

TONY FELTS &
ADAM DODGSHON

Plan 2035 Implementation Package

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

Planning Housing & Economic Development Committee
January 18, 2024





Goal 1: Increase the number of people who live and work in the County



Goal 2: Increase commercial tax collections by \$100M



Goal 3: Increase population by 50,000 and density in TOD areas and other local growth centers to promote a mix of incomes, housing options, amenities and job growth



Goal 4: Preserve housing affordability & diversify the County's housing stock



Goal 5: Increase the amount of healthy food retail square footage in Low Income, Low Access areas by 10,000 SF



Goal 6: Increase areas in the County with identifiable character & sense of place

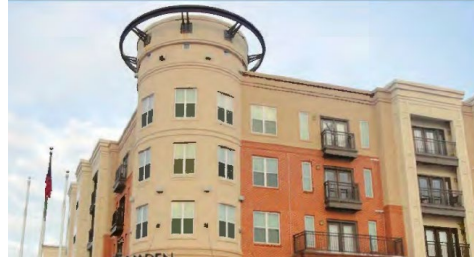
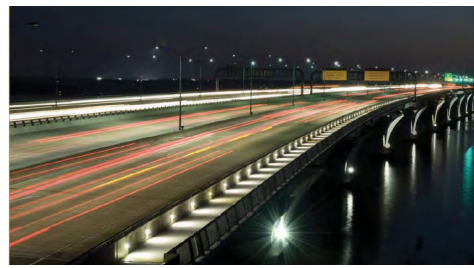


PRINCE GEORGE'S COUNTY 2024 ECONOMIC DEVELOPMENT PRIORITIES



From Angie Rodgers presentation
to County Council Retreat
1/9/2024

»» Plan 2035 sets the County's vision and growth policy.



»» **The County Council, in adopting Plan 2035, approved a fundamental shift in the County's development pattern away from auto-dependent suburban sprawl and toward pedestrian and transit friendly mixed-use centers.**



\$16.00

PLAN 2035

Prince George's

Approved General Plan
May 6, 2014



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



Plan 2035 Growth Policy – Established 2014

» 50% –

Regional Transit Districts

» 25% –

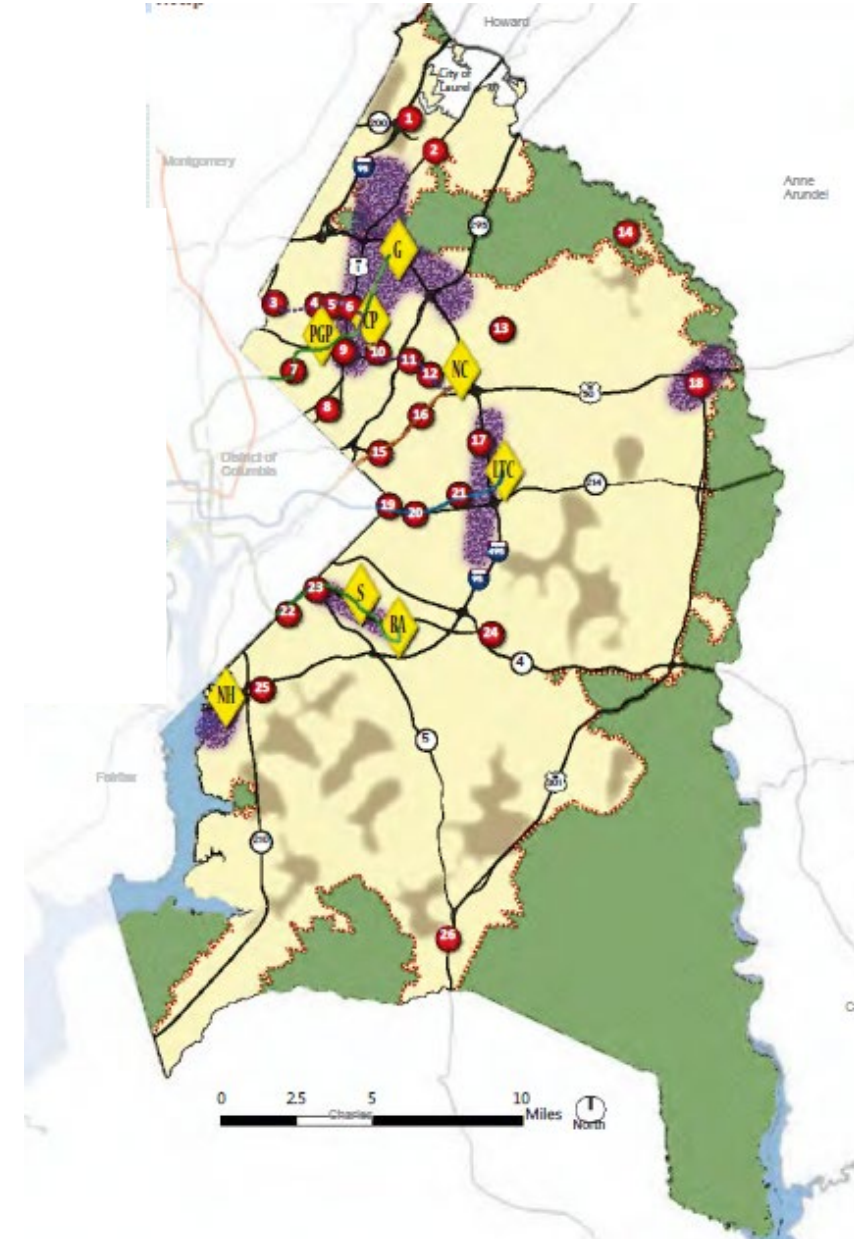
Local Centers

» 24% –

Established Communities

» 1% –

Rural and Agricultural Areas



50% >> 12.2%

Regional Transit Districts

25% >> 16.7%

Local Centers

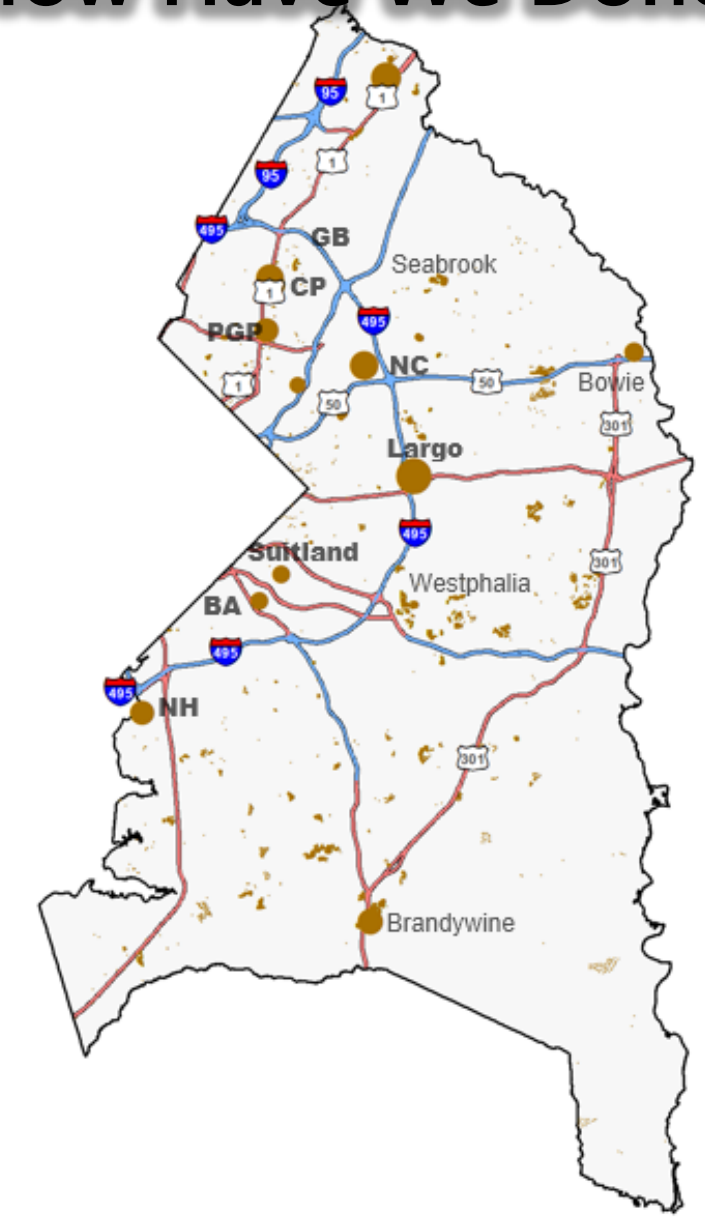
24% >> 69.9%

Established Communities

1% >> 1%

Rural and Agricultural Areas

How Have We Done?



Source: M-NCPCC, Maryland SDAT



20.9%

50%

Regional Transit Districts



29.1%

25%

Local Centers



49.8%

24%

Established Communities



<1%









1%

Rural and Agricultural Areas

What can we do?

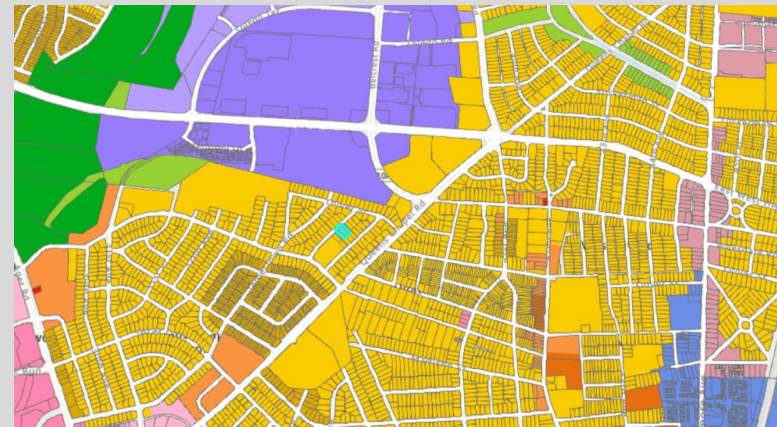
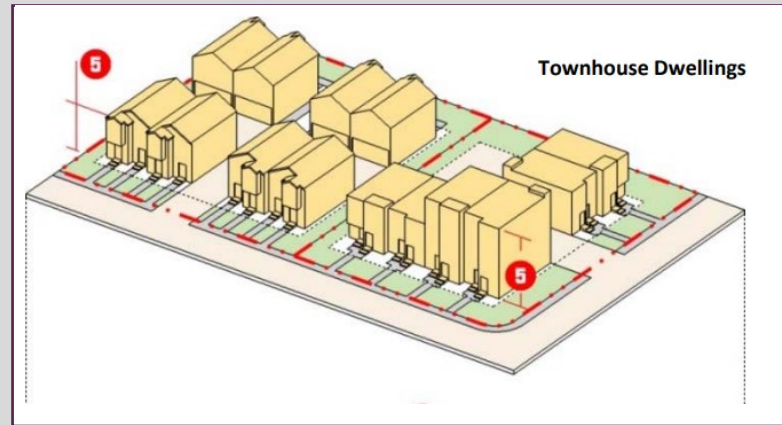
These elements provide the best opportunity to encourage growth in Plan 2035's Regional Transit Districts, Local Centers, and Downtowns.

A comprehensive implementation package that includes the following elements:

-  **A. Zoning**  Make sure the zone placed on properties by the zoning map corresponds to Plan 2035 goals
-  **B. Incentives for in-center development**  Provide motivation for development within centers
-  **C. Manage growth outside centers**  Develop tools to do a better job of slowing growth outside centers
-  **D. Provide Housing For All**  Support a diverse housing stock that serves all segments of the community

Zoning

The most effective and fairest tool for regulating growth is to apply the correct zones to county properties.



»» “Right size” zoning for properties in specific areas of the county.

»» Ensure the zone placed on properties by the zoning map corresponds to Plan 2035 goals

»» Slow growth outside Plan 2035 Centers and outside the Beltway.

Incentives for In-Center Development

Incentivize growth in Plan 2035 Centers and inside the Capital Beltway to be consistent with the goals and policies of Plan 2035.



Prioritize specific capital projects.



Eliminate or streamline the DSP process for projects inside Plan 2035 Centers and inside the Beltway.



Increase by-right density inside Plan 2035 Centers and inside the Beltway.



Eliminate or reduce LOS requirements inside Metrorail-served Centers.



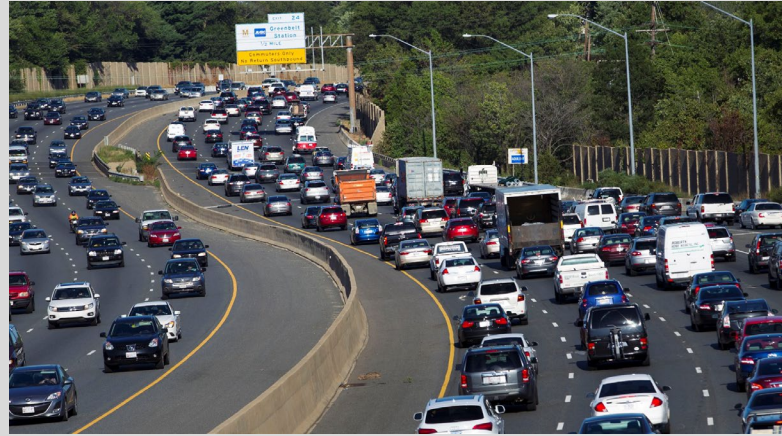
Consider reducing impact fees for developments that are inside the Beltway and Plan 2035 Centers.



Explore options to diversify housing stock and preserve affordability

Manage Growth Outside Centers

Provide tools to manage growth outside Centers and the Beltway.



» Consider raising adequate public facility requirements.

» Consider raising impact fees.

» Develop an understanding of how different types of real estate development, affect tax revenues and public service costs.

Housing For All

Support a diverse housing stock that serves all segments of the community



- » Explore options to diversify housing stock.
- » Develop programs and regulations to increase available affordable housing.
- » Assist the County with identifying vacant and underutilized residential parcels that could support new housing.
- » Identify areas of the County that could support missing middle housing and make changes to the zoning code to facilitate it.

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