

Subregion 5 Listening Session



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department



Councilmanic District 9



The Honorable Sydney J. Harrison
Vice-Chair, Prince George's County Council
Council Member, District 9



Chairman Barnes



Darryl Barnes
Prince George's County Planning Board Chairman



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Agenda

01

Welcome & Introductions

02

Subregion 5 Overview

03

Next Steps

04

Community Input Stations



Purpose



Review

The plan area and
existing
Master Plan
recommendations



Understand

The planning process
here



Engage

With interactive
stations to capture
vision, goals, and
priorities for this
area



2013 Approved Subregion 5

MASTER PLAN

SUBREGION 5

Approved Master Plan
and Sectional Map Amendment

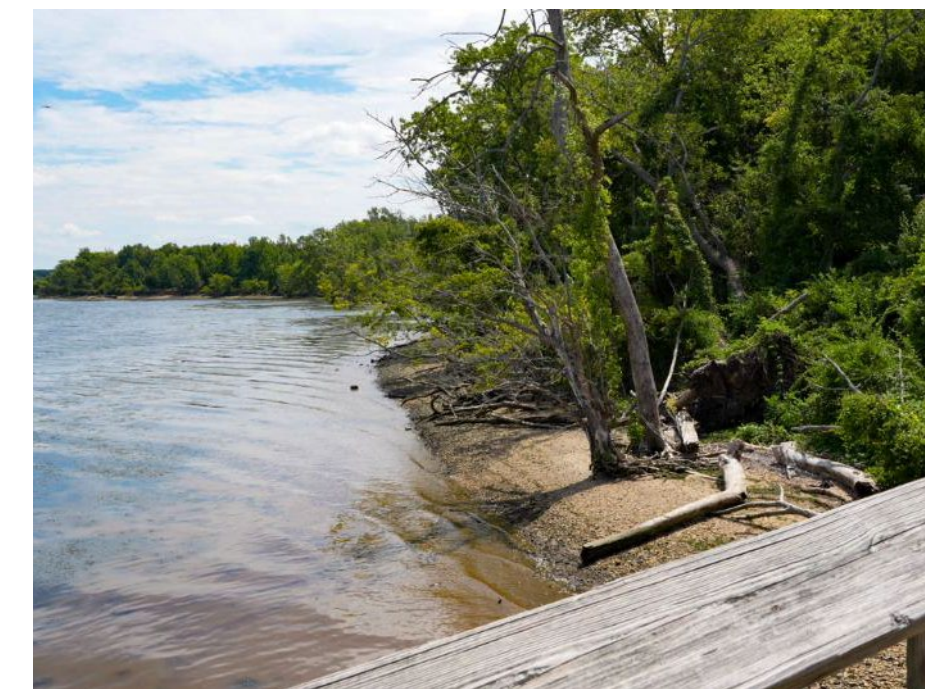
July 2013*

Accokeek
Brandywine
Clinton
Piscataway
Tippett



*Includes zoning approved by judicial decree or administrative correction between 2013-2016.

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
www.mncppc.org/pgco



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Subregion 5

- Established Communities
 - Accokeek, Clinton, Tippet, and Brandywine
- Brandywine as a Plan 2035 Local Center
- State Roads: MD 5, MD 210, MD 373, MD 4,
- US 301



Subregion 5 (2013)
2024 Imagery

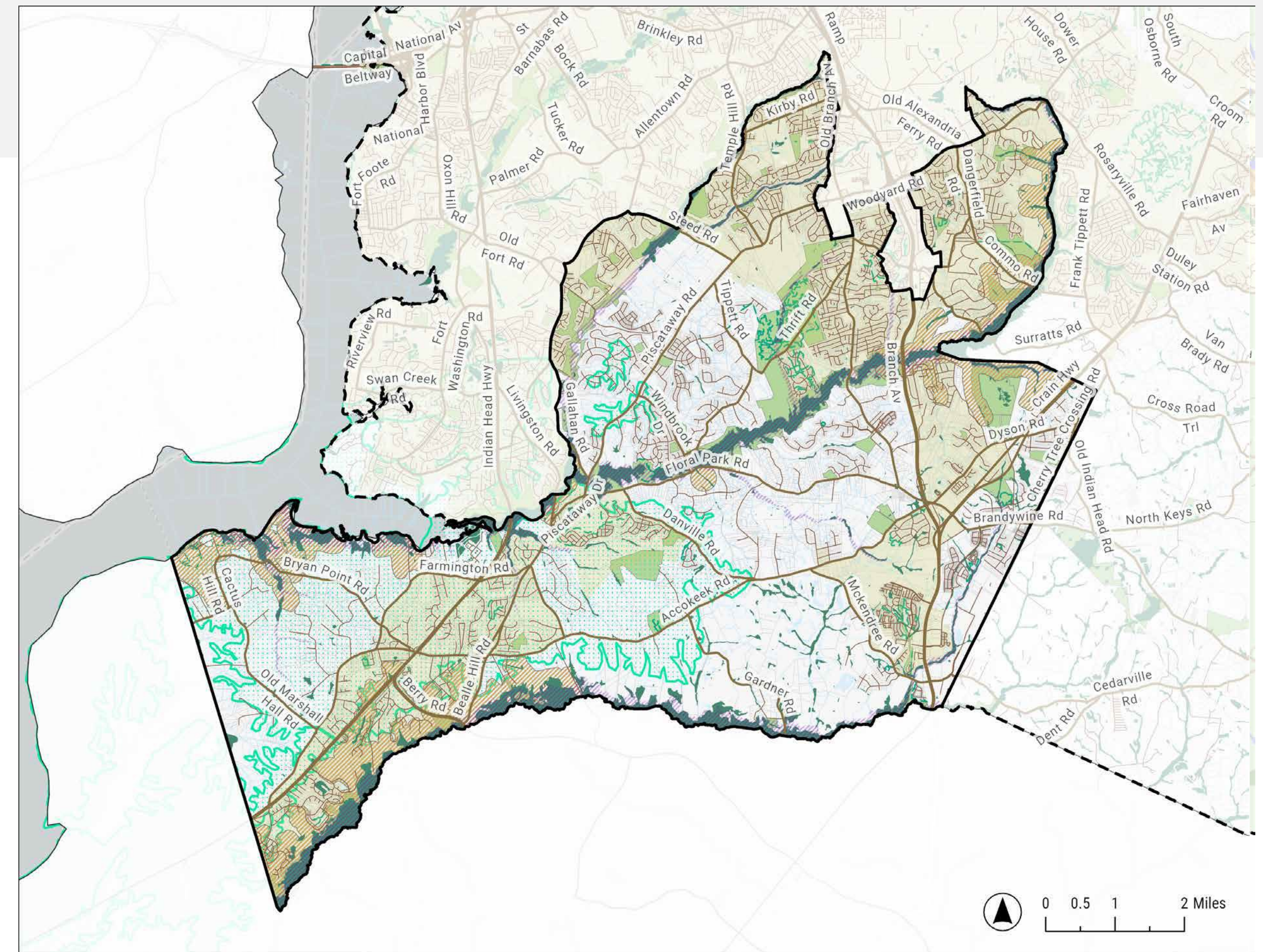
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Prince George's County
Planning Department
Job #4605



Subregion 5

- Existing and Future Land Use
- Mobility – How do people move around Subregion 5?
- Environment – What are the open space and environmental assets and constraints?



Vision from 2013 Master Plan



Accokeek

Predominantly rural with community-oriented commercial development, new residential development that blends in, Livingston Road as the heart of Accokeek



Brandywine

Large, mixed-use community in the MD 5/ US 301 corridor. Variety of housing choices, and opportunities to dine, shop, and be entertained. MD 381 as traditional “Main Street”



Clinton/Tippett

New development increases opportunities for employment, shopping, and recreation. JBA stimulating economy. Commercial centers & adequate transportation networks



Plan Elements, What to be thinking about

- Land Use
- Environment
- Transportation
- Public Facilities
- Economic Development
- Historic Preservation





PLANNING...

- Is fact-based
- Seeks consensus among competing goals
- Balances immediate and long-term goals
- Is often long-term (20-25 years)
- Incorporates best planning practices and principles



What Planning Can Do & Can Not Do



Can Do

- Contain strategies to attract and retain a variety of businesses
- Contain strategies that may make the area more attractive for investment
- Recommend zoning changes



Can Not Do

- Bring a specific business to an area
- Raise or lower property taxes
- Lead to specific projects being funded or constructed by implementing agencies



What is a Minor Plan Amendment



SOURCE: M-NCPPC



A revision to an existing master or sector plan

- Small in geographic area
- Targeted in scope
- Addresses specific public planning objectives
- Corrects text and/or map errors or inconsistencies



May be paired with a Sectional Map Amendment

- Necessary to implement the zoning recommendations for the plan, as amended

WHAT IS ZONING?

The law (Subtitle 27) that determines:

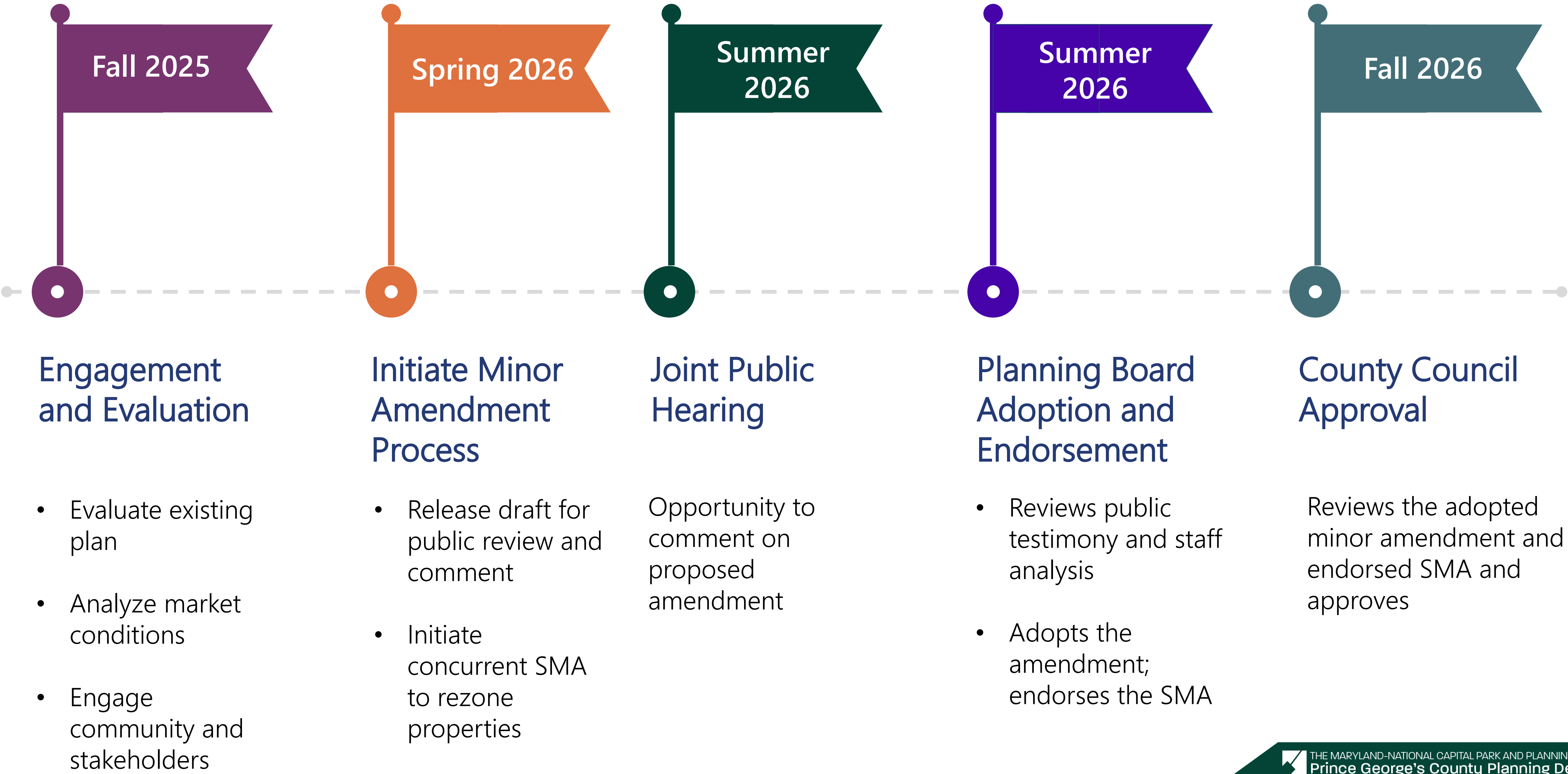
WHAT can be built

WHERE we can build it

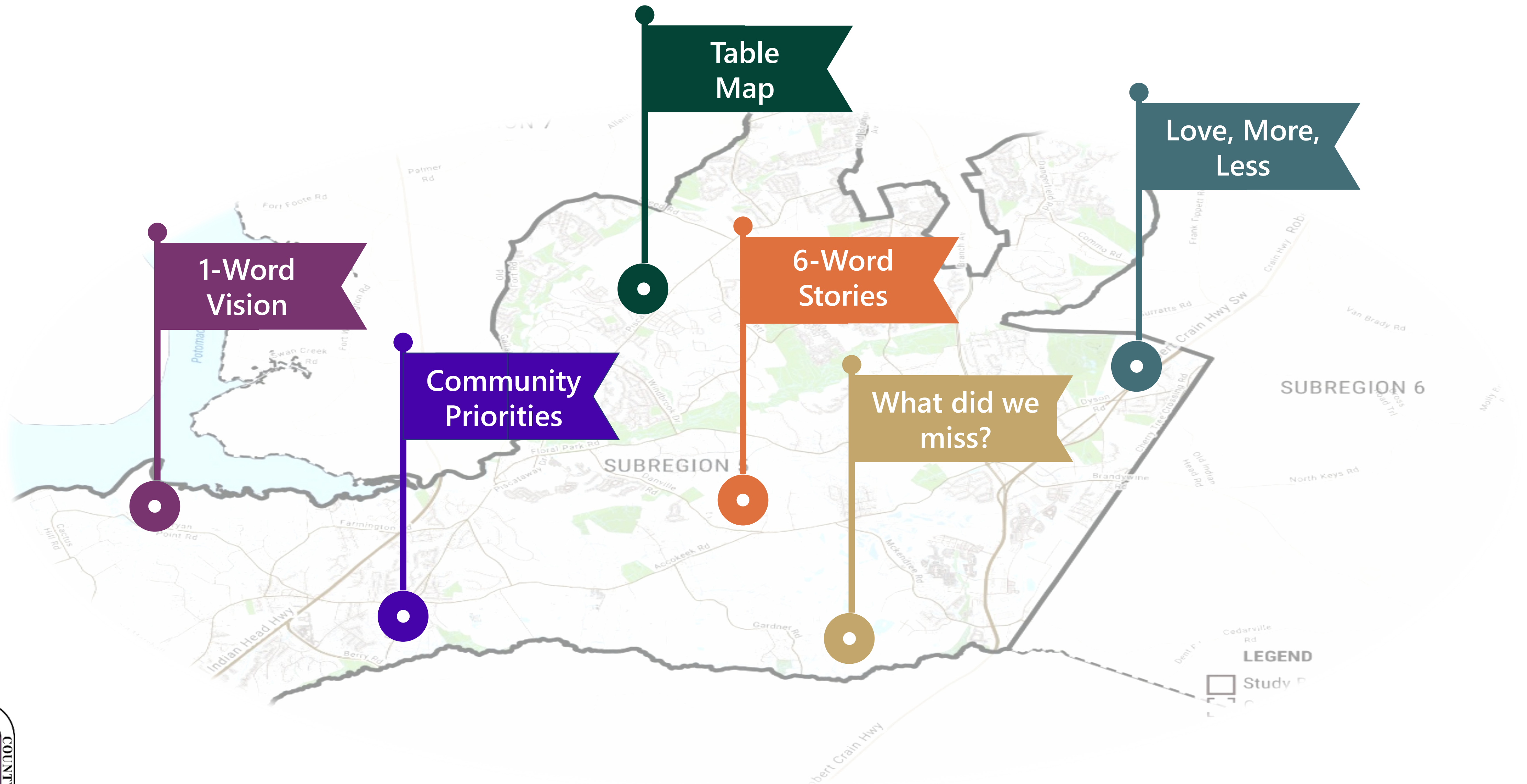
HOW it is built



Minor Plan Amendment Process



Listening Session Activity Stations



Contact us



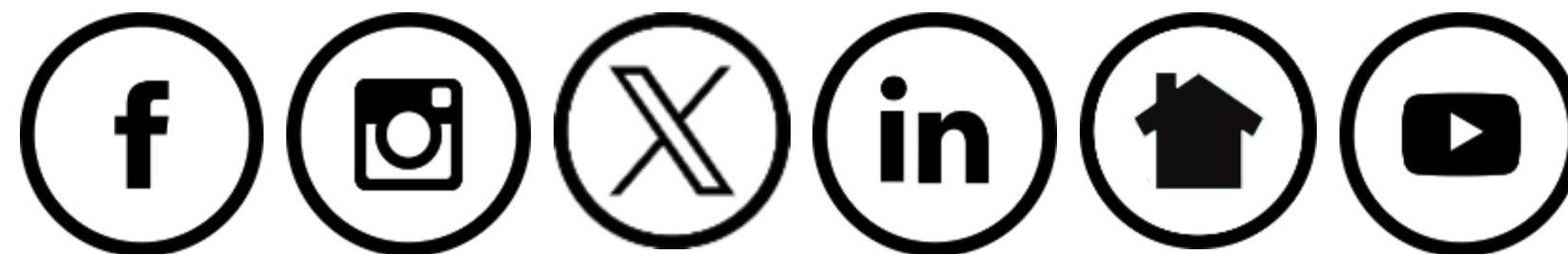
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View the Project Webpage Here



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