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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



ABSTRACT

Title: Plan Prince George's 2035 Approved General Plan

Author: The Maryland-National Capital Park and Planning Commission

Subject: The Prince George's County General Plan

Date: May 6, 2014

Source of Copies: The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Series Number: 833132405

Number of Pages: 322

Abstract: Plan Prince George's 2035 includes comprehensive recommendations for guiding future development within Prince George's County. The plan designates eight Regional Transit Districts, which are the focus of the County's planned growth and mixed-use development, and which have the capacity to become major economic generators. Six Neighborhood Reinvestment Areas are designated for coordinated funding and resources needed to stabilize and revitalize these areas. Also identified in the plan are Rural and Agricultural Areas composed of low-density residential, agricultural uses, and significant natural resources that are recommended for continued protection and investment in order to maintain critical infrastructure. The plan contains recommended goals, policies, and strategies for the following elements: Land Use; Economic Prosperity; Transportation and Mobility; Natural Environment; Housing and Neighborhoods; Community Heritage, Culture, and Design; Healthy Communities; and Public Facilities. Plan implementation through prioritization of strategies, measuring short- and long-term success, public and municipal engagement, intergovernmental coordination, and public-private partnerships are also described.

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The Maryland-National Capital Park and Planning Commission is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties. The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department comprised of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual budget, the Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.

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FOREWORD

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission (M-NCPPC) is pleased to make available Plan Prince George's 2035 Approved General Plan (Plan 2035). This community-based plan supersedes and amends the 2002 Prince George's County Approved General Plan. It addresses existing, changing, and new priorities such as transit-oriented development, sustainability, neighborhood reinvestment, and agricultural protection. Plan 2035 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.

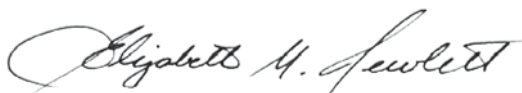
On November 12, 2013 the District Council and the Planning Board held a joint public hearing on the Plan Prince George's 2035 Preliminary General Plan. The Planning Board adopted the plan with modifications per PGCPB Resolution No. 14-10 in February 2014. The District Council approved the plan with additional modifications per CR-26-2014 in May 2014. M-NCPPC, comprised of the Planning Boards of Prince George's and Montgomery Counties, certified the approved plan per M-NCPPC Resolution No. 14-14 in June 2014.

M-NCPPC's community outreach over the past decade played a significant role in developing Plan 2035's outreach strategy. Plan 2035's innovative outreach efforts along with various County master plans and initiatives such as Formula 2040 and Envision Prince George's yielded significant County input by thoughtfully engaging thousands of stakeholders to create a community consensus of values and priorities. Community outreach also utilized social media through Twitter and Facebook. A customized scenario planning tool was developed for Plan 2035 that allowed members of the public to make interactive choices about future development in the County. Outreach culminated on June 15, 2013 with the "Where is Downtown Prince George's" Town Meeting where nearly 300 stakeholders gathered to help identify locations with the highest potential for becoming a downtown in Prince George's County.

Plan 2035 was developed with a focus on the core principles of sustainability and contains policies and strategies that reflect the importance of considering economic, social, and environmental impacts in land use decision making. The plan's framework is organized around the themes of Work, Live, and Sustain, which helped guide the plan goals of capturing a greater share of the region's forecasted job growth, creating walkable urban places, meeting the needs of the County's changing population, and preserving valuable natural and historic resources. Key policies of Plan 2035 include targeted and prioritized public investment of money and resources to realize meaningful change.

The Planning Board greatly appreciates the contributions and active involvement of the community and stakeholders in this bold planning effort. We encourage your continued involvement in overall countywide planning and development initiatives. We invite you to visit www.pgplanning.org to learn how you can continue to impact your communities in positive ways. Thank you.

Sincerely,



Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board

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