



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division

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June 6, 2012

MEMORANDUM

TO: Prince George's County Planning Board

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

FROM: Theodore Kowaluk, Senior Planner *TK*
Countywide Planning Division, Research Section

SUBJECT: 2011 Maryland Department of Planning (MDP) Annual Report

The Planning Department is forwarding the final 2011 Maryland Department of Planning (MDP) Annual Report regarding significant growth-related changes that have occurred in Prince George's County from January 2011 through December 2011. The 2011 MDP Annual Report is required by the Maryland Department of Planning in accordance with SB280/HB295, which was enacted in 2009.

This annual report is required to include documentation regarding the changes in the development patterns of Prince George's County over the past year. These changes include results from comprehensive plan updates, zoning changes, infrastructure changes (including community facilities, transportation, schools, fire, police, and libraries) and major development projects. A map of these changes along with the analysis of their consistency to one another is also required. The annual report should also include specific plans to improve the local planning and development processes, and detail the specific ordinances that have been adopted to implement the state planning visions.

The attached 2011 Maryland Department of Planning (MDP) Annual Report details the major development activity for Prince George's County from January 2011 through December 2011 and fulfills the reporting requirements of SB280/HB295.

RECOMMENDATION:

Staff requests approval to transmit the Prince George's County MDP Annual Report, January 2011 through December 2011.

Attachments:
2011 Maryland Department of Planning Annual Report
Draft transmittal letter to County Executive
Draft transmittal letter to District Council

Prince George's County
Annual Report
January 2011 through December 2011

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 2011 through December 2011, fulfills the requirements of Senate Bill 280—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009 for Prince George's County for 2011. 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, 2012.

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 2011 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 2011 indicate 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 2011, 9 subdivision plats were recorded compared with 107 for 2010. As in 2010, the majority of the plats were recorded within the Priority Funding Areas (PFA) of the county. The development projects with the most activity included Hunter’s Ridge in Landover with a total of 284 lots and Heathermore in Upper Marlboro with 92 lots. Both are both located in the PFA.

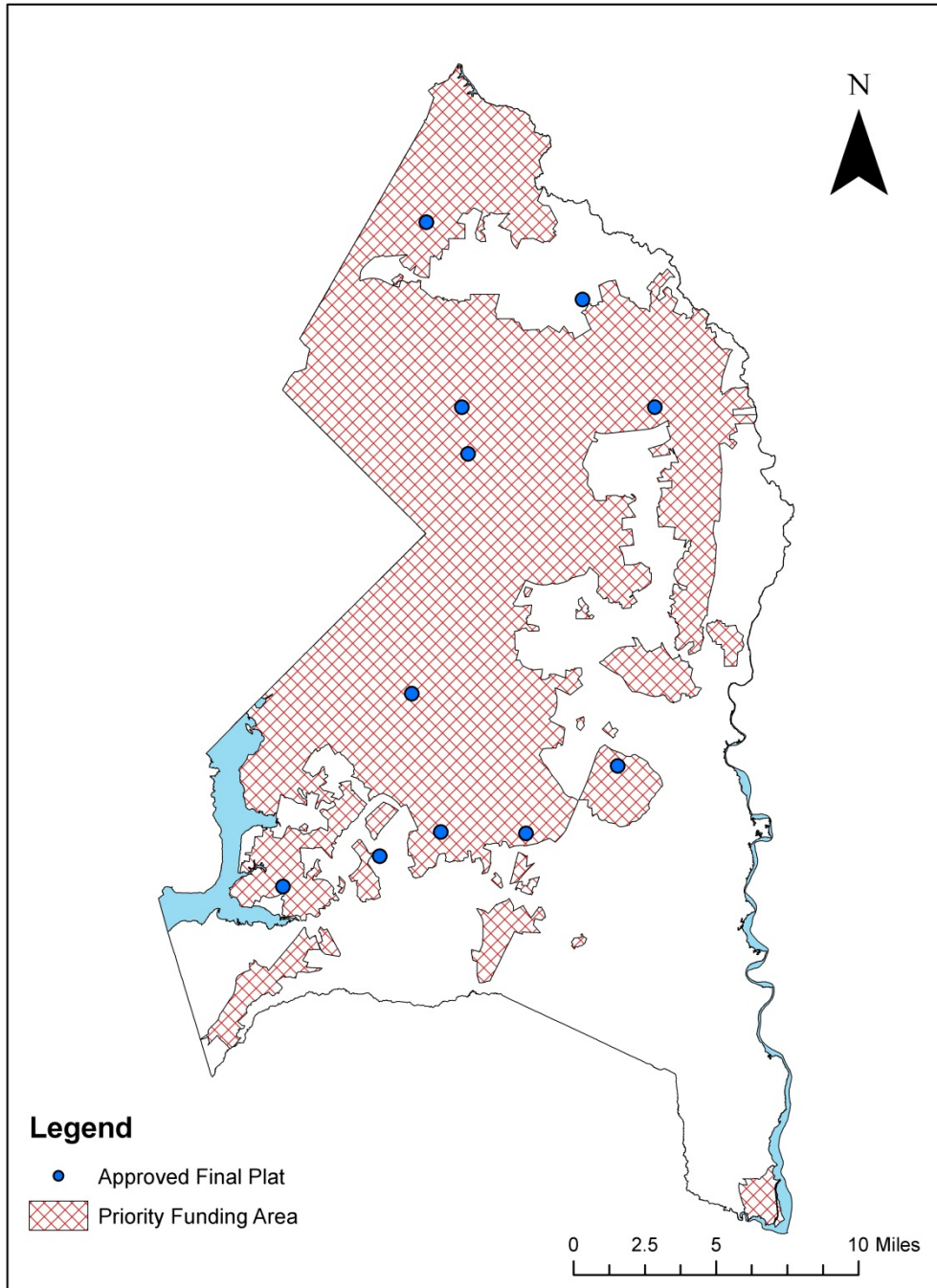
Table 1 below shows the comparison of new subdivisions platted in 2010 and 2011. Because of national and local economic conditions, development has greatly decreased over the period. The number of new subdivisions platted decreased 92 percent from 2010 to 2011. Map 1 on page 3 shows the location of all 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		
2010	93	886	14	195	107	1,081
2011	7	395	2	9	9	404

Source: M-NCPPC, Development Activity Monitoring System, 2011.

Map 1. Final Plat Activity in 2011 Prince George's County



Source: M-NCPPC Development Activity Monitoring System database, 2011

NEW BUILDING PERMITS ISSUED

The impact of the economic slowdown also carried over in terms of the number of building permits issued in 2011. The county experienced a significant decline in residential and commercial building permits. In 2011 the county issued 217 residential building permits—a decline of 77 percent from 2010. Similarly, the county issued 22 commercial building permits in 2011—a decline of 29 percent.

Approximately 74 percent of the residential permits that were issued in 2011 occurred within the PFA, an improvement over the 55 percent that were issued in 2010. The continued impact of the housing market downturn is reflected in the decline in the number of residential building permits issued in 2011 as compared to 2010.

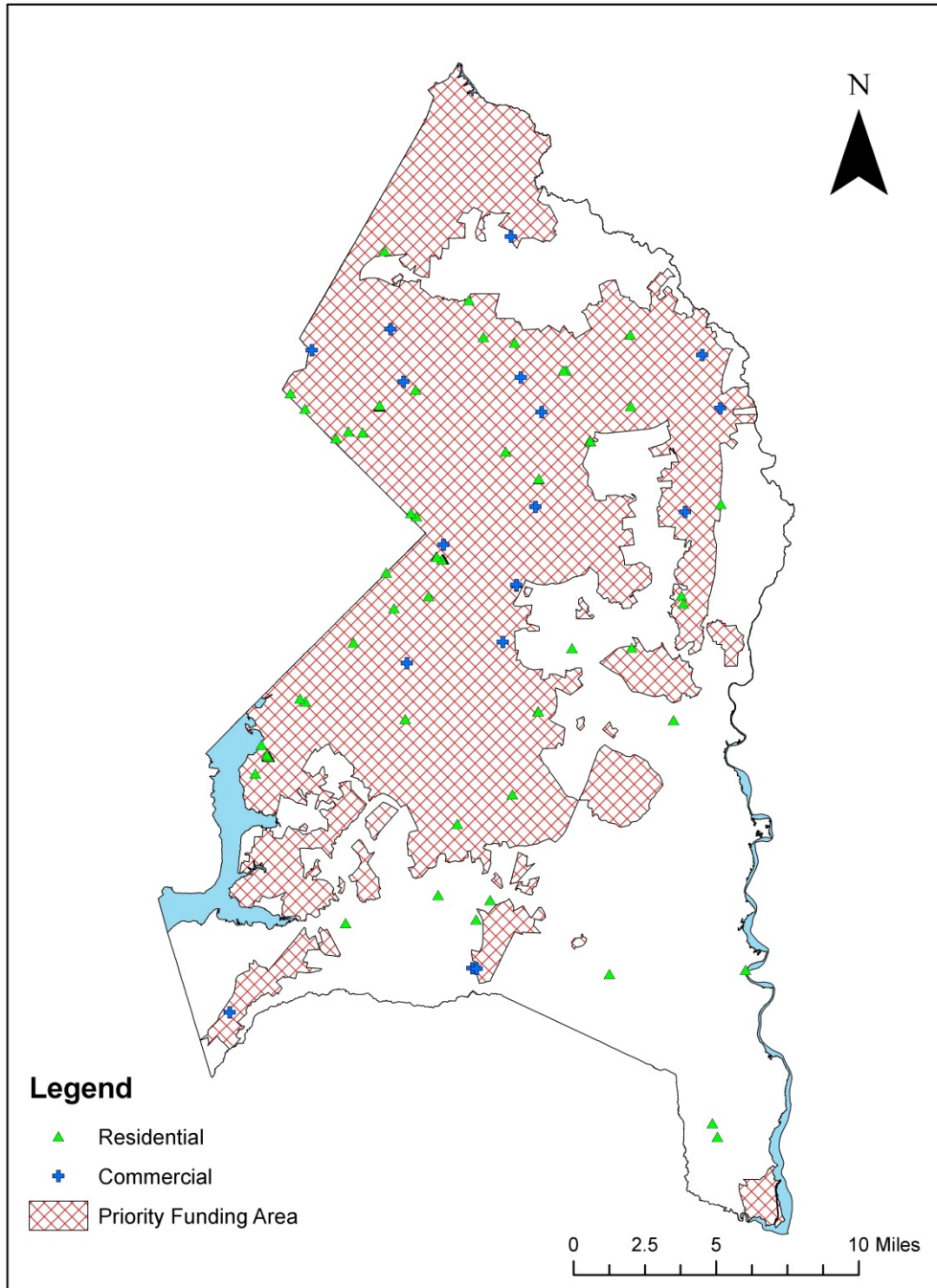
The vast majority of the commercial permits issued in 2011 were located within the PFA of Prince George’s County. Most were located within the Developed and Developing Tier, close to the I95/I-495 Beltway and along other major corridors within the county. The impact of the economic downturn has had an impact on the issuance of commercial building permits. When comparing the number of commercial building permits issued in 2010 with 2011, nine fewer permits were issued, resulting in a 29 percent decrease. The amount of square footage delivered declined significantly from approximately 1.5 million in 2010 to 787,692 in 2011, a decrease of 48 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							Inside PFA	Outside PFA
	SF	MF	SF	MF	SF	MF	Inside PFA	Outside PFA		Inside PFA	Outside PFA
2010	519	0	424	0	943	0	26	5	31	1,514,127	48,630
2011	161	0	56	0	217	0	20	2	22	787,692	10,648

Source: M-NCPPC Development Activity Monitoring System, 2011.

Map 2. 2011 Residential Commercial Building Permit Activity



Source: M-NCPPC Development Activity Monitoring System database, 2011

ZONING MAP AMENDMENTS

There were no zoning map amendments approved in 2011.

ZONING TEXT AMENDMENTS

In 2011, 11 of the proposed 13 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 11 text amendments in 2011.

Table 3. Summary of 2011 Adopted Zoning Text Amendments

Name	Official County Title	Date Enacted
CB-001-2011	An ordinance for the purpose of making clarifying amendments to the County law regarding the exercise of certain powers of the District Council by municipal corporations within Prince George’s County, Maryland.	May 3, 2011
CB-005-2011	An ordinance for the purpose of amending lot coverage regulations in the Open Space Zone and Residential Agricultural Zone under certain conditions.	July 12, 2011
CB-006-2011	An ordinance for the purpose of amending the definition of Gross Floor Area in the Zoning Ordinance.	July 12, 2011
CB-014-2011	An ordinance allowing buildings or structures used by Churches or Similar Places of Worship located in residential zones to be eighty (80) feet in height, provided that, for each one (1) foot increases in height, every yard is increased by one (1) foot.	July 19, 2011
CB-034-2011	An ordinance for the purpose of clarifying the definition of Natural Resource Inventory, amending environmental submission requirements and required findings concerning applications for certain zoning map amendments, permits, conceptual site plans, detailed site plans, and clarifying applicability requirements in the Zoning Ordinance.	November 15, 2011
CB-035-2011	An ordinance for the purpose of clarifying Sectional Map Amendment procedures for Sector Plans and amending certain definitions.	November 8, 2011
CB-051-2011	An ordinance concerning Car Sharing—Mixed Used and Overlay Zones—Parking Incentives for the purpose of providing incentives for car sharing facilities in the Mixed Use, Transit District, and Development District Overlay Zones.	November 15, 2011
CB-053-2011	An ordinance concerning the Transit District Overlay Zone for the purpose of amending the regulations for the Transit District Overlay Zone to include adequate public facilities review under certain circumstances.	November 15, 2011
CB-055-2011	An ordinance allowing nursing or care homes in the R-80 Zone under certain circumstances.	November 15, 2011

Name	Official County Title	Date Enacted
CB-056-2011	An ordinance amending the definitions and amending for certain commercial or industrial uses in Commercial and Industrial Zones.	November 15, 2011
CB-063-2011	An ordinance concerning zoning code enforcement and penalties for the purpose of making amendments to certain zoning code enforcement provisions related to violations, fines and appeals in the County; and generally relating to zoning code enforcement.	November 15, 2011

Source: M-NCPPC Development Review Division, 2011.

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 2011, there was one cycle of amendments adopted by the Prince George's County Council. The April 2011 cycle was adopted on May 10, 2012. The cycle contained one application requesting water and/or sewer category changes as follows.

One application with Category Changes: 11/W-01, Foreign Car Parts located in the Western Branch sewershed was moved from a Category 5 to a Category 4. Category 4 includes all properties eligible for public water and sewer for which a subdivision is required.

TRANSPORTATION

In Prince George's County, there were several transportation-related projects for which construction was pending, initiated, ongoing, or completed during 2011. Table 4 on page 8 provides further information regarding these projects. Map 3 on page 9 shows the locations of the projects. All of the projects identified are state or county highways or trails projects. No significant privately-funded projects were identified.

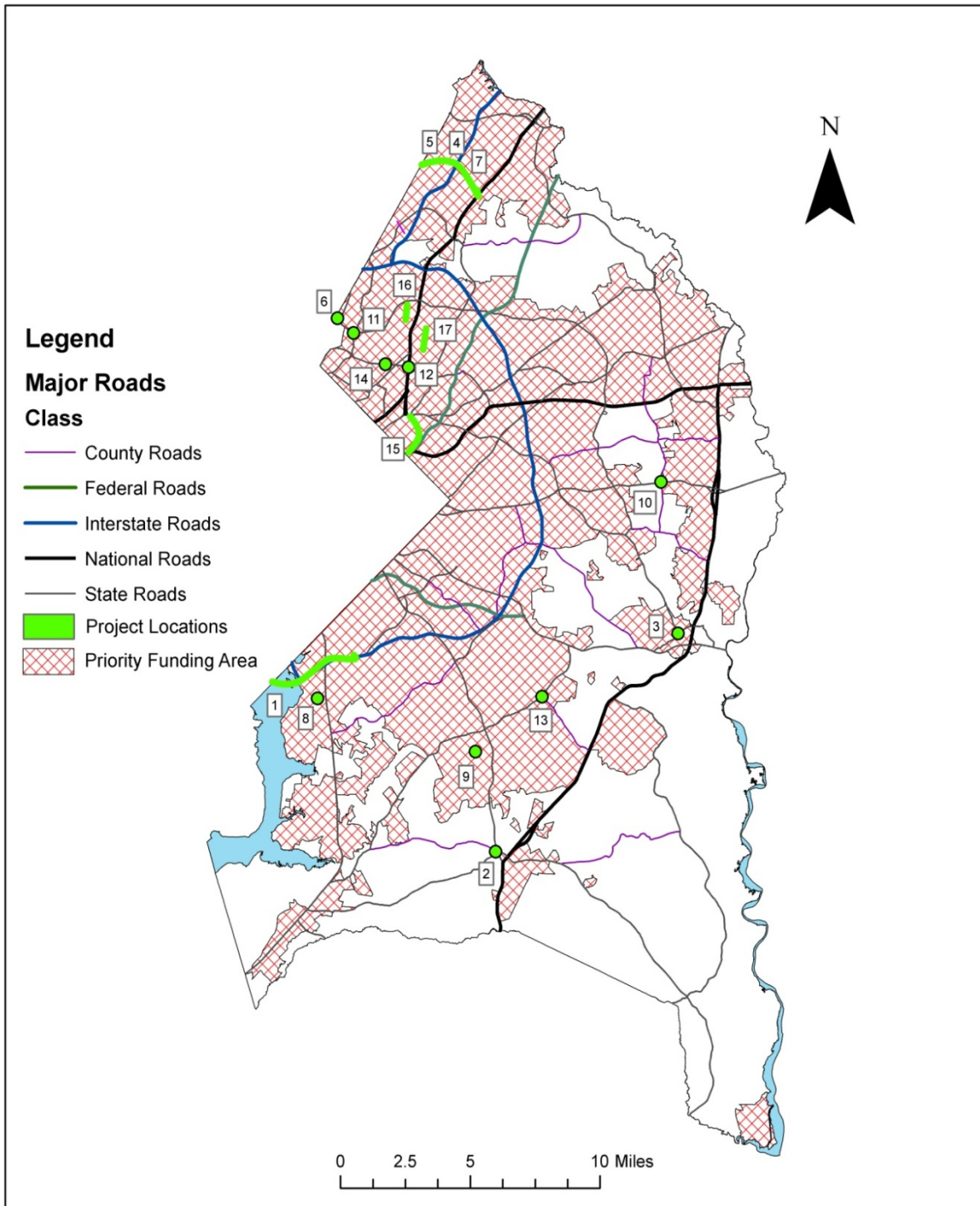
Table 4. Transportation Project Status, End of Year 2011

Key	Project Name	Agency	Status
1	Woodrow Wilson Bridge—Reconstruction of I-295 and MD 210 Interchanges and National Harbor Access	SHA	Completed
2	MD 5 and MD 373 Intersection Upgrade—Phase I	SHA	Ongoing Construction
3	MD 725—Replacement of Bridge over Federal Springs Branch	SHA	Ongoing Construction
4	I-95 and Contee Road Interchange	SHA	Construction Start
5	Intercounty Connector (ICC)	MdTA	Ongoing Construction
6	Langley Park Transit Center	MTA and Federal Grant	Ongoing Planning and Right-of-Way Acquisition
7	Virginia Manor Road between Old Gunpowder Road and Muirkirk Road	SHA and DPW&T	Construction Start
8	Oxon Hill Road between National Harbor and Fort Foote Road North	DPW&T	Ongoing Planning and Right-of-Way Acquisition
9	Realignment/Reconstruction of Surratts/Brandywine Road Intersection	DPW&T	Ongoing Planning and Right-of-Way Acquisition
10	Realignment/Reconstruction of Church Road/Woodmore Road/Mount Oak Road Intersection	DPW&T	Completed
11	MD 193 and MD 212—Safety and Capacity Improvements	SHA	Concept Phase, Project on Hold
12	US 1 and MD 410 Intersection Improvements	SHA	Concept Phase
13	MD 223 and Rosaryville Road Intersection Improvements	SHA	Construction Start
14	MD 410 and MD 500 Intersection Improvements	SHA	Completed
15	Anacostia Waterfront Trail from Bladensburg Waterfront Park to D.C. Line	SHA	Completed
16	Paint Branch Trail Enhancement and Construction of Two Crossings of the Paint Branch	SHA	Ongoing Planning
17	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



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 2011, Prince George's County Public Schools (PGCPS) undertook seven new projects. The project list consists of one new school, three replacement schools, and three renovations/additions. Construction also continues on the new Greenbelt Middle School. The project is expected to be completed in 2012. The new school will replace the original school building, which was constructed in 1937 with additions built in 1945, 1953, 1957, and 1962. The project will also involve select demolition of portions of the additions and the renovation, modernization, and preservation of the 1937 building for educational use by the community.

The seven projects begun in 2011 include the following:

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

PGCPS completed the conversion of the large, open-space classroom (pod) at Laurel Elementary School into standard, individualized classrooms. This project will not result in any new classroom space or increased capacity. Map 4 on page 12 shows the location of the school replacements, renovations, and the construction of the new Greenbelt Middle School. All of the projects are located within the PFA.

PUBLIC SAFETY

Fire and EMS

Between January and December 2011, the Prince George's County Fire/EMS Department completed rehabilitation of the Capitol Heights new St. Joseph's Fire/EMS Station, Company 5, as part of Battalion One. Battalion One serves all communities in the general vicinity of Capitol Heights, Landover, and Largo. This project was located within the PFA.

There were no police facilities renovated or constructed during 2011.

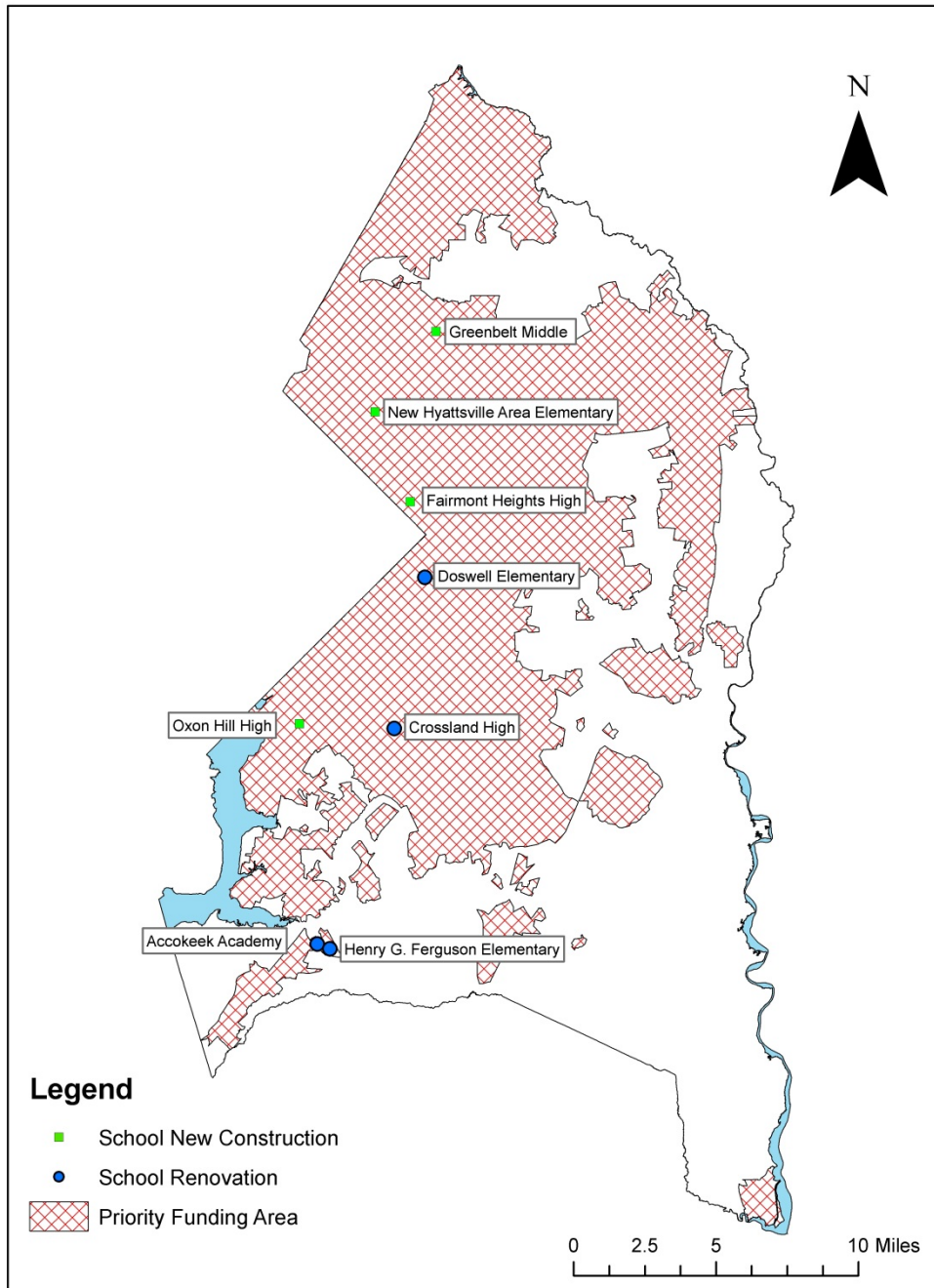
PUBLIC LIBRARIES

The Prince George's County Memorial Library System completed extensive alterations to the Spauldings Branch Library in 2011. The renovations included a revitalized collection area, new finishes, energy-efficient light fixtures, and updated staff workrooms and offices. The county also began construction on the new South Bowie Branch Library. Both of these projects are 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. 2010 School Construction and Renovation



Source: Prince George's County Public Schools, 2012

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
AGRICULTURAL PRESERVATION**

In 2011, 49.44 acres of agricultural land were preserved in Prince George’s County using the Historic Agricultural Resource Preservation Program (HARPP). Under the Maryland Agricultural Land Preservation Foundation (MALPF), HARPP, Program Open Space, Rural Legacy, and Maryland Environmental Trust land preservation programs, over 3,000 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, is in the process of being approved for distribution. The proposed 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 and funded by M-NCPPC’s Department of Parks and Recreation and 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 for each parcel preserved with HARPP funding.

**Table 5. Total Number of Acres Preserved Through the
Historic Agricultural Resource Preservation Program (HARPP) in 2011**

Partial Property Description	Easement Purchase Price	Total Acreage	Date Settled
Parcel 83	\$344,775.89	49.44	March 8, 2011
Total	\$344,775.89	49.44	

Source: M-NCPPC Special Projects Section, 2012.

In 2011, there was no purchase of easements through the MALPF program; however, the county continues to take applications for the next opportunity when funds are available.

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 2011, nine studies were either ongoing, initiated, or completed. Table 6 below describes the studies that were initiated, ongoing, or completed in 2011.

Table 6. 2011 Planning Department Special Studies

Study Name	Summary	Status
Prince George’s County Economic Generators and Catalysts Study	The study 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 result of this research will serve as the basis for developing innovative targeted strategies that county policy makers and stakeholders can employ to aid the county in achieving its vision of a thriving local economy. This study’s research, analysis, and strategies will be incorporated into a strategic economic development action plan.	Ongoing
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

Study Name	Summary	Status
Brandywine Revitalization and Preservation Study	<p>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.</p>	Ongoing
Economic Conditions and Changing Needs of Older Prince Georgians	<p>This research will investigate the aging population of Prince George's County. The objective is to identify the scope of their changing living conditions, the quality of life needs of residents who are 55 years or older, and the planning and policy implications. The research will present demographic and economic data regarding who they are, where they live, their incomes, characteristics of their households, and the challenges they face affording basics like food, housing, mobility, and health care, among other things. Current and projected future capacity of public and private sector programs and amenities for the elderly population will be examined and assessed. The economics, available community services, and other potential impacts on the growing number of active, healthy, elderly residents will also be assessed. The information and analyses will form a basis for planning and policy recommendations.</p>	Ongoing

Study Name	Summary	Status
State of the Housing Market	<p>This report will analyze the forces that shape local housing markets and recent trends affecting the housing market in Prince George’s County and the region; determine the strength of the housing market in various areas of the county; and analyze housing stock conditions, age, and rehabilitation needs.</p>	Ongoing
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>	Ongoing

Study Name	Summary	Status
Rural Villages Study and Star-Spangled Banner Scenic Byway Corridor Management Plan	<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>	Ongoing
Urban Agriculture: A Tool for Creating Economic Development and Healthy Communities	<p>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 will assess existing patterns of access to food choices in the county, identify gaps, look at ways in which agriculture and agriculture-related industries (agritourism, agribusiness, forestry, etc.) can be supported in south county, and recommend solutions. Having equitable access to food is an important component of healthy communities.</p>	Ongoing

Study Name	Summary	Status
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, 2011.

MASTER PLANS

Work began or continued on two countywide functional master plans and the department’s General Plan Update effort also began in 2011. A description of these countywide functional master plans and the Genral 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 may recommend priority preservation areas in the Langley Park-College Park-Greenbelt, Bowie and Vicinity, and Subregions 1, 5, and 6 Master Plan areas. The expected completion date is October 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. This project is expected to be completed by December 2013.

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 2011 and December 2011. However, there are a number of sector plans and sectional map amendments underway that could involve comprehensive rezonings. Table 7 below lists the sector plans, and sectional map amendments that were either initiated or ongoing in 2011.

Table 7. Sector Plans, and Sectional Map Amendments Initiated or Ongoing in 2011

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

Source: M-NCPPC Community Planning North and South Divisions 2011.

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 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.

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.

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 2009 Approved Subregion 5 Master Plan and Endorsed Sectional Map Amendment updated future land uses and the zoning for a large (74 square miles) part of southwestern Prince George's County. The Subregion 5 Master Plan affirms the 2002 General Plan designation of the Rural and Developing Tiers policy areas, with several amendments. Two locations designated in the Rural Tier are adjacent to Charles County: MD 210 to the Potomac River in Accokeek; and north and south of MD 373, between Accokeek and Brandywine. The 2009 master plan retained approximately 20 square miles or 27 percent of Subregion 5 in the Rural Tier policy area. 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.

The 2002 General Plan identified Brandywine as a possible future community center. A community center is defined as an area with concentrations of activities, services, and land uses that serve the immediate community near these centers. Consistent with that goal, the Subregion 5 Master Plan designated a core area along MD 5/US 301 as the Brandywine community center, which includes mixed-use and commercial areas. The Subregion 5 Master Plan also identified the Maryland Transit Authority (MTA) Southern Maryland Transit Corridor preferred alignment as being along MD 5 north from the Charles County line to the Branch Avenue Metro Station. Areas for transit-oriented development are located at several planned interchanges along MD 5 where future light rail or bus rapid transit stations may be located. Four potential station sites were identified along MD 5: at Woodyard Road, Southern Maryland Hospital Center, Timothy Branch, and Brandywine.

Land use planning policies are inconsistent along the border of Prince George's and Charles Counties where Prince George's County has designated land in the Rural Tier, and Charles County has designated a development district. The 2005 Charles County Comprehensive Plan, Land Use Concept Plan designates a development district adjacent to the Rural Tier land use policy area in Prince George's County. The Charles County development district is the established growth area for Charles County, where new growth is to be directed and served by public water and sewer. This district is intended to allow high-residential densities along with activity centers that promote high-density, mixed-use development. Although the two jurisdictions offer different visions for their bordering planning areas, Mattawoman Creek provides a natural buffer between them. Where the US 301 transportation corridor crosses the county lines, both Prince George's and Charles County plan for commercial and employment development, and the land use planning policies are generally consistent. Where the MD 210 corridor crosses from Prince George's County south into Charles County, suburban development is envisioned in both jurisdictions.

The 2009 Approved Subregion 6 Master Plan and Endorsed Sectional Map Amendment identifies future land uses and zoning for Planning Areas 77, 78, 79, 82A, 82B, 85B, 86A, 86B, 87A, and 87B. Subregion 6 is contiguous to Charles County along the southern border; along the Patuxent River to the east, it borders Calvert and Anne Arundel Counties.

In Prince George's County, adjacent to Charles County, the future land use in Subregion 6 is designated rural and proposed for agricultural land, forest, and very low-density residential development. This region is also part of the county's designated Priority Preservation Area (PPA) and Rural Legacy area. Prince George's County's intent is for these areas to remain rural and to conserve the area's natural resources for future generations. New residential housing is permitted at a maximum density of one dwelling unit per five acres. Charles County has designated the land adjacent to Subregion 6 as an agricultural conservation district. Cedarville State Forest covers land in both Prince George's and Charles Counties in this general location. Rural land use designated for Planning Area 85B in Subregion 6 is adjacent to and compatible with Charles County's designated agricultural conservation district, which promotes low-density development to encourage agricultural conservation.

Adjacent to the Patuxent River to the east, both Anne Arundel and Calvert Counties share similar land use designations to those in Prince George's County. In Prince George's County, this area is designated public parks, open space, and a planned stream valley park. The land along the entire length of this border is designated as a Priority Preservation Area. A Rural Legacy area also runs along the

entire length of the eastern boundary of Prince George’s County in Subregion 6, excluding the Chalk Point power plant on the Patuxent River. Anne Arundel County has similarly designated the entire border as a Rural Legacy Area, consisting of agricultural and low-density (one dwelling unit per 20 acres) residential land uses. Along Calvert County’s shoreline, the designated land use is primarily resource preservation and farm community, which is the most restrictive district in Calvert County. A small area just south of its border with Anne Arundel County is developed with single-family, detached homes and is designated for rural community and residential land use.

IMPLEMENTATION STUDIES

Both Community Planning North and South have 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 8 below provides a listing of the implementation studies and a brief description for each.

Table 8. 2011 Community Planning Implementation Studies

Study Name	Summary	Status
Bowie State MARC Station Sector Plan Implementation	This multiyear program activity will facilitate implementation of the recommendations of the <i>2011 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.	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
Central Avenue-Metro Blue Line Transit-Oriented Development Implementation Project (Subregion 4 Plan Implementation)	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.	Ongoing
Central Kenilworth Avenue Revitalization	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.	Ongoing

Study Name	Summary	Status
City Of Mount Rainier Mixed-Use Town Center Plan Implementation	<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>	Ongoing
Joint Base Andrews Joint Land Use Study (JLUS) Implementation	<p>In 2009 the County Council endorsed the Joint Base Andrews 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>	Ongoing

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 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
Rural Villages Study and Star Spangled Banner Scenic Byway Corridor Management Plan Implementation	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.	Ongoing
Suitland Mixed-Use Town Center (M-U-TC) Development Plan Implementation	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.	Ongoing

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 no new initiatives undertaken or completed in 2011.

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: 2011 Annual Report to Maryland Department
of Planning**

Dear Mr. Baker:

The Prince George's County Planning Board is pleased to transmit the 2011 Annual Report required by the Maryland Department of Planning, which was enacted by SB280/HB295 in 2009. This annual report details the summary of development activity from January 2011 through December 2011.

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

cc: Carla A. Reid, Deputy Chief Administrative Officer, Office of the County Executive
Redis C. Floyd, Clerk of the Council
Fern Piret, Planning Director, Prince Georges County Planning Department
Al Dobbins, Deputy Planning Director, Prince Georges County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Jacqueline Philson, Supervisor, Research Section, Countywide Planning Division
Theodore Kowaluk, Senior Planner, Research Section, Countywide Planning Division

Prince George's County Planning Board
Office of the Chairman

(301) 952-3650

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

**RE: 2011 Annual Report to Maryland Department
of Planning**

Dear Chair Harrison:

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Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

cc: All Prince George's County Council Members
Robert J. Williams, Jr., Council Administrator
Fern Piret, Planning Director, Prince Georges County Planning Department
Al Dobbins, Deputy Planning Director, Prince Georges County Planning Department
Derick Berlage, Chief, Countywide Planning Division
Jacqueline Philson, Supervisor, Research Section, Countywide Planning Division
Theodore Kowaluk, Senior Planner, Research Section, Countywide Planning Division



**THE MARYLAND-NATIONAL
CAPITAL PARK AND PLANNING
COMMISSION**

**Prince George's County
Maryland Department of Planning Annual Report
January 2011 through December 2011**

**Planning Board Briefing
Thursday, June 14, 2011**

Prepared by The Maryland-National Capital Park and Planning Commission
Countywide Planning Division, Research Section

Purpose

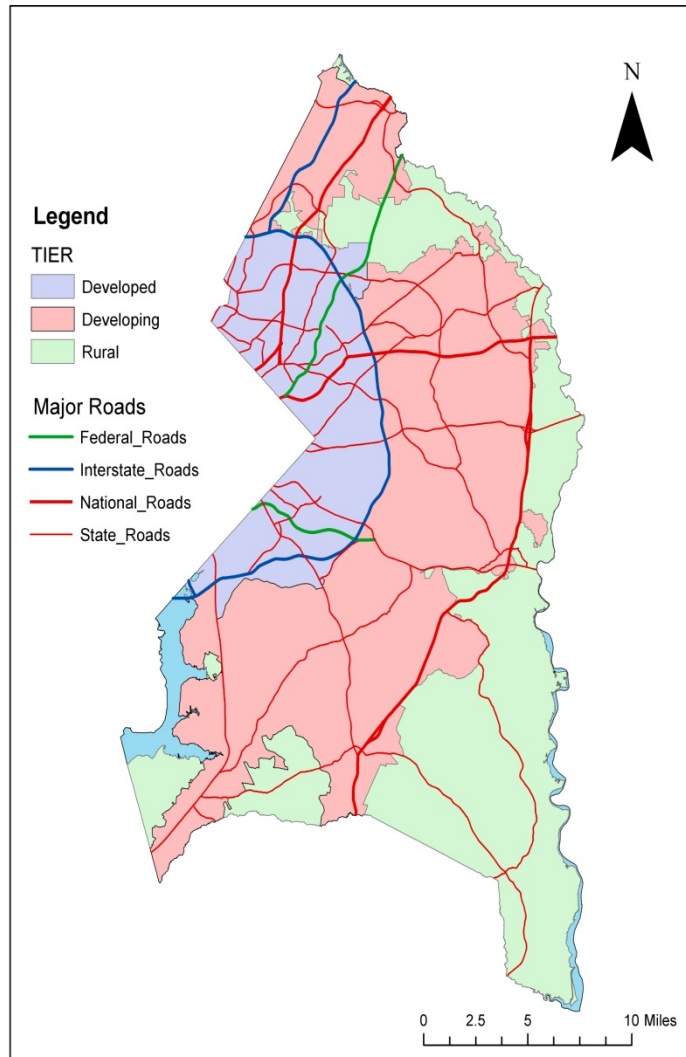
The purpose of this report is to fulfill the requirements of the 2009 Senate Bill 280 entitled Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009, with regard to providing certain development data and information for statewide planning purposes.

Executive Summary

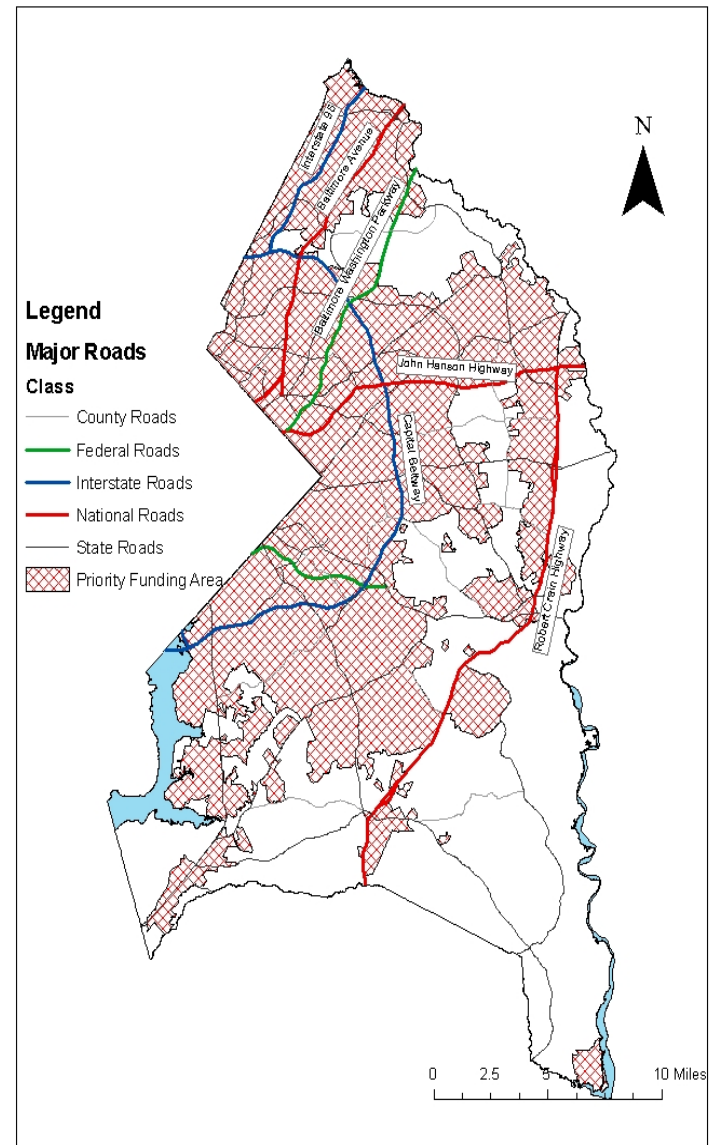
- ❖ **In 2011 the creation of new residential lots declined by 62.6 percent.**
- ❖ **County issued residential building permits declined 76.9 percent from 2010 to 2011.**
- ❖ **The majority of new residential/commercial development and public infrastructure improvements took place in the county's PFA.**
- ❖ **The 2002 *Prince George's County Approved General Plan* is consistent with similar plans in neighboring counties of Montgomery, Howard, Anne Arundel, and Calvert.**
- ❖ **The county has been relatively successful in focusing growth within the PFA.**

2011

Prince George's County Tiers and Priority Funding Area (PFA)



Source: M-NCPPC Geographical Information Systems, 2011



Source: Prince George's County Planning Department Geographical Information System 2010

Development Patterns

New Subdivisions Created and Residential and Commercial Building Permits

- ❖ **By 2011, out of a total of 404 new residential lots created, 395 or 97 percent were located in the PFA, an increase of 15 percent over 2010.**
- ❖ **The percentage of residential building permits issued in the PFA increased significantly from 55 percent in 2010 to 74 percent in 2011, a difference of 19 percent.**
- ❖ **Commercial space construction continues to occur primarily within the PFA. Out of the total commercial square footage for each year in 2010, 96.9 percent was constructed in the PFA and in 2011, 98.6 percent was constructed in the PFA.**

Public Infrastructure Investment

Libraries, Public Safety, Schools and Transportation

- ❖ **In 2011, the vast majority of public infrastructure investment took place inside the PFA. Listed below are some examples of public infrastructure investment:**
 - **100 percent of new school construction or school renovation projects took place inside the PFA.**
 - **94 percent of new and on going transportation projects were inside the PFA.**
 - **The two library projects and one fire station project were also located in the PFA.**

Continued County Commitment to Smart Growth

- ❖ **The Priority Preservation Area (PPA) Functional Master Plan will further Smart Growth goals by developing additional goals, objectives, policies, and strategies to protect farm and forest land in the county's Rural Tier.**
- ❖ **The Plan Prince George's 2035 (General Plan Update) effort will build upon the 2002 *Prince George's County Approved General Plan* and will address existing, changing, and new priorities with strong links to Smart Growth such as quality of life, sustainability, and transit-oriented development.**
- ❖ **Of the fifteen implementation studies undertaken by Community Planning 9 contain areas located within the Developed Tier and eighty-seven percent of the studies are within the county's PFA providing another indication of the county's commitment to Smart Growth.**