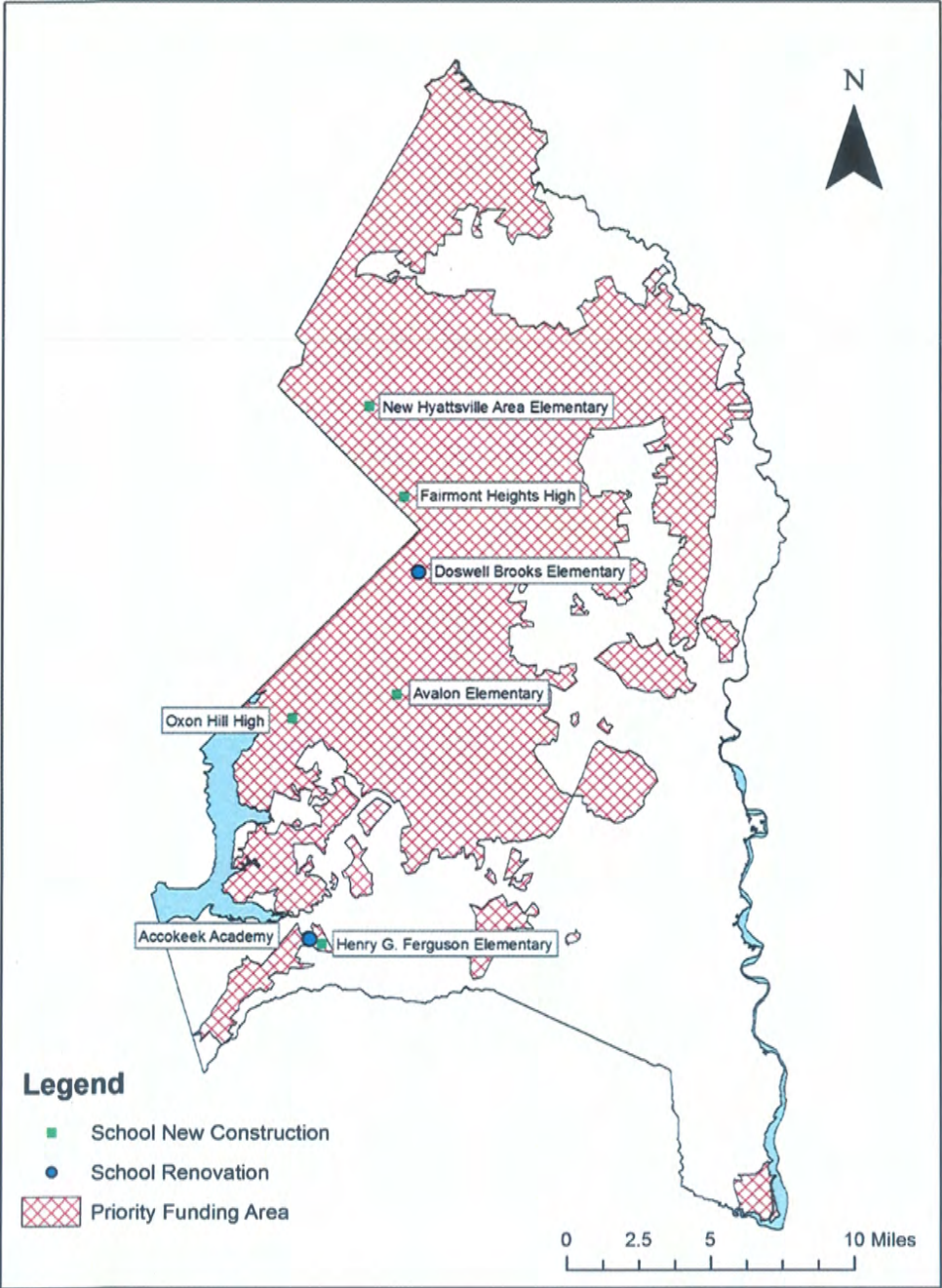
PUBLIC LIBRARIES

The Prince George's County Memorial Library System has released a bid for architectural services to design the new Hyattsville Branch Library that will replace the old Hyattsville Branch located at 6530 Adelphi Road, Hyattsville, MD 20782. 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. 2013 School Construction and Renovation



Source: Prince George's County Public Schools, 2012

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
AGRICULTURAL PRESERVATION**

In 2013, 202.84 acres of agricultural land were preserved in Prince George’s County using the Historic Agricultural Resource Preservation Program (HARPP). There were no purchases made in 2013 using the Maryland Agricultural Land Preservation Fund (MALPF) due to limited funding. 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 15 describes the specific acreages and purchase price for each parcel preserved with HARPP funding.

**Table 15. Total Number of Acres Preserved Through the
Historic Agricultural Resource Preservation Program (HARPP) in 2013**

Property	Easement Purchase Price	Total Acreage	Date Settled
Parcel 26	\$326,111.45	40.45	March 15, 2013
Parcel 16 and 86	\$359,223.56	44.54	June 19, 2013
Parcel 68	\$952,830.10	117.85	December 13, 2013
Total	\$1,638,165.11	202.84	

Source: M-NCPPC Special Projects Section, 2013.

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 2013, five studies were either ongoing, initiated, or completed. Table 16 below describes the studies that were initiated, ongoing, or completed in 2013.

Table 16. 2013 Planning Department Special Studies

Study Name	Summary	Status
Prince George’s County Zoning Ordinance Rewrite	The project will involve a comprehensive rewrite of the existing zoning ordinance for Prince George’s County. The current Zoning Ordinance and Subdivision Regulations have not been updated in over 50 years. In this time, the regulations have been amended numerous times to address specific needs and pressing planning and development issues. This has resulted in a 1,000+ page document that is confusing, inconsistent, difficult to use, and presents some instances of obstacles for types of development that would support economic growth, smart growth, and transit-oriented development, and which would improve the quality of life for county residents. The process of updating the Zoning Ordinance and Subdivision Regulations is a significant undertaking. Over the next three or more years, the project will be completed in four stages: public outreach and input, evaluation and recommendations, the drafting of new zoning ordinance and subdivision regulations, and the implementation of the new code.	Ongoing
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	Completed

Study Name	Summary	Status
	locations inside the PFA. The plan was completed in the spring of 2013.	
Golf Course Study	The purpose of this study is to examine the current state, trends, and future prospects for the golf industry in the county and the region; explore potential reuse options for unneeded or obsolete golf courses such as Lake Arbor and Marlborough; examine/identify current planning, zoning, and development issues; and suggest recommendations necessary to resolve the current situation. The study was completed in May 2013.	Completed
Purple Line Transit-Oriented Development Study	<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>	Completed

Study Name	Summary	Status
Prince George's County Food System Study	<p>The purpose of the study is to assess the county's food system and make recommendations to enhance food equity and access to nutritious, affordable, culturally appropriate, and sustainably produced food in Prince George's County. A food system is a chain of activities that completes the cycle from farm to fork to resource recovery in providing food to the community. The preliminary findings cover the results of the surveys and focus group discussions with consumers and the healthy food availability survey at food retail outlets. It also includes an analysis of two national food desert studies. The ongoing research for the remainder of the study includes food-health connection, school meals, and food security. Recommendations pertinent to Prince George's County, based on national best practices, will conclude the first phase of the Food System Study.</p>	Ongoing
Round 8.3 Cooperative Forecast	<p>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.</p>	Ongoing

Study Name	Summary	Status
Prince George's County Public Facilities Needs Assessment Study	This Public Facilities Needs Assessment (PFNA) inventoried existing public facilities within Prince George's County. It included public libraries, fire and emergency medical services stations, public schools, county police district stations, a sheriff facility, park and recreation facilities, and park police facilities. It identified the public facilities programmed for funding in the Prince George's County FY 2013-2018 Approved Capital Improvement Program and discussed facilities needed in 2035 to address forecasted growth. The study also discussed, from a general perspective, existing M-NCPPC owned and operated park facilities and provided a detailed discussion of the Prince George's County Department of Parks and Recreation in Formula 2040, the department's functional master plan, to evaluate the county's park facilities needs through 2040. Lastly, the PFNA included a brief analysis of municipal police departments that exist and are active within the county. Public health facilities were not analyzed in this study. They will, however, be discussed in detail as a part of the upcoming Primary Healthcare Strategic Plan for Prince George's County.	Completed

Source: M-NCPPC Countywide Planning Division, 2013.

MASTER PLANS

In 2013, work continued on Formula 2040, a countywide functional master plan, and the department's General Plan Update effort. Descriptions for the countywide Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space and the General Plan Update are included below.

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

This plan for the parks and recreation system determines the physical facilities and programmatic focus of the Department of Parks and Recreation when the system is substantially completed in the year 2040. The plan incorporated 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 presents a vision for the future and builds on several complementary thematic areas (vision elements) that demonstrate the positive impacts on the land, facilities, programs, and services provided and managed by the department have on the lives of county residents. The plan was approved by the County Council on July 2, 2013.

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. Approval of the plan will occur at the beginning of 2014.

COMMUNITY PLANS

MASTER PLANS AND SECTIONAL MAP AMENDMENTS

The Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment (SMA), Largo Town Center Sector Plan and SMA, Subregion 5 Master Plan and SMA, and Subregion 6 Master Plan and SMA were adopted by the Prince George's County District Council in 2013. The Greenbelt Metro Area and MD 193 Corridor Sector Plan and SMA included several zoning changes designed to meet the county's objective of further encouraging smart growth at transit-oriented development sites throughout the county. The Largo Town Center Sector Plan and SMA also had several zoning changes to support smart growth and transit-oriented development that is appropriate for the proposed regional hospital and the Largo Town Center Metro Station. Both the Subregion 5 Master Plan and SMA and Subregion 6 Master Plan and SMA were previously approved in 2009 but remanded in 2012. Both were adopted by the District Council in 2013 and contained changes over what had been approved in 2009. The GIS shape files have not been completed yet but will be forwarded as soon as they are available.

There are also a number of sector plans and sectional map amendments underway that could involve comprehensive rezonings. Table 17 lists the sector plans, and sectional map amendments that were either initiated or ongoing in 2012.

Table 17. Sector Plans and Sectional Map Amendments Initiated or Ongoing in 2013

Plan Name	Expected Completion
Central Branch Avenue (MD 5) Corridor Revitalization Sector Plan	Adopted April 2, 2013
Eastover Shopping Center/Forest Heights/MD 210 Sector Plan and Sectional Map Amendment	February 2014

Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment	Adopted March 5, 2013
Landover Metro Station Area and MD 202 Corridor Sector Plan and Sectional Map Amendment	December 2014
Largo Town Center Sector Plan and Sectional Map Amendment	Adopted November 12, 2014
College Park Riverdale Park Transit District Development Plan	November 2014
Southern Green Line Station Area Sector Plan and Sectional Map Amendment	December 2014
Subregion 5 Master Plan and Sectional Map Amendment (Approved 2009 Remanded October 2012)	Adopted July 24, 2013
Subregion 6 Master Plan and Sectional Map Amendment (Approved 2009 Remanded October 2012)	Adopted July 24, 2013

Source: M-NCPPC Community Planning North and South Divisions 2013.

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 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

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.

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.

PlanHoward 2030 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.

SOUTH COUNTY

The changes in the Subregion 5 Master Plan and SMA and Subregion 6 Master Plan and SMA are now more consistent with the 2002 *Prince George's County Approved General Plan* and other functional master plans for the county.

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 18 on the following page provides a listing of the implementation studies and a brief description for each.

Table 18. 2013 Community Planning Implementation Studies

Study Name	Summary	Status
Bowie State MARC Station Sector Plan Implementation	<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>	Ongoing

Study Name	Summary	Status
Branch Avenue In Bloom Implementation	<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>	Ongoing

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 Overly 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 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 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 two new initiatives undertaken or completed in 2013. Table 19 on the following page provides a brief description and the adoption dates for each.

Table 19. Summary of 2013 Ordinances and Regulations

Name	Official County Title	Date Enacted
CB-019-2013	For the purpose of amending the Tree Canopy Coverage Ordinance to clarify applicability requirements, amending regulations, providing for certain exemptions, and generally relating to the Tree Canopy Coverage Ordinance in Prince George’s County.	July 16, 2013
CB-045-2013	A bill for the purpose of establishing a Watershed Protection and Restoration Program, as required by state law; providing for the setting, collection, and deposit of a Clean Water Act Fee into a Local Watershed Protection and Restoration Fund; providing for the purposes for which money in the Local Watershed Protection and Restoration Fund may be used; providing for biannual reporting on the operation of the Local Watershed Protection and Restoration Fund; requiring the Department of Environmental Resources to establish policies and procedures for the reduction of the Clean Water Act Fee; and generally relating to the Watershed Protection and Restoration Program.	July 24, 2013