



Office of the Chairman
Prince George's County Planning Board

(301) 952-3561

June 4, 2020

Mr. David Dahlstrom, AICP
Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

**RE: 2019 Annual Report for Prince George's
County**

Dear Mr. Dahlstrom:

I am pleased to submit the 2019 Annual Report for Prince George's County, which fulfills the requirements established by Senate Bill 280/HB297—Smart, Green, and Growing—Smart and Sustainable Growth Act of 2009. It fulfills the requirements of Senate Bill 276/HB295—Smart, Green, and Growing—Annual Report—Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions. Additionally, it fulfills the requirements of Senate Bill 273/HB294—Smart, Green and Growing—Local Government Planning—Planning Visions for Prince George's County.

The report was prepared by the Prince George's County Planning Department and approved by the Prince George's County Planning Board on June 4, 2020. Additionally, the report was filed with the Prince George's County Council and the County Executive.

Should you have questions concerning this submittal or require additional information, please do not hesitate to contact Theodore Kowaluk, Project Manager, at Ted.Kowaluk@ppd.mncppc.org or at 301-952-3209.

Sincerely,

Elizabeth M. Hewlett
Chairman

Enclosure

- c: The Honorable Angela D. Alsobrooks, Prince George's County Executive
The Honorable Todd M. Turner, Chairman, Prince George's County Council
Andree Green Checkley Esq., Planning Director, Prince George's County Planning Department
Katina Shoulars, Acting Chief, Countywide Planning Division
Whitney Chellis, Planning Supervisor, Development Review Division
Bobby Ray, Planning Supervisor, Special Projects, Countywide Planning Division
Theodore Kowaluk, Planning Coordinator, Special Projects Section, Countywide Planning Division

2019 ANNUAL REPORT

FOR PRINCE GEORGE'S COUNTY

This report was compiled and prepared by the Prince George's County Planning Department for submission to the Maryland Department of Planning as required by Maryland law. Results presented within this report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of smart growth policies.



**The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org**

June 1, 2020

**2019 Annual Report Worksheet for Prince George's County, Maryland
Reporting (Calendar) Year 2019
(§1-207, §1-208, and §1-704)**

ACKNOWLEDGEMENTS

Prince George's County Planning Board

Elizabeth M. Hewlett, Chairman

Dorothy F. Bailey, Vice Chairman

William M. Doerner

Manuel R. Geraldo

A. Shuanise Washington

Prince George's County Planning Department

Andree Green Checkley, Planning Director

Derick P. Berlage, Acting Deputy Planning Director

Katina Shoulars, Acting Chief, Countywide Planning Division

Whitney Chellis, Acting Planning Supervisor, Countywide Planning Division, Special Projects Section

Theodore Kowaluk, Planner Coordinator, Special Projects Section, Countywide Planning Division

Audrey Graham, GIS Specialist III, Information Management Division

Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division

Rana Hightower, Legislative Coordinator, Office of the Planning Director

Bryan Barnett-Woods, Planning Supervisor, Transportation Planning Section, Countywide Planning Division

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B. Scott Rowe, Planning Supervisor, Long-Range Planning Section, Community Planning Division

Adam Dodgshon, Planning Supervisor, Community Planning Division

Iftin Thompson, Senior Planner, Transportation Planning Section, Countywide Planning Division

Sheila Chaconas, Administrative Assistant III, Special Projects Section, Countywide Planning Division

Jennifer Stabler, Master Planner, Historic Preservation Section, Countywide Planning Division

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Michelle Dallas, Technology Coordinator, Information Management Division

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Chad Williams, Master Planner, Countywide Planning Division

**2019 Annual Report Worksheet for Prince George's County, Maryland
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Prince George's County Department of Parks and Recreation

Sonja Ewing, Supervisor, Park Planning Section, Park Planning and Development Division

Jurisdiction Name:	Prince George's County
Planning Contact Name:	Theodore Kowaluk, Project Manager Whitney Chellis, Acting Planning Supervisor
Planning Contact Phone Number:	(301) 952-3209
Planning Contact Email:	ted.kowaluk@ppd.mncppc.org

Section I: Amendments and Growth related Changes in Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y ☒ N ☐

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

PLANNING DEPARTMENT STUDIES AND PLANS

The most significant study in the County during the 2019 Reporting Year is the comprehensive rewrite of the Prince George's County Zoning Ordinance and Subdivision Regulations. Formal work on this initiative began in January 2014 and in December 2014 a comprehensive Evaluation and Recommendations Report was released. The drafting of new zoning and subdivision regulations began in 2015. Throughout 2015, 2016, and 2017 the project team and consultants participated in meetings with municipalities, community groups, local agencies, internal staff and other key stakeholders to discuss the overall zoning rewrite effort; drafted three initial modules, a Comprehensive Review Draft, and legislation; and facilitated a robust comment and review period culminating in the County Council's adoption of the new Zoning Ordinance and Subdivision Regulations on October 23, 2018.

During the 2019 Reporting Year, staff incorporated Council amendments into a consolidated draft and developed an implementation plan to prepare the County and pertinent stakeholders for the new Zoning Ordinance and Subdivision Regulations, which are expected to take effect early 2021. The most significant 2019 element is the Countywide Sectional Map Amendment (CMA), or countywide technical rezoning, which is necessary to apply new zones to County property so the new codes can take effect. The CMA was initiated on July 23, 2019. In November 2019 three countywide regional meetings were held to inform residents and other property owners how the CMA will be developed and approved. Simultaneously, staff began implementation of a comprehensive outreach and education program for residents, businesses, municipalities, developers, agencies, elected officials, and Planning Department staff.

A list of plans and studies adopted/completed or ongoing in 2019 is provided in Tables 1 through 2.

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Table 1: Master Plans and Sector Plans in 2019

PLAN NAME	STATUS
Minor Amendment to the 2004 <i>Approved Sector Plan for the Prince George's County Gateway Arts District</i>	Completed
Bowie and Vicinity Master Plan	Ongoing

Source: Prince George's County Planning Department, March 2019

Table 2: Special Studies in 2019

STUDY NAME	STATUS
Adaptive Reuse of Closed Sand and Gravel Mines	Ongoing
Prince George's Plaza Station Pedestrian Safety and Access Study	Completed
Forestville Area Pedestrian Infrastructure Assessment	Completed
Strategic Trails Plan	Ongoing
Watkins Regional Park Master Park Development Plan	Ongoing

Source: Prince George's County Planning Department and Department of Parks and Recreation, March 2019

(B) Were there any growth related changes in development patterns?

Y ☒ N ☐

(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

GROWTH RELATED CHANGES IN DEVELOPMENT PATTERNS

NEW SUBDIVISIONS APPROVED IN 2019

In 2019, 21 preliminary plans of subdivision were approved. Eighty-Six percent of the twenty-one approved preliminary plans of subdivision are located inside the Priority Funding Area (PFA) as shown in Table 3 and on Map 1.

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(§1-207, §1-208, and §1-704)**

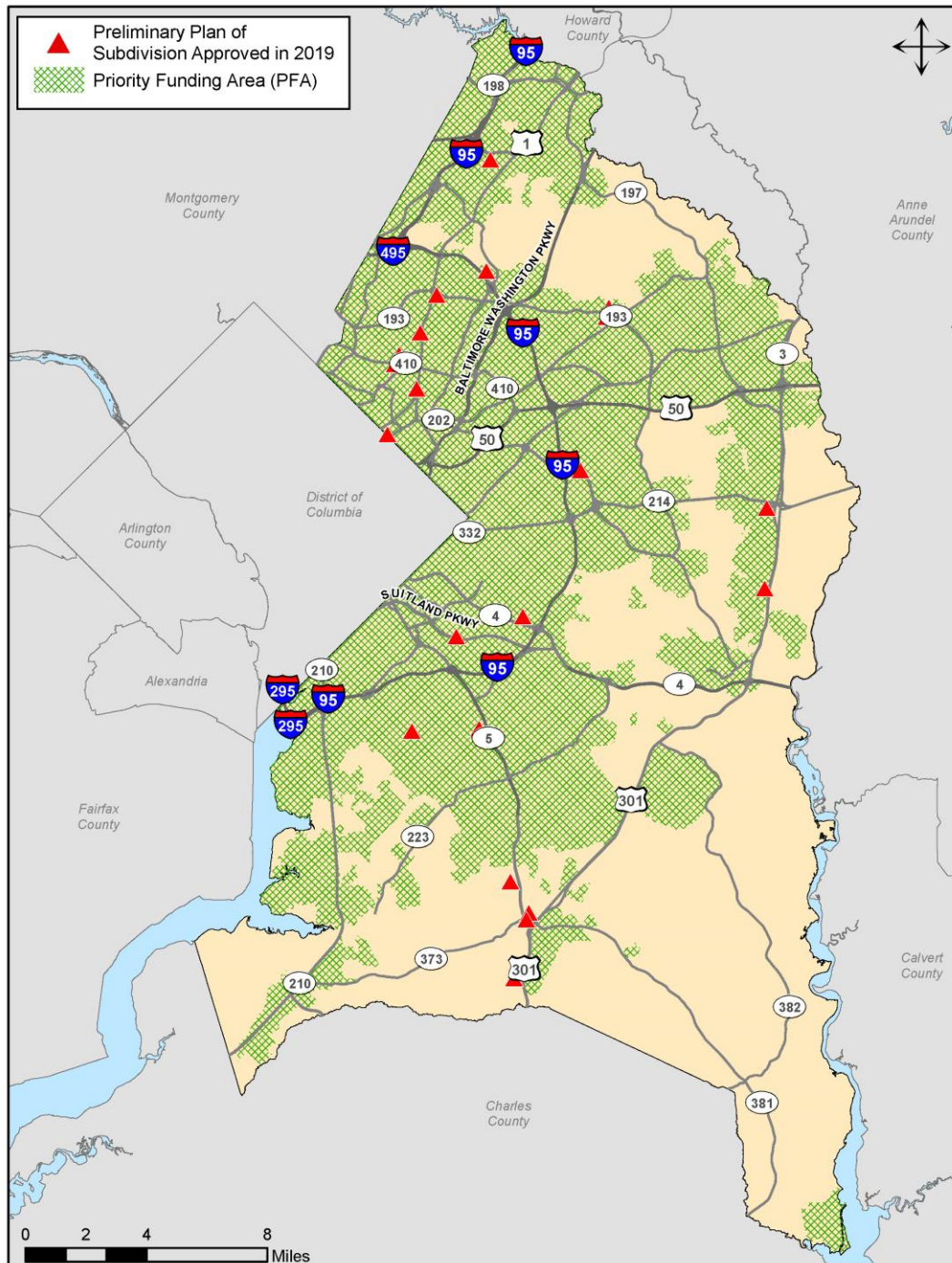
Table 3: New Subdivisions Approved in 2019

Preliminary Plan of Subdivision Case #	PFA
4-09041	YES
4-17027	YES
4-16029	YES
4-18003	YES
4-17008	YES
4-18013	YES
4-18012	YES
4-18007	YES
4-16003	YES
4-18009	YES
4-17033	YES
4-18023	YES
4-18017	NO
4-18033	NO
4-18029	YES
4-18019	YES
4-18028	NO
4-19010	YES
4-19028	YES
4-19027	YES
4-19033	YES

Source: Prince George's County Planning Department, March 2019.

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**Map 1
Preliminary Plans of Subdivision in 2019**



Source: Prince George's County Planning Department, April 2020.

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FINAL SUBDIVISION PLATS RECORDED IN 2019

There were 70 final subdivision plats recorded in 2019 and eighty-six percent are within the PFA.

Table 4: Final Plats Approved in 2019

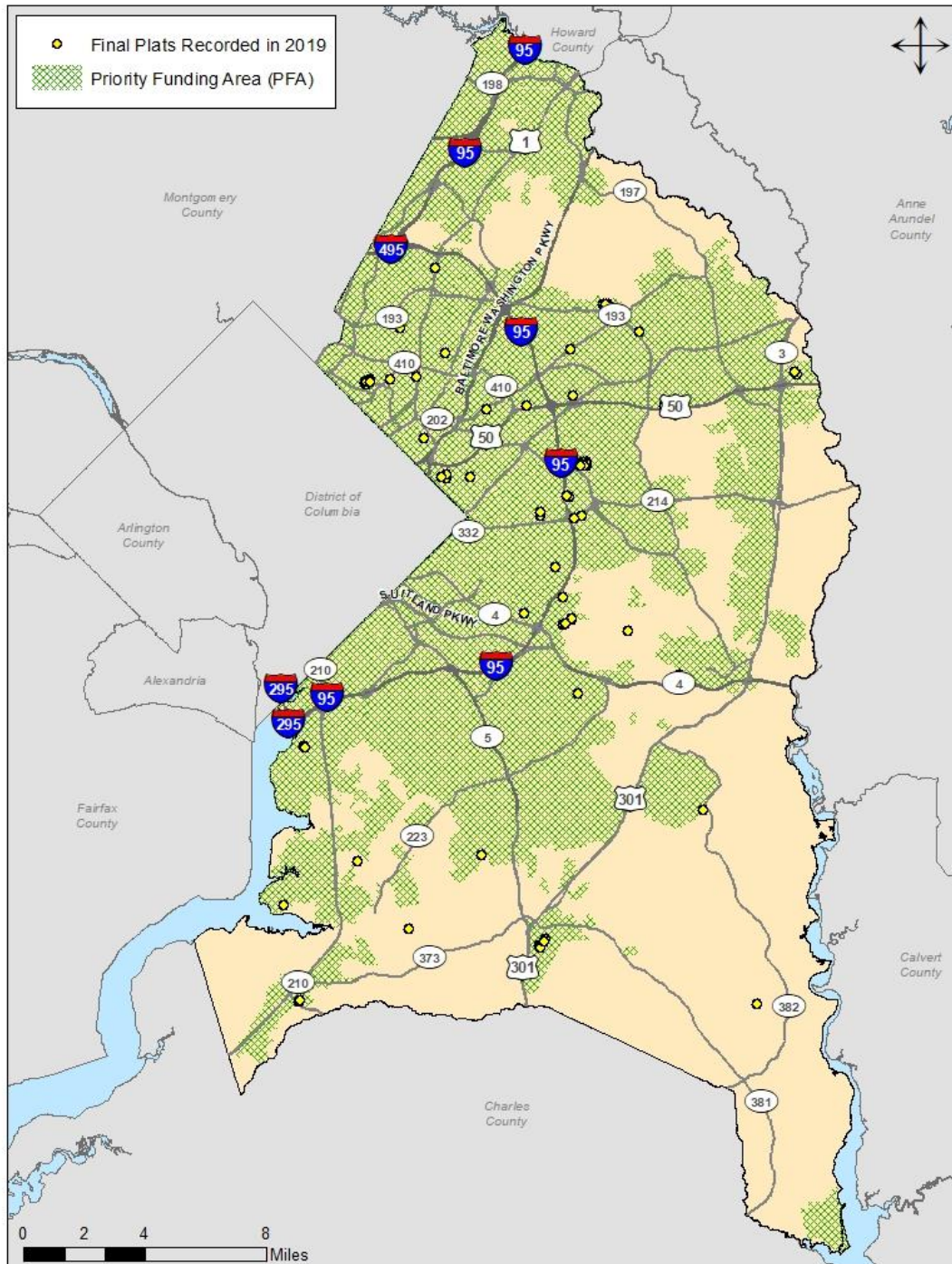
Plat Case #	PFA
5-18109	YES
5-18095	YES
5-18106	YES
5-19017	YES
5-19018	YES
5-19019	YES
5-19020	YES
5-19021	YES
5-19022	YES
5-19023	YES
5-19024	YES
5-19025	YES
5-18093	NO
5-18092	YES
5-18091	YES
5-19003	YES
5-19001	NO
5-19002	NO
5-19028	YES
5-18111	YES
5-18112	YES
5-19037	NO
5-18116	YES
5-18113	YES
5-19015	NO
5-18099	YES
5-19030	YES
5-19031	YES
5-19032	YES
5-19033	YES
5-19034	YES
5-19035	YES
5-19036	YES
5-19054	NO
5-19044	YES
5-18115	YES
5-19014	YES
5-19047	NO
5-18107	YES

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Plat Case #	PFA
5-19041	YES
5-19006	YES
5-19005	YES
5-19007	YES
5-19046	YES
5-19057	YES
5-19051	NO
5-19073	YES
5-19066	YES
5-19067	NO
5-19070	YES
5-19071	YES
5-19072	YES
5-19083	YES
5-19053	YES
5-19079	YES
5-19048	YES
5-19077	YES
5-19009	YES
5-19008	YES
5-19010	YES
5-19011	YES
5-19055	YES
5-19050	YES
5-19081	YES
5-19124	NO
5-19068	YES
5-19069	YES
5-19073	YES
5-19078	YES
5-19123	YES

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**Map 2
Final Plats Recorded in 2019**



Source: Prince George's County Planning Department, April 2020.

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SCHOOLS

In 2019, Prince George's County Public Schools (PGCPS) continued the renovation of one school. The school is located within the PFA. The name and address for the school is provided in Table 5.

Table 5: Capital Improvements at County Public Schools in 2019

PROJECT NAME	ADDRESS	STATUS	PFA
Bowie-Belair High Annex	3021 Belair Drive, Bowie	Ongoing	Yes

Source: Prince George's County Public School, Capital Improvement Office, March 2020.

BRANCH LIBRARIES

In 2019 construction began on the replacement for the Hyattsville Branch Library. The project is within the PFA as provided in Table 6.

Table 6: Branch Libraries, Reporting Year 2019

PROJECT NAME	ADDRESS	STATUS	PFA
Hyattsville Branch Library	6530 Adelphi Road, Hyattsville	Under Construction	Yes

Source: Prince George's County Memorial Library System, March 2020.

PRINCE GEORGE'S COUNTY POLICE FACILITIES

In 2019, the Prince George's County Police Department continued construction of two police facilities. Both projects are within the PFA as provided in Table 7.

Table 7: County Police Facilities, Reporting Year 2019

PROJECT NAME	ADDRESS	STATUS	PFA
Prince George's County Police Headquarters	8903 Presidential Parkway, Upper Marlboro	Under Construction	Yes
Prince George's County Henry Sector Police Station, Criminal Investigation Division and Special Investigation Division	8905 Presidential Parkway, Upper Marlboro	Under Construction	Yes

Source: Prince George's County Police Department, April 2020.

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FIRE/EMS FACILITIES

The Prince George's County Fire/EMS Department completed construction of one public safety facility in 2019, which is within the PFA and provided in Table 8.

Table 8: Fire/EMS Facilities, Reporting Year 2019

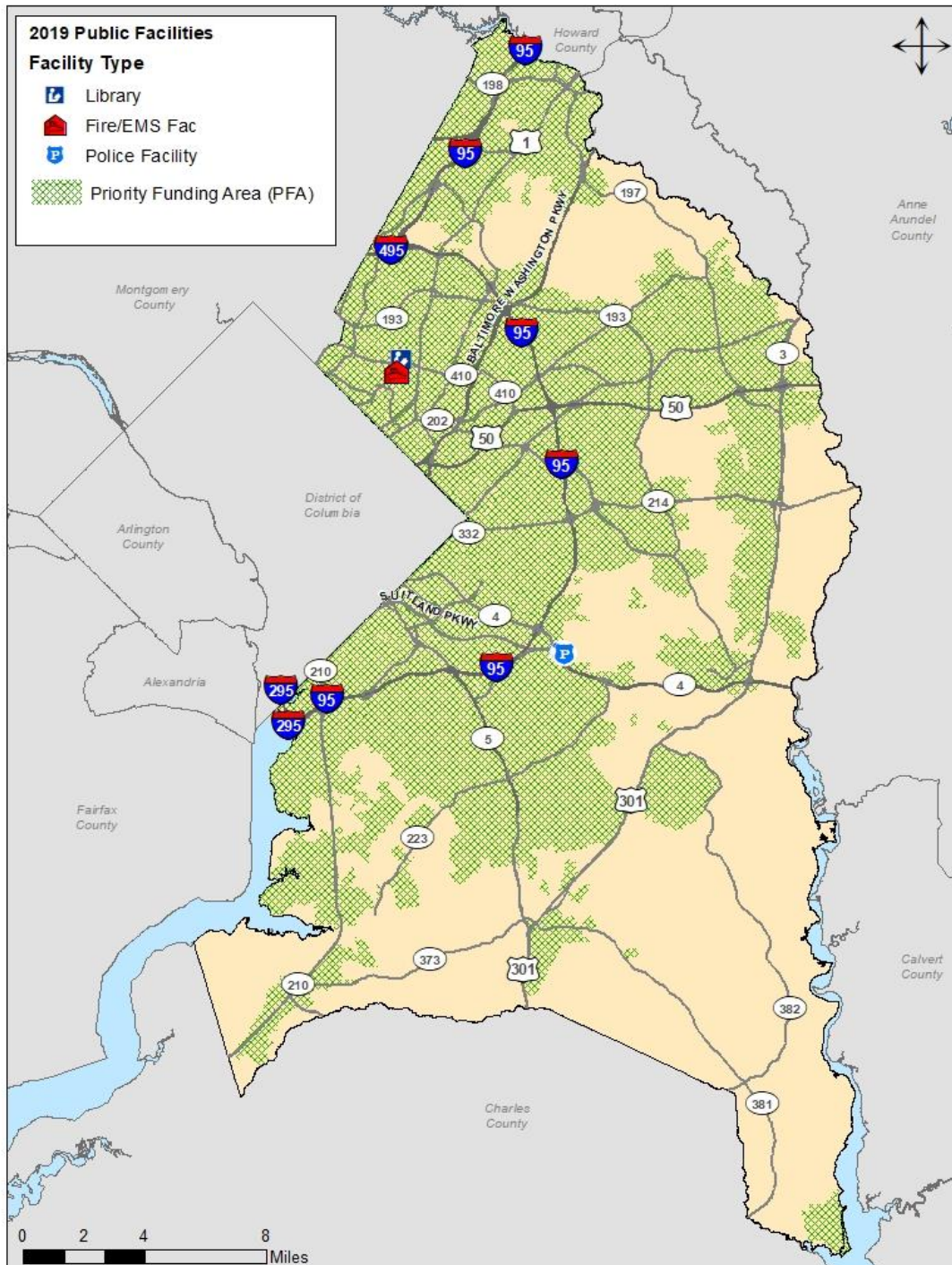
PROJECT NAME	ADDRESS	STATUS	PFA
Hyattsville Volunteer Fire Station, Company #801 (Temporary Equipment Building on site to House Fire Apparatus)	6200 Belcrest Road, Hyattsville	Completed	Yes

Source: Prince George's County Fire/EMS Department, April 2020.

The locations of School, Library, Police and Fire/EMS Improvements that were ongoing or completed in 2019 are provided on Map 3.

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**Map 3
Public Facilities - Major Improvements in 2019**



Source: Prince George's County Planning Department, April 2020.

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PARKS AND RECREATION

There were forty parks and recreation capital projects that were ongoing or completed in 2019. Eighty-three percent or thirty-three of the projects were within the PFA as provided in Table 9.

Table 9: Parks and Recreation Improvements in 2019

PROJECT	ADDRESS	STATUS	PFA
Adelphi Mill Historic Site	8402 Riggs Road, Adelphi	Completed	Yes
Billingsley Historic Site	6900 Green Landing Road, Upper Marlboro	Construction	No
Brooke Road Park	1101 Brooke Road, Capital Heights	Completed	Yes
Calverton Park/School	3400 Beltsville Road, Calverton	Completed	Yes
38 th Avenue Park	5004 38 th Avenue, Hyattsville	Completed	Yes
Cedar Heights Community Center	Central Avenue from DC Line to Largo Town Center	Construction	Yes
Chelsea Historic Site	601 Watkins Park Drive, Upper Marlboro	Construction	Yes
College Park Airport Runway Rehabilitation	1909 Corporal Frank S Scott Drive College Park	Ongoing	Yes
Colmar Manor Park	3510 38 th Avenue, Colmar Manor	Completed	Yes
Compton Bassett	16508 Old Marlboro Pike, Upper Marlboro	Completed	No
Concord Historic Site	8000 Walker Mill Road, Capitol Heights	Ongoing	Yes
Deerfield Run Community Center	13000 Laurel Bowie Road, Laurel	Completed	Yes
Hillcrest Heights Community Center	2300 Oxon Run Drive, Temple Hills	Completed	Yes
Horsepen Trailhead	8611 Race Track Road, Bowie	Construction	No
J. Franklyn Bourne Aquatic Center	6500 Calmos Street, Seat Pleasant	Completed	Yes
Kentland Community Center	2413 Pinebrook Avenue, Landover	Construction	Yes
Little Paint Branch SVP	3900 Selman Road, College Park	Completed	Yes
Marietta Mansion Historic Site	5626 Bell Station Road, Glenn Dale	Construction	Yes
Mellwood Hills Park	7575 Dower House Road, Upper Marlboro	Completed	Yes
Newton White Mansion	2708 Enterprise Road	Construction	Yes
North Keys Park	11500 North keys Road, Brandywine	Completed	No
Peppermill Village Community Center	610 Hill Road, Seat Pleasant	Complete	Yes

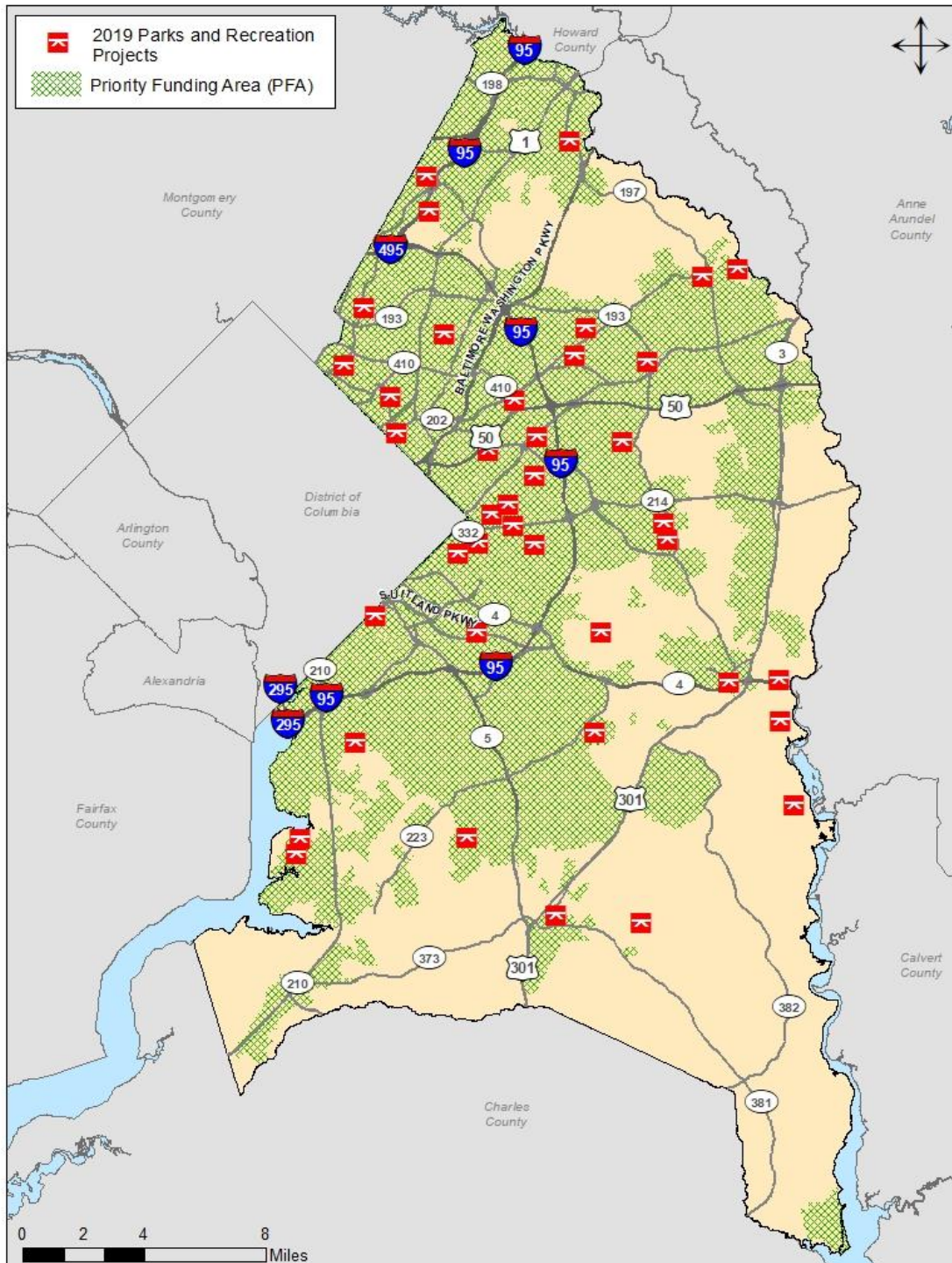
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Project	Address	Status	PFA
Prince George's Sports and Learning Complex	8001 Sheriff Road, Landover	Construction	Yes
Riverview Park	10601 Riverview Road, Fort Washington	Completed	Yes
Rollingcrest Chillum Community Center	6120 Sargent Road, Chillum	Completed	Yes
Rollins Avenue Park	701 Rollins Avenue, Capitol Heights	Construction	Yes
Seabrooke Schoolhouse Historic Site	6116 Seabrook Road, Lanham	Construction	Yes
Selby Landing	16000 Croom Airport Road, Upper Marlboro	Completed	No
Showplace Arena	14900 Pennsylvania Avenue	Construction	Yes
Southern Area Aquatic and Recreation Complex	13601 Missouri Avenue, Brandywine	Completed	Yes
Suitland Bog Park	6000 Suitland Road, Suitland	Completed	Yes
Tantallon North Park	11951 Autumnwood Lane, Fort Washington	Completed	Yes
Theresa Banks Aquatic Center	8615 McLain Avenue, Glenarden	Construction	Yes
Thrift Road Schoolhouse	11110 Thrift Road, Clinton	Construction	Yes
Tucker Road Ice Rink	1770 Tucker Rd, Fort Washington	Ongoing	Yes
Watkins Regional Park	301 Watkins park Drive, Upper Marlboro	Completed	Yes
WB&A Pedestrian Bridge Patuxent River	Race Track Road Vicinity, Bowie	Ongoing	No
West Lanham Park	770 Decatur Road, Landover Hills	Construction	Yes
Westphalia Central Park	10311 Westphalia Road, Upper Marlboro	Construction	No
Woodstream Park	Woodstream Drive, Bowie	Completed	Yes

Source: Prince George's County Department of Parks and Recreation, April 2020.

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**Map 4
Parks and Recreation Improvements in 2019**



Source: Prince George's County Planning Department, May 2020.

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TRANSPORTATION – ROAD IMPROVEMENTS IN 2019

In Prince George’s County, there were twenty-nine transportation-related projects for which construction was pending, initiated, ongoing, or completed in 2019. Table 10 briefly provides the status of the road improvement projects at the end of 2019, and Map 5 shows the general locations of the road projects. All but one of the road improvement projects is located within the PFA.

Table 10: Transportation – Road Projects, Reporting Year 2019

Key	Road Project	Agency	Status	PFA
1	MD 5 and MD 373 Intersection Upgrade	SHA	Under Construction	No
2	MD 4 replacement bridges over MD 717 and Race Track Road	SHA	Under Construction	Yes
3	US 1 from College Avenue to MD 193	SHA	In Design	Yes
4	MD 277 Riverdale Road bridge replacement over Northeast Branch Anacostia River	SHA	In Design	Yes
5	Complete/green street improvements along Montpelier Drive between MD 197 and Carland Place	DPW&T	Under Construction	Yes
6	MD 382, Croom Road bridge replacement over Charles Branch	SHA	In Design	Yes
7	MD 5 and 637 Multimodal improvements	SHA	Under Construction	Yes
8	MD 4/Suitland Parkway Interchange	SHA	Under Construction	Yes
9	MD 210/Kerby Hill Road interchange	SHA	Under Construction	Yes
10	MD 5, Branch Avenue and Linda Lane intersection improvements	SHA	In Design	Yes
11	MD 337 BRAC intersections improvements at I-95/I-495 and Suitland Road	SHA	Under Construction	Yes
12	Sidewalks/bike on MD 201 between Riverdale Rd and Kenilworth Towers	SHA	Under Construction	Yes
13	Purple Line Light Rail Construction	MTA	Under Construction	Yes
14	I-95/I-495 at Greenbelt Metro Access	SHA	Pending	Yes
15	I-95/I-495—Replacement of Overpasses over MD 214 (Central Avenue)	SHA	Under Construction	Yes
16	Improvements along MD 500 from MD 208 to the District of Columbia line	SHA	Under Construction	Yes
17	I-95/I-495—Replacement of Overpasses over Suitland Road	SHA	Under Construction	Yes
18	I-95/I-495—Replacement of Overpasses over Suitland Parkway	SHA	In Design	Yes
19	Improvements along MD 212A (Powder Mill Road) between US 1 and Pine Street	SHA	Under Construction	Yes

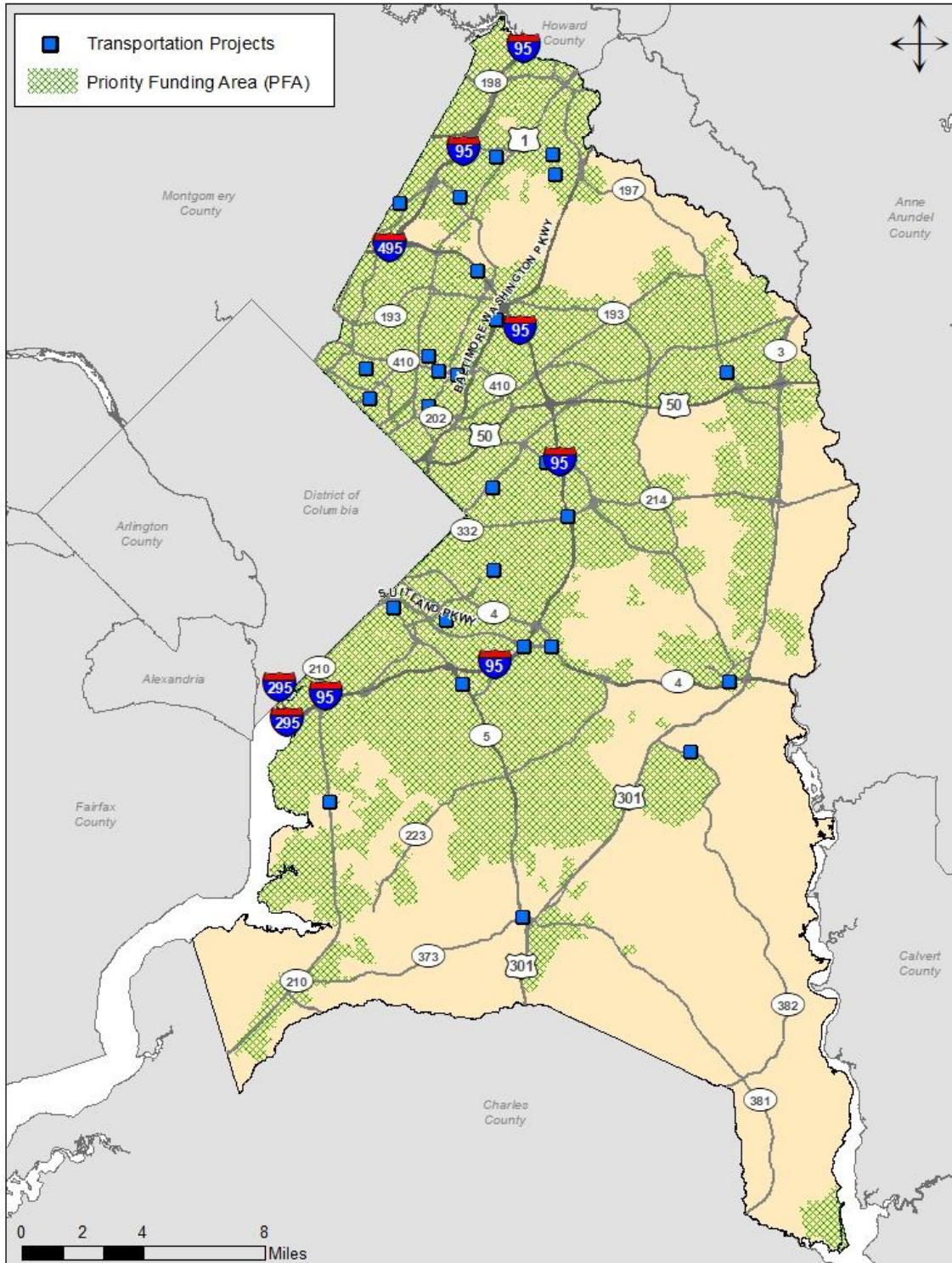
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Key	Road Project	Agency	Status	PFA
20	Complete/green street improvements along Swann Road between MD 458 and Dianna Drive	DPW&T	Under Construction	Yes
21	Complete/green street improvements along Ager Road between MD 500 and MD 410	DPW&T	Under Construction	Yes
22	Improvements along Hill Road between MD704 and Lowland Drive	DPW&T	Completed	Yes
23	Intersection Improvements at Cherry Hill Road and Maryland Farms	DPW&T	Completed	Yes
24	Van Buren Street extended bridge over the CSX tracks	Private	Under Construction	Yes
25	Intersection improvements at Addison Road and Walker Mill Road	DPW&T	In Design	Yes
26	Intersection improvements at Muirkirk Road, Cedarbrook Lane and Odell Road	DPW&T	Completed	Yes
27	MD 197, Collington Road upgrade and widening to a multilane divided highway from Kenhill Drive to MD 450	SHA	In Design	Yes
28	MD 202, Largo Road intersection improvements at Brightseat Road	SHA	In Design	Yes
29	Virginia Manor Road reconstruction from Old Gunpowder Road to Muirkirk Road	DPW&T	Under Construction	Yes
Agency Key: SHA—Maryland State Highway Administration; MTA—Maryland Transit Authority; DPW&T—Prince George's County Department of Public Works and Transportation.				

Source: Maryland Department of Transportation Consolidated Transportation Program FY 2020-2025; State Highway Administration project summaries; Prince George's County FY 2020-2025 Approved Capital Improvement Program & Budget for Public Works and Transportation.

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**Map 5
Transportation – Road Projects in 2019**



Source: Prince George's County Planning Department, April 2020.

**2019 Annual Report Worksheet for Prince George’s County, Maryland
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TRANSPORTATION – MAJOR TRAIL PROJECTS IN 2019

Table 11 summarizes the status of completed or ongoing trail projects in 2019 and Map 6 identifies the general location of the trail projects. One project has a portion of the project outside of the PFA.

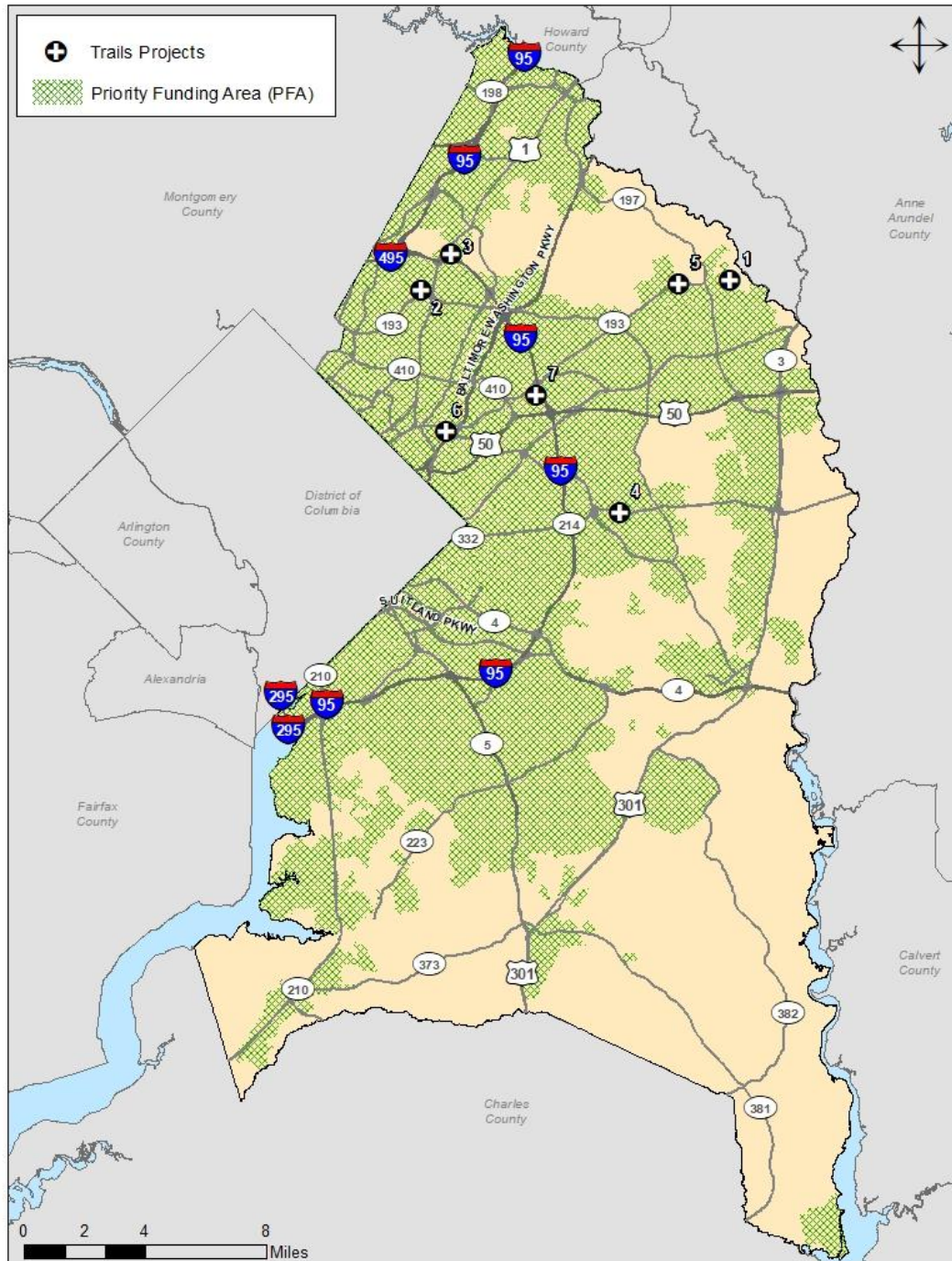
Table 11: Transportation – Trail Projects in 2019

Key	Trail Project	Agency	Status	PFA
1	WB&A Trail Extension (Patuxent River Bridge)	DPR	Design Completed	Partially
2	Little Paint Branch Trail	DPR	Completed	Yes
3	Rhode Island Avenue Trolley Trail	DPR/SHA Hyattsville	Funded for Construction. SHA is completing the final designs.	Yes
4	Central Avenue Connector Trail	Planning DPR/SHA	In Design	Yes
5	Bowie Heritage Trail	DPR/City of Bowie	Multi-Phase Project phases at various stages of development.	Yes
6	WB&A to Anacostia Trail Connection (Phase 1: Cheverly to Bladensburg Waterfront Park)	Planning DPR	30 percent of Designs are complete. No funding for construction.	Yes
7	WB&A to Anacostia Trail Connection (Phase 2: New Carrollton area)	Planning	30 percent of Designs are complete. No funding for construction.	Yes
Agency Key: SHA—Maryland State Highway Administration and DPR—Prince George’s County Department of Parks and Recreation.				

Source: Transportation Section, Prince George’s County Planning Department, M-NCPPC. April 2020.

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**Map 6
Transportation – Trail Projects in 2019**



Source: Prince George's County Planning Department, April 2020.

2019 Annual Report Worksheet for Prince George's County, Maryland

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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 Adopted 2018 Water and Sewer Plan (effective September 25, 2018) assigns a category to every 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 generally required for a development proposal that needs a preliminary plan of subdivision when the water and sewer category is not in a category adequate for development planning.

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.

Legislative Amendments

For the Legislative Amendment process, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission (M-NCPPC) and Washington Suburban Sanitary Commission (WSSC), and the Prince George's County Health Department for recommendations at least 30 days prior to the public hearing on the amendments.

The Adopted 2018 Water and Sewer Plan provides for four cycles of category requests for changes annually to amend the Plan. In 2019, there were three cycles of amendments between January and December 2019. The December 2018 Cycle of Amendments, the April 2019 Cycle of Amendments and the August 2019 Cycle of Amendments were taken to the Prince George's County Council for approval between January and December 2019. The three cycles contained a total of 14 applications as provided in Table 12.

Table 12: Legislative Amendments Requested in 2019

SEWERSHED CASE #	APPLICATION	LEGISLATIVE CYCE	WATER (W) AND SEWER (S) CHANGE REQUEST
18/W-05	Trinity Lutheran Church	December 2018	S5 to S3
18/W-06	Cresthill Baptist Church	December 2018	S5 to S3
18/W-07	Redeemed Christian Church	December 2018	5 to 4
18/W-08	Waste Management Maintenance Facility	December 2018	S5 to S4
18/W-09	Evergro Landscaping	December 2018	Waiver
18/P-04	Bharat Darshan Brandywine Temple	December 2018	5 to 4
18/M-02	Schraf Property	December 2018	5 to 4
19/PW-01	Patuxent Greens Golf Course	April 2019	4 to 3
19/W-01	Hawkins Property	April 2019	5 to 4

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19/W-02	Freeway Airport	April 2019	5 to 4
19/M-01	Signature Club	April 2019	5 to 4
19/W-01	Hawkins Property	August 2019	5 to 4
19/W-03	Century Fence Construction	August 2019	Waiver
19/M-02	Brandywine Sales and Service	August 2019	5 to 4

Source: Prince George's County Department of Permitting, Inspections and Enforcement, April 2019.

Administrative Amendments

The applications for administrative amendments were accepted for the February, June, September, and November 2019 Administrative Amendment Cycles. There were eleven applications for administrative amendments submitted and accepted during the remainder of 2019. Table 13 lists the administrative approvals in calendar year 2019.

Table 13: Administrative Amendments Requested in 2019

COUNCIL RESOLUTION	NAME	ADMINISTRATIVE CYCLE	APPROVAL DATE
Pre-dates 2008 Water and Sewer Plan	The Woodlands	February 2019	3/18/19
Pre-dates 2008 Water and Sewer Plan	7618 Marlboro Pike	February 2019	3/18/19
Pre-dates 2008 Water and Sewer Plan	Grace United Methodist Church	June 2019	7/12/19
Pre-dates 2008 Water and Sewer Plan	Holly Property	June 2019	7/12/19
Pre-dates 2008 Water and Sewer Plan	Flester/Kauffman Property	July 2019	8/16/19
CR-16-2015	Sinclair Woods	September 2019	10/21/19
CR-36-2002	Traditions at Beechfield	September 2019	10/21/19
CR-36-2002	Woodmore Overlook	September 2019	10/21/19
CR-36-2002	Tinker's Preserve	September 2019	10/21/19
CR-36-2002	Joshua Woods	September 2019	10/21/19
Pre-dates 2008 Water and Sewer Plan	Locust Hill	November 2019	11/27/19

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2019.

HISTORIC PRESERVATION

Historic Property Grant Program

In 2019, the Prince George's County Planning Board awarded \$300,000 in Historic Property Grants to 10 projects. Before work funded by the awards can commence, the Maryland Land Use Article requires that a perpetual preservation easement be granted to M-NCPPC. As of December 31, 2019, 57 easements have been recorded, protecting historic sites countywide.

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Archeology Review Initiative

In February 2004, the Prince George's County Planning Board implemented an archeology review initiative to focus on the identification and investigation of archeological sites. The initiative required that potential archeological resources be considered in the review of development applications, and potential means for preservation of these resources be considered. In November 2005, the County Council passed, and the County Executive signed, new regulations (Subtitle 24-104, Section 24-121(18), and 24-135.01) that require the review of all subdivision applications to determine whether archeological investigations should occur on developing properties. The regulations also implemented the Planning Board's "Guidelines for Archeological Review" (May 2005).

In 2019, there were 298 development cases reviewed for impacts to archeological resources. A total of 15 Phase I archeological surveys were recommended. Of the sites identified in the surveys, one was recommended to be preserved in place and Phase II investigations were recommended on four sites.

(C) Were any amendments made to the zoning regulations? Y ☒ N ☐

1. If no, go to (D).
2. If yes, briefly summarize each amendment(s) that resulted in changes in development patterns.

AMENDMENTS MADE TO THE ZONING REGULATIONS

There were numerous amendments made to the zoning regulations in 2019. None of the amendments have the potential to change the development pattern of Prince George's County in a significant way from that projected in the 2014 *Plan Prince George's 2035 Approved General Plan*. Table 14 provides a summary of the enacted text amendments in 2019.

Table 14: Amendments to Zoning Regulations in 2019

Reference #	Description
CB-1-2019	A bill for the purpose of amending the Zoning Ordinance, in accordance with current provisions of the Lane Use Article applicable to Prince George's County, allowing a municipal legislative body to enact local ordinances authorizing the erection of fences that exceed height limitations otherwise prescribed by law, provided that such municipal ordinances are approved by the District Council in accordance with State and County law.
CB-2-2019	A bill for the purpose of Ordinance concerning Zoning-Administration- Procedures-Notices of clarifying the time for appeal of final decisions of the District Council for the purpose of clarifying the time for appeal of final decisions of the District Council.
CB-4-2019	A bill for the purpose of clarifying method of operations at Farmer's Market
CB-7-2019	A bill for the purpose of permitting townhouses in the General Commercial, Existing (C-G) Zone under certain circumstances.

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Reference #	Description
CB-9-2019	A bill for the purpose of amending the Zoning Ordinance to permit 'Apartment housing for elderly and handicapped families uses' within the R-80 (One-Family Detached Residential) Zones of Prince George's County, under certain specified circumstances.
CB-10-2019	A bill for the purpose of permitting limited industrial uses in the Mixed Use -Transportation Oriented (M-X-T) Zone, under certain specified circumstances.
CB-11-2019	A bill for the purpose of amending Section 27-1902 of the local zoning laws to clarify the intent of the District Council, via its enactment of Chapter No. 28-2018 Laws of Prince George's County, Maryland, in order to maximize opportunities for the public to comment and otherwise submit testimony within a record of public hearing testimony, as specified by law.
CB-13-2019	A bill for the purpose of permitting eating or drinking establishments, with drive-through service in the commercial office (C-O) Zone, under certain specified circumstances
CB-14-2019	A bill for the purpose of amending the definition of "Urban farm" uses in the Zoning Ordinance to align with the corresponding definition of "Urban farm" with the proposed new zoning laws approved via CB-13-2018.
CB-17-2019	A bill for the purpose of permitting townhouses and One-family Detached dwelling units in the Residential Agricultural (R-A) Zone of Prince George's County, under certain circumstances
CB-18-2019	A bill for the purpose of adding a definition of a Merchandise Logistics Center and amending the definition of Regional Urban Community in the County Zoning Ordinance.
CB-19-2019	A bill for the purpose of amending the regulations of Mixed Use - Transportation Oriented (M-X-T) Zone.
CB-22-2019	A bill for the purpose of repealing the limitations on bedroom percentages for multifamily residential development set for in the Zoning Ordinance of Prince George's County, Maryland.
CB-29-2019	A bill for the purpose of permitting townhouses in the Residential Townhouse (R-T) Zone.
CB-34-2019	A bill for the purpose of providing additional regulations for fences and walls in the industrial zones.
CB-45-2019	A bill for the purpose of permitting "Gas Station", "Food or beverage store in combination with a gas station", "Apartment housing for the elderly or handicapped", "Dwelling, multifamily" and "Townhouse uses in the Commercial Shopping Center (C-S-C) Zone.
CB-47-2019	A bill for the purpose of amending and adopting certain provisions of the national Building Code related to unpermitted construction and establishing a penalty in the form of a fee and an additional permit for owners cited for unpermitted construction.
CB-49-2019	A bill for the purpose of permitting residents to age in place and to promote accessibility by requiring future residential housing units to comply with designs that are safe, secure, affordable, and appropriate for all types of abilities, and generally regarding universal design.
CB-55-2019	A bill for the purpose of amending the criteria for granting appeals involving variances.

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Reference #	Description
CB-57-2019	A bill for the purpose of providing additional criteria for approval of Special Exceptions for "Apartment housing for elderly or physically handicapped families" uses in the Residential-Estate (R-E) Zone of Prince George's County, under certain specified circumstances.
CB-59-2019	A bill for the purpose of authorizing and defining a Small Wireless Facility and modifying and definition of a Public Utility to include a Small Wireless Facility within the Zoning Ordinance.
CB-60-2019	A bill for the purpose of amending the criteria for development of single-family detached, single-family attached, and townhouse residential uses within the Open Space (O-S) Zone of Prince George's County to allow rough grading of land under certain circumstances.
CB-61-2019	A bill for the purpose of defining a new use, "Aquaponics" and amending the regulations for changes to golf course special exemption site plans to include this use.
CB-63-2019	A bill for the purpose of amending the Zoning Ordinance to permit general commercial uses in the R-T and R- 18C Zones of Prince George's County, under certain specified circumstances.

Source: Prince George's County Planning Department and the Prince George's County Legislative/Zoning Information System, March 2020.

(D) Were any amendments made to the zoning map? Y ☒ N ☐

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s). **Yes**

ZONING MAP AMENDMENTS

There were four Zoning Map Amendments in 2019 as provided in Table 16 and Map 7. All Four of the Zoning Map Amendments are within the PFA.

Table 16: Zoning Map Amendments in 2019

Zoning Map Amendment	Description
A-9975-01 Locust Hill	Zoning Map Amendment A-9975-01 was approved in 2019 to increase the number of dwelling units by 125 by increasing the allowable percentage of single family attached units.
A-10047 St. Barnabas Mixed Use Park	Zoning Map Amendment A-10047 was approved in 2019 to rezone property from the C-S-C and I-1 zones to M-X-T.
A-9968-01 Willowbrook	Zoning Map Amendment A-9968-01 was approved to increase the allowable number of single family attached and detached dwelling units.
A-10049 Khan Property	Zoning Map Amendment A-10049 was approved in 2019 to rezone property from the R-R Zone to the M-M zone

Source: Prince George's County Planning Department, March 2019.

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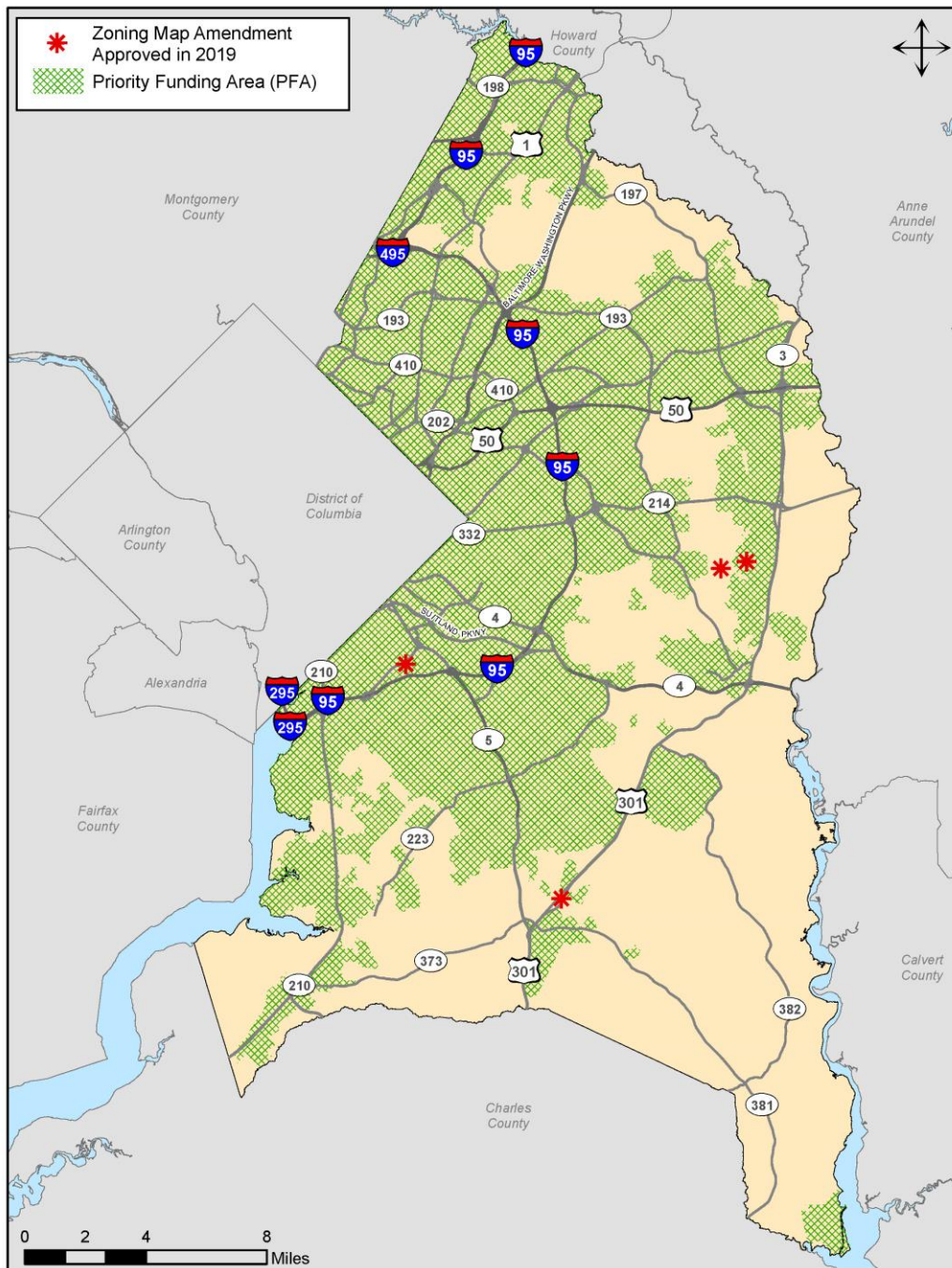
Section II: Mapping and GIS Shapefiles

(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y ☒ N ☐

1. If no, please include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact Planning for mapping assistance.*
2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be submitted via email or cd/dvd disc.

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**Map 7
Zoning Map Amendments in 2019**



Source: Prince George's County Planning Department, April 2020.

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(B) Were there any growth related changes identified in *Sections I(B)* ? Y ☒ N ☐

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS, then clearly identify the growth related changes on a map(s).

Maps of the growth related changes are provided within the subject report. In most cases where possible, maps of the growth related change will follow the related descriptions.

(C) Were there any zoning map amendments identified in *Section I(D)*. Y ☒ N ☐

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS, then clearly identify the growth related changes on a map(s). Contact Planning for mapping assistance.
Yes. A map showing the zoning map amendment(s) is provided on page 27.

Section III: Consistency of Development Changes

(A) Were there any growth related changes identified in *Sections I(B) through (D)*? Y ☒ N ☐

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, please state how the development changes were determined by the Planning Commission to be consistent with:

1. Each other;
See the following summary.
2. Any recommendations of the last annual report;
N/A
3. The adopted plans of the local jurisdiction;

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See the following summary.

4. The adopted plans of all adjoining jurisdictions;

See the following summary.

5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction’s plan. **N/A**

CONSISTENCY OF DEVELOPMENT CHANGES WITH EACH OTHER AND WITH ADOPTED PLANS OF THE LOCAL JURISDICTION

The 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) is a blueprint for the long-term growth and development of Prince George’s County, Maryland. It 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 area over the next 20 years. Based on its vision, Plan 2035 establishes a framework to capture a greater share of the region’s forecasted job growth, meet the needs of a changing population, and preserve valuable natural and historical resources.

The plan elements refine the land use vision for Prince George’s County and define specific recommendations to guide policy making and implementation in eight areas: land use (growth and development), economic prosperity, transportation and mobility, the natural environment, housing and neighborhoods, community heritage, culture and design, public facilities, and healthy communities.

Plan 2035 developed a new center classification system to help implement the Plan 2035 vision for the County. The system reorganizes the County’s centers into two principal categories—Regional Transit Districts and Local Centers. The Local Centers are further broken down into four types—Local Transit Centers, Neighborhood Centers, Campus Centers, and Town Centers.

The Growth Policy Map as provided in Plan 2035 visually communicates the vision for land use and development in the County. It communicates where and how the County should grow and evolve over the next 20 years and identifies rural and agricultural areas where growth is discouraged. It introduces new area classifications that replace the 2002 General Plan tier, center, and corridor designations. The Growth Policy Map consists of the following six components.

1. **Regional Transit Districts** are high-density, vibrant, and transit-rich, mixed-use areas envisioned to capture most of the future residential and employment growth and development in the county (also see Plan 2035 Center Classification in the Land Use chapter).
2. **Employment Areas** command the highest concentrations of economic activity in four targeted industry clusters—healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.
3. **Local Centers** are focal points of concentrated residential development and limited commercial activity serving our Established Communities.
4. **Established Communities** make up the County’s heart—its established neighborhoods, municipalities, and unincorporated areas outside of designated centers.

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5. **Future Water and Sewer Service Areas** are holding areas that are located inside the Growth Boundary but have not been approved for a water and sewer category change. These areas should not be developed until areas already served by public water and sewer are built out.
6. **Rural and Agricultural Areas** contain significant natural and agricultural resources that are best suited for agricultural activity, forest preservation and very low-density residential development on well and septic.

All the 2019 development changes, including rezoning, development approvals, and new public facilities are reviewed by the Planning Department for consistency with Plan 2035, applicable area master plans, and pre-existing development. The Planning Board and/or the District Council also review these changes for consistency with adopted plans. The record of each case contains a specific consistency analysis.

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

In September 2017, Anne Arundel County started the process to update its comprehensive plan. The *2009 Anne Arundel County General Development Plan* is the County's current plan and it is consistent with the *2014 Plan Prince George's 2035 Approved General Plan* and other applicable 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 and Agricultural Areas, as designated by the general plan's Growth Policy Map. 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.

The Comprehensive Plan for the National Capital area was approved in 2006 and amended in 2011. It is comprised of two parts; the District Elements (prepared by the District of Columbia) and the Federal Elements (prepared by the National Capital Planning Commission, (NCPC)). The District's Comprehensive Plan constitutes the District Elements and is the long-term framework for the city as it establishes a vision of the future and includes goals, policies, and action items as well as two maps. Our focus is on the Federal Elements, which included a new Urban Design Element, which was updated and adopted by the NCPC on February 4, 2016. The Comprehensive Plan for the National Capital area is consistent with the Plan 2035. Historically, DC has been the largest employer in the area, and Prince George's County has focused most of its growth in areas surrounding the District. DC's comprehensive plan recognizes that the city is

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recently experiencing population and economic growth; reversing a negative trend that had persisted for decades. However, the city is projected to continuously make up a smaller share of population and economic growth within the larger metropolitan region. Areas near Metro stations in surrounding counties will continue to make up a larger share of that growth. The Plan 2035 designates three Downtowns, which are Regional Transit Districts where growth will be most concentrated, and each of them are based around Metro stations with access to DC.

The 2016 Montgomery County Subdivision Staging Policy, formerly called the Countywide Growth Policy, was approved by the Montgomery County Council on November 15, 2016. Montgomery County began work to update the policy plan in 2015. The 2016 Subdivision Staging Policy addresses how growth is managed. It looks beyond congestion relief and school capacity and focuses 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 Plan 2035. 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.

Plan Howard 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 Plan 2035 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.

The City of Laurel, which has its own planning and zoning authority, updated its Master Plan in July of 2016. The City of Laurel's Master Plan serves as a long-range guide, which will shape the form of new development and redevelopment in the city. The plan does not include any proposals that are inconsistent with the 2014 *Plan Prince George's 2035 Approved General Plan*.

South County

Charles County adopted its Comprehensive Plan on July 12, 2016. The updated plan is consistent with the Plan 2035 and relevant to master plans for southern Prince George's County. While the Charles County targeted growth area abuts areas of Prince George's County designated as Rural and Agricultural Areas or Established Communities in the Growth Policy Map of the general plan, this regional growth pattern is consistent with the state's vision, as identified in Plan Maryland.

The Calvert County Board of County Commissioners voted on August 6, 2019, to adopt the July 23, 2019, Draft of the Calvert County Comprehensive Plan with amendments. The plan replaces the Comprehensive Plan adopted in 2004 and as amended in 2010. This plan is consistent with the Plan Prince George's 2035 Approved General Plan. Both counties preserve and protect most of the land along the Patuxent River, which serves as the boundary between Prince George's and Calvert County.

The Calvert County Zoning Ordinance and Official Zoning Maps are under revision following the adoption of the Calvert County Comprehensive Plan. As required by the State Land Use Law, the ordinance must be consistent with the adopted comprehensive plan.

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Section IV: Plan Implementation and Development Process
(5-Year Mid-Cycle Review/5-Year Report)

- (A) Has your jurisdiction initiated a 5-Year Mid-Cycle comprehensive plan implementation review and submitted to Planning a 5-Year Report, as required under §1-207(c)(6) of the Land Use Article? Y ☐ N ☒

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) was approved in May 2014. As discussed in Plan 2035, a Five-Year Evaluation of the comprehensive plan was conducted in 2019. The Five-Year Evaluation analyzes the County's progress toward meeting the Plan 2035 vision and goals in five-year intervals. The evaluation will also provide insight into the implementation of the comprehensive plan's longer-range policies and strategies and will gauge their alignment with local, regional, and national demographic, socioeconomic, and environmental trends. Additionally, the Five-Year Evaluation will identify completed priority strategies, programs, and projects. The evaluation's findings may include minor plan amendments and modifications.

A Five-Year Mid-Cycle Review of Plan 2035 will be completed and submitted to the Maryland Department of Planning in 2020.

- (B) In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? Y ☒ N ☐

1. If no, go to (C).
2. If yes, what were those recommendations?

A comprehensive rewrite of the existing Zoning Ordinance and Subdivision Regulations for Prince George's County is currently underway. The rewrite began in January of 2014. During the 2019 Reporting Year, staff incorporated Council amendments into a consolidated draft and developed an implementation plan to prepare the County and pertinent stakeholders for the new Zoning Ordinance and Subdivision Regulations, which are expected to take effect at the end of 2020. The most significant 2019 element is the Countywide Sectional Map Amendment (CMA), or countywide technical rezoning, which is necessary to apply new zones to County property so the new codes can take effect. The CMA was initiated on July 23, 2019. In November 2019 three countywide regional meetings were held to inform residents and other property owners how the CMA will be developed and approved. Simultaneously, staff began implementation of a comprehensive outreach and education program for residents, businesses, municipalities, developers, agencies, elected officials, and Planning Department staff.

- (C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under §1-201 of the Land Use Article? Y ☐ N ☒

1. If no, go to *Section V: Measures and Indicators*.
2. If yes, what were those changes?

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Section V: Measures and Indicators

(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).

(A) In the **Total** column in Table 17, *New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in calendar year (2016).

(B) In the **PFA** column in Table 17, enter the total number of permits issued inside the Priority Funding Area (PFA).

(C) In the **Non-PFA** column in *Table 17*, enter the total number of permits issued outside the PFA.

NEW RESIDENTIAL PERMITS ISSUED IN 2019

There were over 2,000 residential permits issued in Prince George's County in 2019 and 64 percent were issued for properties located within the PFA as provided in Table 17. Thirty-six percent or 768 of the residential permits issued in 2019 were for properties located outside the PFA. In 2018, 2,055 residential permits were issued. There was an increase of 91 or 4 percent in residential permits issued in the County from 2018 to 2019.

Table 17: New Residential Permits Issued in 2019

Residential Permits	PFA	NON-PFA	Total
# New Residential Permits Issued	1,378	768	2,146

Source: Prince George's County Department of Permitting, Inspections and Enforcement and Prince George's County Planning Department, April 2019.

COMMERCIAL PERMITS ISSUED IN 2019

In 2019, there were 37 commercial permits issued in Prince George's County. Approximately 100 percent of commercial permits issued in the County in 2019 were located within the Priority Funding Area. In 2018, there were 48 commercial permits issued within the County. There was a 23 percent decrease in commercial permits issued between 2018 and 2019. Table 18 provides the total building square feet and total area approved in gross acres for the commercial permits issued in 2019.

Table 18: Commercial Permits Issued in 2019

Commercial Permits	Total
# Commercial Permits	37
Total Building Square Feet Approved (Gross)	1,165,497
Total Area (Gross Acres)	374

Source: Prince George's County Department of Permitting, Inspections and Enforcement and Prince George's County Planning Department, April 2019.

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Section VI: (Locally) Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

In 2019, 226.81 acres of agricultural land were preserved in Prince George's County using the Historic Agricultural Resource Preservation Program (HARPP). There was one purchase made in 2019 for 54.2 acres using a funding provided by Maryland Department of Natural Resources Rural Legacy Program. Under HARPP and the Rural Legacy Program, over 281 acres were permanently preserved.

Table 19 describes the specific acreages and purchase price for each parcel preserved with HARPP or Rural Legacy funding. None of the properties preserved are within the Priority Funding Area, but three are located within a Priority Preservation Area (PPA).

Table 19: Acres Preserved Through the Historic Agricultural Resource Preservation Program (HARPP) and Maryland Department of Natural Resources Rural Legacy Program in 2019

Program	Property	Tax Account Number	Within PFA	Within PPA	Easement Purchase Price	Total Acreage	Date Settled
HARPP	139.03	260299	No	No	\$649,161.81	139.03	4/4/2019
HARPP	47.79	252965	No	Yes	\$223,077.98	47.79	4/4/2019
HARPP	39.99	843318 843326	No	Yes	\$195,826.89	39.99	10/4/2019
Rural Legacy	54.2	266007	No	Yes	\$202,130.00	54.2	6/21/2019

Source: Prince George's County Soil Conservation District and Prince George's County Planning Department, February 2020.

Section VII: Local Land Use Percentage Goal

(A) Is all land within the boundaries of the jurisdiction in the PFA? Y ☐ N ☒

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal, under §1-208(2) of the Land Use Article, to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs.

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In 2019, there were 353,161 dwelling units within Prince George's County. Ninety-four percent of the County's dwelling units or 333,300 are within the PFA. Approximately six percent of the County's dwelling units are outside of the PFA.

A Local Land Use Percentage Goal will be provided as a part of the 2019 Annual Report following the completion and approval of the Zoning Ordinance and Subdivision Regulations Rewrite.

Table 20: Dwelling Units in Prince George's County in 2019

Dwelling Units in 2019	Dwelling Units in County
Total Dwelling Units	353,161
Dwelling Units in PFA	333,300
Dwelling Units Outside PFA	19,861
Percent DUs in PFA	94%
Dwelling Units Outside PFA	6%

Source: Prince George's County Planning Department, Information Management Division, April 2020.

The Dwelling Unit counts in Table 20 are estimates based primarily on assessment data from the Maryland State Department of Assessment and Taxation (SDAT) as of April 30, 2020 and filtered by the "YEAR_BUILT" < 2019. Prior to filtering, dwelling units are validated by several SDAT fields including valuation, land use fields, and square footage which, in turn, is further validated by LiDAR and planimetric data maintained by the M-NCPPC, Prince George's County Planning Department Information Management Division. Questionable data, where "YEAR_BUILT" is ambiguous and/or zero, is not used for this analysis as its inclusion does not significantly influence the outcome.

Section VIII: Development Capacity Analysis (DCA)

- (A) Has an updated DCA been submitted with your Annual Report or to Planning within the last three years?

(Note: A DCA is required at least once every 3-years and whenever there is a significant change in zoning or land use pattern. See §1-208(c)(iii) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update. Please contact your Regional Planner if you require assistance.)

Y ☒ N ☐

Yes, a Development Capacity Analysis was submitted in June of 2019 as part of the 2018 Annual Report, see Table 21 below.

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DEVELOPMENT CAPACITY ANALYSIS (DCA)

RESIDENTIAL DEVELOPMENT CAPACITY

Based on an analysis of existing zoning and development approvals, Prince George’s County has enough residential development capacity to meet the needs of forecasted growth. Utilizing the best available data, it was determined that approximately 71 percent of residential capacity in dwelling units exist inside the PFA and 29 percent exists outside of the PFA. There are over 42,000 residentially zoned acres with capacity in the County and 31 percent are located within a PFA. Approximately 69 percent are located outside PFA boundaries. Approximately 54 percent of the County’s 15,363 residential parcels and lots with development capacity are located within a PFA and 46 percent are outside of a PFA. These data are provided in Table 21 and based on existing zoning, environmental constraints, tax assessor data, and development activity as of 1/1/2019.

Table 21

Residential Development Capacity in Prince George's County 2018

Parcels & Lots w/ Residential Capacity	PFA	Non-PFA	Total
Residentially Zoned Acres w/ Capacity	12,168	29,769	41,937
Residential Parcels & Lots w/ Capacity	10,866	3,376	14,242
Residential Capacity (Units)	79,419	32,082	111,501

Sources: Information Management Division, Prince George’s County Planning Department, M-NCPPC, May 2019.

The methodology used to prepare the Residential Development Capacity in Prince George’s County is based on two sources: capacity from plans and capacity from existing zoning. They have different methods of calculation but are combined in the end to produce an overall estimate for the County.

The methodology used to calculate capacity from zoning is parcel-based and eliminates all flood plains (resulting in the “net” zoning area for each parcel). To account for inefficiencies (such as the effects of subdivision and zoning regulations, steep slopes, poor soils, the presence of regulated environmental features, etc.)-he current analysis uses the historic yield for each zoning type (updated annually) as a multiplier of the buildable lot area to determine the total number of units that can be built on any given parcel or lot. In addition, before a lot can be subdivided it must be at least 2.5 times the minimum lot size for zoning. This allows for additional access or other easements necessary for multiple lots. Finally, redevelopment is only allowed if the land value is at least double the improvements value on the property. Distributions of unit types are estimated from assumptions based on current zoning.

Where there are plans that have been approved by the County that are considered “vested” with development rights; capacity for those areas are calculated from the plans. These mostly consist of Preliminary Plans, Conceptual Site Plans, Comprehensive Design Plans, and Detailed Sites that typically, specify the number and type of residential (and commercial) units that are expected to be built. Where

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applicable, the geographies of those plans are delineated and used to determine number, type, and general location of dwelling units for overall capacity.

In both cases (overall capacity from zoning or overall capacity from plans), newly built/existing units are subtracted from the total to provide remaining development capacity, which are the numbers reported in Table 20.

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, then skip to *Section IX: Adequate Public Facility Ordinance (APFO) Restrictions*.

(Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your regional planner at Planning for more information.)

(B) If your DCA is not submitted this year, when was the last DCA submitted?

Identify Month and Year: June 2019

Section IX: Adequate Public Facility Ordinance (APFO) Restrictions
(Section IX is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs?

Y ☒ N ☐

3. If no, skip to Section X.
4. If yes, go to (B).

(B) Has your jurisdiction submitted a Bi-Annual APFO Report under §7-104 of the Land Use Article?

Y ☒ N ☐

1. If yes, skip to Section X.
2. If no, then please complete (C) through (I) below for each restriction.

(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. The last cycle included years 2014 and 2015 and the APFO report was due by July 1, 2016. APFO reports for 2018 and 2019 are due July 1, 2020)

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

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- (D) Where is each restriction located? (Identify on a map if possible.)
- (E) Describe the nature of what is causing each restriction.
- (F) What is the proposed resolution of each restriction (if available)?
- (G) What is the estimated date for the resolution of each restriction (if available)?
- (H) What is the resolution that lifted each restriction (if applicable)?
- (I) When was each restriction lifted (if applicable)?
- (J) Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?

Y ☐ N ☒

Comment: The 2019 Annual Report provides the APF Restrictions for 2018 and 2019. Responses to Section IX, Questions C –J are provided as follows.

ADEQUATE PUBLIC FACILITY ORDINANCE (APFO) RESTRICTIONS

The Adequate Public Facilities (APF) ordinance in Prince George's County was adopted in 1977. That ordinance was repealed in 1981 through Council Bill CB-48-1981, which replaced the regulations in their entirety. Since 1981, the APF regulations have been amended several times. Current APF regulations are located in the Subdivision Ordinance, Subtitle 24. APF is defined as existing public facilities or public facilities programmed to serve an area within which a subdivision or proposed subdivision is located, in meeting specified guidelines. Public facilities and services include, but are not limited to, schools, libraries, police facilities, fire and rescue facilities, water, sewerage, transportation facilities, trails, and recreation.

The purpose of this ordinance is to ensure that adequate public facilities are available, or will be available in the foreseeable future, to serve all proposed development. Determination of adequacy is made for public schools (non-charter), fire and rescue facilities, police facilities, public roads, public water, and sewer facilities. Applicants are responsible for submitting preliminary plans of subdivision for staff review, and a determination of adequacy by the Planning Board for approval.

APF FOR SCHOOLS, PUBLIC SAFETY FACILITIES AND WATER AND SEWER IN 2017 AND 2019

In 2018 and 2019, there were no APF restrictions that would prevent approved development from moving forward. The application of the County's APF Ordinance as it relates to public schools, fire facilities and

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police facilities, and water and sewer did not result in any restrictions on residential development in 2018 or 2019.

TRANSPORTATION APF: ROADS AND TRAILS

Several pieces of legislation were passed in Prince George’s County during 2012 that are intended to provide needed facilities for bicycles and pedestrians and ensure that complete streets are provided as new roads or road improvements are made. CB-2-2012 requires the evaluation and provision of adequate bicycle and pedestrian facilities within designated Centers and Corridors at the time of subdivision with the goal of providing needed pedestrian facilities as development occurs. By focusing on Centers and Corridors the intent is that the necessary facilities will be provided where they are most needed around transit, activity centers, and other pedestrian destinations. The Complete Streets element of the Master Plan of Transportation (MPOT) and the requirements of CB-2-2012 will also help to facilitate the construction of the types of facilities needed for children to walk safely to the neighborhood schools.

Pursuant to CB-2-2012, in May 2013 the Planning Board adopted the Transportation Review Guidelines – Part 2. These guidelines outline how the Planning Board will determine bicycle and pedestrian adequacy for new subdivisions within Centers and Corridors and how needed off-site improvements will be required. It also includes an extensive amount of information on Complete Street design treatments that can be incorporated into new development to ensure that school children and other residents and visitors can safely and conveniently walk to schools, parks, and other local activity centers.

In 2018, the Prince George’s County Planning Board acted on nine cases where the applicant was required to make off-site bicycle, pedestrian, and transit improvements pursuant to Section 24.124.01 (the bicycle and pedestrian adequacy requirements). Table 22 provides a list of all the cases that were subject to the adequacy requirements in 2018 and a summary of the specific improvements required. All nine properties were located inside the Priority Funding Area.

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Table 22: Bicycle and Pedestrian APF Improvements Required in 2018

#	Case Name	Case Number	Location of APF Improvements	Type of Facility Required	Proposed Resolution
1	Boulevard at Capital Centre	4-17023	Largo Town Center – Lottsford Road, Medical Center Drive	ADA improvements, bus shelters, bikeshare stations	Condition 18 required 1) two bus shelter, 2) ADA improvements at Medical Center Drive and Harry S. Truman intersection, 3) ADA improvements at Medical Center Drive and Capital Centre Boulevard intersection, 4) ADA improvements at Medical Center Drive and Largo Center Drive, 5) crosswalk at Lottsford Road and McCormick Drive, and 6) two bikeshare stations. For later phases, Condition 19 required 1) construction of Central Avenue Connector Trail along Medical Center Drive and Brightseat Road and 2) resurfacing and/or restriping of county roads within .5 mile of site.
2	Parkside	4-16001	Westphalia Town Center and Central Park	Trail amenities, wayfinding, and safety improvements for Melwood Legacy Trail	Condition 33 required off-site trail improvements and amenities along the Melwood Legacy Trail, with an exhibit at the time of DSP specifying the location, limits, and details of the improvements. Trail amenities and at-grade crossing improvements will be provided.
3	Hillel	4-17038	Yale Avenue, approximately 260 north of College Avenue	Bicycle signage	Condition 7 required off-site sidewalks construction along Princeton Avenue. An existing gap in the sidewalk network will be completed.
4	1 Salon Studios	4-17015	South side of MD 193 just west of Eastgate Shopping Center	Bicycle signage	Off-site sidewalk construction was required along MD 193 that will connect the subject site with the Eastgate Shopping Center.
5	Fallen Oaks	4-16026	Dyson Road in the Brandywine Town Center	Sidewalk construction along Dyson Road	Condition 7 required sidewalk construction along Dyson Road. The sidewalk will improve access to surrounding communities and to the planned M-NCPPC recreation center.
6	Behnke Property	4-17032	East side of US 1 in Beltsville	Bicycle signs, pedestrian safety signage, crosswalk improvements and ADA improvements at Metro	Pending. Sidewalk retrofits along several roads are listed as options by DPW&T.

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#	Case Name	Case Number	Location of APF Improvements	Type of Facility Required	Proposed Resolution
				Station access road.	
7	Forestville Center	4-14020	North side of MD 214 west of the Capital Beltway	Sidewalk, crosswalk, and ADA ramp installation.	Pending. Sidewalk construction is recommended along Marlboro Pike and crosswalk/ADA ramp installation is recommended at the Orleans Avenue intersection.
8	5936 Old Central Avenue	4-13032	North side of Old Central Avenue west of Chambers Avenue	Bicycle signage	Condition 5 requires “Share the Road” assemblies installed along Chambers Avenue and Capitol Heights Boulevard.
9	Suitland Town Center	4-15005	North side of Suitland Road west of MD 458	ADA enhancements, crosswalk improvements, bicycle signage and bike lane striping, and sidewalk installation.	Condition 14 requires the following off-site improvements: 1) Curb ramp, crosswalk and sidewalk installation at Lacy and Lewis Avenue, 2) curb ramp and crosswalk installation at the intersection of Homer and Porter Avenues and sidewalk installation along the north and south sides of Homer Avenue, 3) curb ramps and crosswalks at the intersection of Huron and Porter Avenue and sidewalk installation on the north and south sides of Huron Avenue, 4) replace pavement markings and the brick pavement crosswalks at the intersection of Suitland and Silver Hill Roads, 5) bicycle lane installation along Huron Avenue, 6) share the road signage along Homer Avenue, and 7) high visibility crosswalk and rectangular rapid flashing beacon along Suitland Road.

In 2019, the Prince George’s County Planning Board acted on 13 cases where applicants were required to make bicycle and pedestrian improvements as a condition of approval. Table 23 provides the bicycle and pedestrian improvements that were required as a condition of approval in 2019.

Table 23: Transportation - Bicycle and Pedestrian APF Improvements Required in 2019

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Project Name		Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution Required in 2019
1	Armory Apartments	4-17008	Farragut Street, Along Trolley Trail OR Baltimore Avenue (US 1) and Hamilton Street, Baltimore Avenue west side at building entrance), Renaissance Square Artist Housing	Signage, bike share station, bike repair station OR Crosswalk, pedestrian crossing signal, bus shelter	The applicant's heirs, successors, and/or assignees shall choose Option A or B for bicycle and pedestrian impact statement improvements. One trolley trail marker (at Farragut Street), unless modified by the Prince George's County Department of Parks and Recreation. Purchase, installation, and maintenance for one year of a bike share station, unless modified by the Prince George's County Department of Public Works and Transportation. A bicycle repair station (along the Trolley Trail), unless modified by the Prince George's County Department of Parks and Recreation. OR Striping of two crosswalks across US 1 on the north and south sides of the northern leg of Hamilton Street, and the rebuilding of the crosswalk along the eastern side of the northern leg of Hamilton Street. This crosswalk installation and reconstruction will include the installation of pedestrian crossing signals and construction of pedestrian ramps, as needed, unless modified by the Maryland State Highway Administration. A bus shelter unless modified by the Prince George's County Department of Public Works and Transportation. A bus shelter unless modified by the Prince George's County Department of Public Works and Transportation.
2	Mount Rainer Overlook	4-18003	Newton Street	Crosswalk, pedestrian ramp	Provide the striped crosswalk across Newton Street and upgraded pedestrian ramp.
3	Glenn Dale Commons Phase 2	4-18012	Mission Drive, MD 193 (Greenbelt Road)	Bus stop	Relocate the bus stop and provide a shelter along Mission Drive, in coordination with the Prince George's County Department of Public Works and Transportation, Office of Transit. Provide a bus landing and knee walls at the bus stop closer to MD 193 (Greenbelt Road),

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Project Name		Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution Required in 2019
					along Mission Drive, in coordination with the Prince George's County Department of Public Works and Transportation, Office of Transit.
4	Forestville Center	4-16029	Marlboro Pike, Orleans Avenue	Sidewalk and ADA compliant crosswalk	A five-foot wide sidewalk along the south side of Marlboro Pike from the subject site to the intersection with Orleans Avenue. A high-visibility crosswalk across Orleans Avenue. Americans with Disabilities Act compliant ramps for the crosswalk at Orleans Avenue.
5	Woodmore Overlook Commercial	4-18007	MD 202 Landover Road, Grand Way Boulevard, Ruby Lockart Boulevard	Bicycle and pedestrian pathways	An eight-foot-wide, shared-use side path, or wide sidewalk along the site's entire frontage of MD 202 (Landover Road), unless modified by the Maryland State Highway Administration. Standard sidewalks along both sides of Grand Way Boulevard, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement and/or the Prince George's County Department of Public Works and Transportation. An eight-foot-wide sidewalk along the subject site's entire frontage of Ruby Lockhart Boulevard, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement and/or the Prince George's County Department of Public Works and Transportation.
6	Tinker's Preserve	4-17033	Rosecrans Drive	Sidewalk	An off-site, five-foot-wide concrete sidewalk along both sides of Rosecrans Drive from the subject site to Tarquin Avenue, as illustrated on the bicycle and pedestrian impact statement improvements exhibit
7	Fallen Oak Townhomes	4-18033	Dyson Road	Sidewalk and crosswalk	Construct the off-site sidewalk along Dyson Road as shown on the bicycle and pedestrian impact statement exhibit. Costs for the off-site improvement are subject to the \$13,200 cost cap specified in Section 24-124.01(c) of the Subdivision

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Project Name		Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution Required in 2019
					Regulations. Construct a pedestrian crosswalk crossing the east leg of Dyson Road at Mattawoman Drive.
8	Branch Avenue MXT	4-18028	Brandywine Road	Bus shelters	Two bus shelters along Bus Route 36 on Brandywine Road, as shown on the bicycle pedestrian impact statement exhibit
9	The Enclave at Brandywine	4-18017	Internal roads, General Lafayette Boulevard	Sidewalk	Standard sidewalks along both sides of all internal roads, unless modified by Prince George's County Department of Public Works and Transportation/Prince George's County Department of Permitting, Inspections and Enforcement. A standard sidewalk and associated curb ramps along the westside of General Lafayette Boulevard from the site's northern property line to Chadds Ford Drive, as shown on the bicycle and pedestrian impact statement exhibit.
10	Greenbelt Metro	4-19010	Cherrywood Lane, Subject site	Sidewalk, Bikeshare facilities	A minimum 5-foot sidewalk along the subject site's entire frontage of Cherrywood Lane, unless modified by the City of Greenbelt. Retain the existing bike lane along Cherrywood Lane, during the implementation of road frontage improvements, unless modified by the City of Greenbelt. One bikeshare docking station on the subject site to enable this form of transportation to be used by residents and visitors at the subject site. The vendor of the bikeshare must be approved by the Prince George's County Department of Public Works and Transportation (DPW&T). The final location of this docking station will be selected by the County and the applicant, based upon the requirements of the bikes haring system, and in a highly visible, convenient, and well-lit location on the subject site. The location requires at least four hours of solar exposure per day year-round. In the event an appropriate location cannot be located

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Project Name		Case #	Location of Bicycle and Pedestrian Improvement	Type of Facility Required	Proposed Resolution Required in 2019
					on-site that meets bikeshare siting criteria, DPW&T will select another off-site location for the station based upon the requirements of the bike sharing system in the County, as close as possible to the subject site. Installation of one bus shelter at a location serving the subject site and complying with the requirements of Section 24-124.01.
11	Knox Road Development	4-19028	US 1 Baltimore Avenue	Sidewalk, staircase	The monumental staircase and associated off-site improvements as outlined on the bicycle and pedestrian impact statement exhibit. These improvements shall include, but not be limited to, the monumental staircase, bicycle trough, railings, associated concrete work, and an ADA-compliant sidewalk from the staircase to US 1 (Baltimore Avenue), along Lehigh Road
12	Dewey East	4-19033	Adelphi Road, Toldeo Road	Sidewalk, ADA compliant ramps	Construct a 5-foot-wide, Americans with Disabilities Act-compliant sidewalk within the public right-of-way, along the western side of Adelphi Road, as shown on the off-site bicycle pedestrian impact statement improvements exhibit, subject to the cost cap in subsection (c). Improve the pedestrian facilities at the Toledo Road and Adelphi Road intersection with crosswalk restriping and upgrades to the ADA ramps and push buttons where necessary.
13	Beech Tree C-S-C Parcel	4-09041	Moore's Plains Boulevard at Effie Bowie Drive and Effie Bowie Drive at High Street, Leeland Road	Crosswalks, sidepath	Provide striped or decorative crosswalks, within the right-of-way, at all approaches to both traffic circles (Moore's Plains Boulevard at Effie Bowie Drive and Effie Bowie Drive at High Street). Construct an eight-foot-wide sidepath, within the right-of-way, along the subject property's frontage of Leeland Road west of High Street.

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In 2018, there were 9 cases where applicants were required to make road improvements as a condition of approval as provided in Table 24.

Table 24: Transportation - Road APF Improvements Required in 2018

#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
1	JDA-9604 Baltimore Ave	4-17042	Preliminary Plan of Subdivision	US 1	Transportation Facility	Condition imposed on 7/28/2018 denying vehicular access along US 1 (Baltimore Avenue).
2	Woodmore Overlook	4-16019	Preliminary Plan of Subdivision	Lottsford Road and Ruby Lockhart Boulevard and Palmetto Drive	Transportation Facility	Condition imposed on 2/15/2018 if signalization or other traffic control improvements are deemed warranted at Lottsford Road and Ruby Lockhart Boulevard/Palmetto Drive they shall be installed. Installation shall also include restriping and/or minor widening of the northbound Palmetto Drive approach to provide two approach lanes to intersection. Condition imposed on 2/15/2018 requiring that if a signal or other traffic control improvements are installed the installation shall also include restriping and/or minor widening of the northbound Palmetto Drive approach to provide two approach lanes to intersection.
3	Fairview Center	4-16037	Preliminary Plan of Subdivision	Whitfield Chapel Road between MD 450 (Annapolis Road) and the entrance of the Del Vista Apartments Whitfield Chapel Road from Fairview Avenue/Volta Street to MD 704	Transportation Facility Transportation Facility	Condition imposed on 9/13/2018 requiring minor geometric and re-striping changes along Whitfield Chapel Road, between MD 450 (Annapolis Road) and the entrance of the Del Vista Apartments, to create an additional northbound lane. Condition imposed on 9/13/2018 requiring minor geometric and re-striping changes along Whitfield Chapel Road from Fairview Avenue/Volta Street to MD 704

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				(Martin Luther King Jr. Highway) MD 704 and I-95/I-495	Transportation Facility	(Martin Luther King Jr. Highway) to allow a reversible center turn lane. Condition imposed on 9/13/2018 approving one direct access onto MD 704 but denying access along all remaining frontage of MD 704 and the entirety of frontage along I-95/495 (Capital Beltway).
4	Addison Row	4-16040	Preliminary Plan of Subdivision	North of the intersection of Addison Road and North Englewood Drive	Transportation Facility	Condition imposed on 3/29/2018 denying access along the street frontage for Parcel 4.
5	Locust Hill	4-06075	Preliminary Plan of Subdivision	Leeland Road	Transportation Facility	Condition imposed on 3/8/2018 to requiring construction on Leeland Road-Oak Grove Road to provide a minimum of 2 lanes of the ultimate 4-lane master plan alignment between US 301 and MD 193. Condition imposed on 3/8/2018 requiring an installation of a signal if deemed warranted or providing an alternate improvement if deemed necessary at Leeland Road and Safeway access, Leeland Road and Site Access B, and Leeland Road and site access A.
				Oak Grove Road and Whistling Duck Drive MD 193/Oak Grove Road MD 202/MD 193	Transportation Facility Transportation Facility Transportation Facility	Road and Safeway access, Leeland Road and Site access B, and Leeland Road and site access A. Condition imposed on 3/8/2018 requiring an installation of a signal if deemed warranted or providing an alternate improvement if deemed necessary at Oak Grove Road and Whistling Duck Drive. Condition imposed on 3/8/2018 requiring an exclusive right turn lane at the westbound approach.

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				Church Road and Oak Grove Road	Transportation Facility	Condition imposed on 3/8/2018 requiring a left turn, a shared left/through lane, and a right turn lane on the southbound MD 193 approach; a second left turn on the eastbound MD 202 (towards Upper Marlboro) approach; and two receiving lanes on the eastern leg of the intersection to receive the double left turns from eastbound MD 202. Condition imposed on 3/8/2018 requiring the installation of a signal or other traffic control improvements if deemed warranted.
6	Boulevard at the Capital Centre	4-17023	Preliminary Plan of Subdivision	1-95/1-495	Transportation Facility	Condition imposed on 5/4/2018 denying direct access to 1-95/1-495.
				Medical Center Drive	Transportation Facility	Condition imposed on 5/10/2018 limiting access on Medical Center Drive to one vehicular driveway.
				Harry S. Truman Drive	Transportation Facility	Condition imposed on 5/10/2018 limiting access on Harry S. Truman Drive to five vehicular driveway locations.
				Medical Center Drive and Harry S. Truman Drive	Transportation Facility	Condition imposed on 5/10/2018 requiring a second northbound left-turn lane along Harry S. Truman Drive. Condition imposed on 5/10/2018 requiring a shared through-right lane on eastbound Medical Center Drive.
				Medical Center Drive and Shoppers Way	Transportation Facility	Condition imposed on 5/10/2018 requiring a second left-turn lane on the northbound approach. Condition imposed on 5/10/2018 requiring a third through-turn lane on westbound Medical Center Drive.

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
				Medical Center Drive and 1-95/1-495 Northbound Ramp	Transportation Facility	<p>Condition imposed on 5/10/2018 requiring a second left-turn lane on westbound Medical Center Drive.</p> <p>Condition imposed on 5/10/2018 requiring a third through lane on eastbound Medical Center Drive from the diverging diamond interchange to Shoppers Way.</p> <p>Condition imposed on 5/10/2018 requiring a third through lane along westbound Medical Center Drive.</p> <p>Condition imposed on 5/10/2018 requiring a free right-turn lane on the westbound Medical Center Drive.</p> <p>Condition imposed on 5/10/2018 requiring a third through lane along eastbound Medical Center Drive.</p> <p>Condition imposed on 5/10/2018 requiring a separate left-turn lane on eastbound Medical Center Drive.</p>
				Medical Center Drive and 1-95/1-495 Southbound Ramp	Transportation Facility	<p>Condition imposed on 5/10/2018 requiring a second left-turn lane on the southbound approach.</p> <p>Condition imposed on 5/10/2018 requiring a third through lane along eastbound Medical Center Drive.</p> <p>Condition imposed on 5/10/2018 requiring a third through lane along westbound Medical Center Drive.</p>
7	Traditions at Beechfield	4-17018	Preliminary Plan of Subdivision (PPS)	MD 193 and Chantilly Lane	Transportation Facility	Condition imposed on 3/8/2018 requiring the installation of a signal or other traffic control improvements on MD193/Chantilly Lane if deemed warranted.

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
8	Parkside Sections 5 & 6	4-160001	Preliminary Plan of Subdivision	Approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue).	Transportation Facility	Condition imposed on 10/11/2018 requiring all intersections along the major collector facilities to include exclusive left-turn lanes, where appropriate. Unless the intersection will be a roundabout, plans must show left-turn lanes, unless specifically waived by the Prince George's County Department of Public Works and Transportation.
9	Walker Mill Residential	4-17024	Preliminary Plan of Subdivision	Southeast of the intersection of Walker Mill Road and Marlboro Pike	Transportation Facility	Condition requiring that driveways to each proposed lot shall be designed and constructed with a turnaround capability.

In 2019, there were 6 projects where applicants were required to make road improvements as a condition of approval as provided in Table 25.

Table 25: Transportation - Road APF Improvements Required in 2019

#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
1	Southlake	4-17027	Preliminary Plan of Subdivision	Old Central Avenue at Site Access, US 301 at Old Central Avenue, MD 214 at Old Central Avenue, MD 214 at Church Road, US 301 at Trade Zone Avenue	Transportation Facility	Three potential signals if determined necessary by traffic studies. The restriping of the westbound right-turn lane along MD 214 to operate as a shared through/right-turn lane. The restriping of the northbound approach of Church Road to operate as one exclusive left-turn lane, one exclusive through lane, and one exclusive right-turn lane, along with any signal modifications to reflect the change in lane use. Construct a third eastbound left-turn lane along Trade Zone Avenue onto northbound US 301. Construct a third receiving

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
						lane along northbound US 301 with the appropriate length to be determined by the operating agency.
2	NSR Properties	4-18013	Preliminary Plan of Subdivision	Belcrest Road	Transportation Facility	Restriping of the crosswalk and installation of appropriate signs along Belcrest Road at the intersection with the Metrorail entrance.
3			Preliminary Plan of Subdivision		Transportation Facility	
4	Woodmore Overlook Commercial	4-18007	Preliminary Plan of Subdivision	MD 202 at Lottsford Road, Lottsford Road at Campus Way North, I-310 Grandway Boulevard	Transportation Facility	Convert the existing eastbound right-turn lane to a shared through/right-turn lane. Provide a second, southbound, left-turn. Construct the entire roadway between MD 202 and Ruby Lockhart Boulevard within the dedicated right-of-way to County standards lane along Campus Way.
5	Park Place	4-18029	Preliminary Plan of Subdivision	Konterra Drive and Muirkirk Road	Transportation Facility	Add a second southbound left turn lane at the intersection. Modify the westbound center lane to provide a shared left-through-right turn lane.
6	Beech Tree C-S-C Parcel	4-09041	Preliminary Plan of Subdivision	Leeland Road/Moores Plains Boulevard, Oak Grove Road/Church Road, Oak Grove Road/MD 193, Leeland Road	Transportation Facility	Widen the existing one-lane roundabout to provide two travel lanes. On the southbound (MD 193) leg of the roundabout, provide a through lane and a shared through and left turn lane. On the northbound (MD 193) leg of the roundabout, provide a through lane and a shared through and right turn lane. On the westbound (Oak Grove Road) leg of the roundabout, provide a left turn lane and a shared right and left turn lane. Widen the Leeland Road culvert located at Eastern branch, approximately 3,000 feet west of US 301 to provide two continuous travel lanes along

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#	Case Name	Case Number	Case Type	Location of the Improvement	Type of Infrastructure Affected	Proposed Resolution
						Leeland Road between Moores Plains Boulevard and MD 193.

Section X: Submitting Annual Reports and Technical Assistance

- (A) Annual Reports may be submitted via email to david.dahlstrom@maryland.gov or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should also indicate a point of contact(s) if there are technical questions about your Annual Report. Before emailing the Annual Report please ensure the following:

1. Was this Annual Report approved by the planning commission/board? Y ☒ N ☐
2. Was this Annual Report filed with the local legislative body? Y ☒ N ☐
3. Does the cover letter:
 - a. Acknowledge that the planning commission/board has approved the Annual Report. Y ☒ N ☐
 - b. Acknowledge that the Annual Report has been filed with the local legislative body? Y ☒ N ☐
 - c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under under §1-206(a)(2) of the Land Use Article? Y ☒ N ☐
(See Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml for a list having completed the course.)

Planning Board Chairman Elizabeth M. Hewlett, Vice-Chairman Dorothy F. Bailey, Commissioner A. Shuanise Washington, Commissioner William M. Doerner, and Commissioner Manuel R. Geraldo have completed the Planning Commission Educational Training Course offered by the Maryland Department of Planning pursuant to the Smart Green & Growing Act of 2009.

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d. Indicate a point of contact(s)?

Y ☒ N ☐

Ted Kowaluk, Project Manager for the 2019 Annual Report, is the point of contact. Ted can be reached by phone at (301) 952-3209 or via email at ted.kowaluk@ppd.mncppc.org.

- (C) You may wish to send an additional copy of your Annual Report directly to your Maryland Department of Planning Regional Office via email or hardcopy.
- (D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml
- (E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml
- (F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.