

The background is a dark blue-grey color. It is decorated with various geometric shapes in orange and white. These include circles of different sizes, some with dotted patterns inside; hexagons, some solid orange and some outlined; triangles; and lines. Some shapes are partially cut off by the edges of the frame. There are also horizontal and vertical dotted lines. The overall aesthetic is modern and minimalist.

Planned Development Zones

Spring 2024 Public Policy Capstone

01.

Introduction

What are planned development zones?

02.

Methodology

How did we get our information?

03.

Literature

What are others saying about planned development?

04.

Findings

What did we learn?

05.

Discussion & Recommendations

What does this mean for Prince George's County?

06.

Conclusions

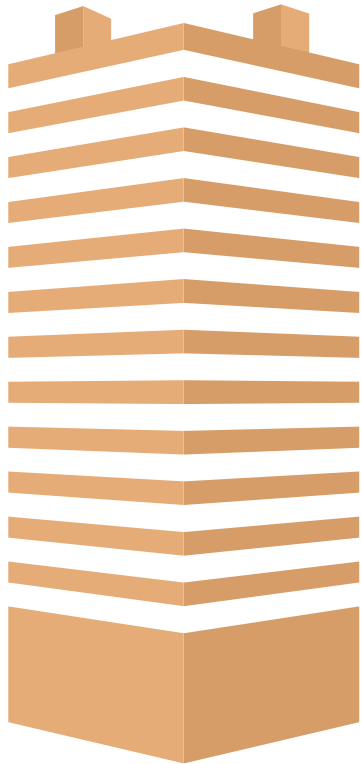
What should we do moving forward?



RESEARCH QUESTION

What are the best practices of planned development zoning that accomplish the Prince George's County goals of "high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives"?

Goals for the Report



Identify Best Practices

Conduct literature reviews and comparative analysis to identify leading practices for implementing PDZs

Assess applicability of best practices

Develop recommendations for PGCPD based on literature review and comparative analysis

.....

Methodology

.....



Literature Review

Look at existing
academic research



Interviews

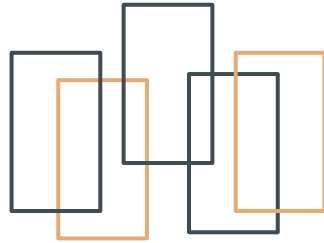
Speak with subject
experts to learn their
best practices



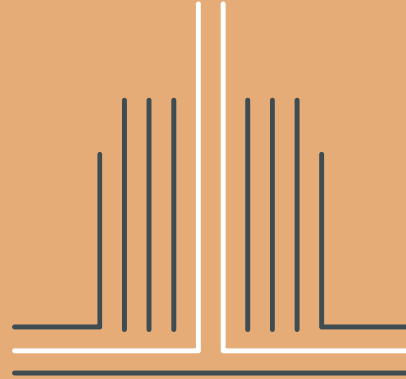
Site Visits

Visit the development
sites

What are Planned Development Zones?



Turns out this is kind of a complicated question. Different jurisdictions have different definitions.



Prince George's County Definition

Our Client

Planned Development Zones:



- Regions granted greater flexibility with zoning ordinances in order to stimulate social and economic growth while achieving other goals such as sustainability.
- Commercial-Residential Zones-Fairfax, VA
- Mixed-Use Zones in Montgomery County

Comparative Analysis

We selected the following jurisdictions

1. Montgomery County, Maryland
2. Baltimore City, Maryland
3. Fairfax County, Virginia

Why

- Accessibility and convenience to study
 - Site visits
- Available online information
- Similarities to Prince George's County

These case studies were the foundation of our research

Literature Review



- 15 total sources
- Most research journals and academic and organizational briefings
- Key ideas from the Literature:
 - There are many different definitions for PDZs (variety of authors)
 - There are many different types of zones and land uses (Dukes, 2017)
 - Gentrification/community displacement is a negative effect of poorly executed development (Musgrove, 2021)
 - Zoning laws are complex and nuanced (Prince George's County and Fairfax County Zoning ordinances, 2023)

Overall, **we found the literature to be vague and lacking specific recommendations for improving planned development zones**

Interviews

- Most valuable information
- Provided important details about the process that did not appear in the literature
- Met virtually, roughly 1 hour each
- Spoke to planners, developers, consultants
- Key Questions:
 - How would you explain the concept of planned development zones?
 - What are the biggest challenges of PDZs?
 - What are some unintended consequences around planned development?
 - What changes would you make to the current planned development process?
 - What are some of your best practices for PDZs?



Interviewees



Robert Kronenberg

Deputy Director of Planning, MCPD



Eric Tiso

Land Use and Urban Design Division Chief, Baltimore City



Ugonna Njeze

Regulatory Planner II, Upcounty Division, MCPD



Matthew Leakan

Planning Director, Rodgers Consulting



Katie Quinn

Senior Staff Coordinator, Zoning Evaluation Division, FCDPD



Mary Ann Tsai

Senior Staff Coordinator, Zoning Evaluation Division, FCDPD

Site Visits



Cabin Branch

Montgomery County, MD



Tysons Corner

Fairfax County, VA



Findings



What are the best practices for
planned development zones?

The results of our research



- Focused on best practices for PDZ
- Consolidated the themes and ideas highlighted by multiple sources
- Organized based on importance and relevance to our client, the Prince George's County Planning Department
- Led to six key findings

**Zoning ordinances need to be
as flexible as possible**





**Planned development zones
are being replaced with
“commercial-residential”
zones.**





**Zoning teams should
maximize density (*how many
people can live per acre*).**





Finding #4



**Distinguishing between
greenfield development and
urban renewal (grayfield)
zoning is key.**





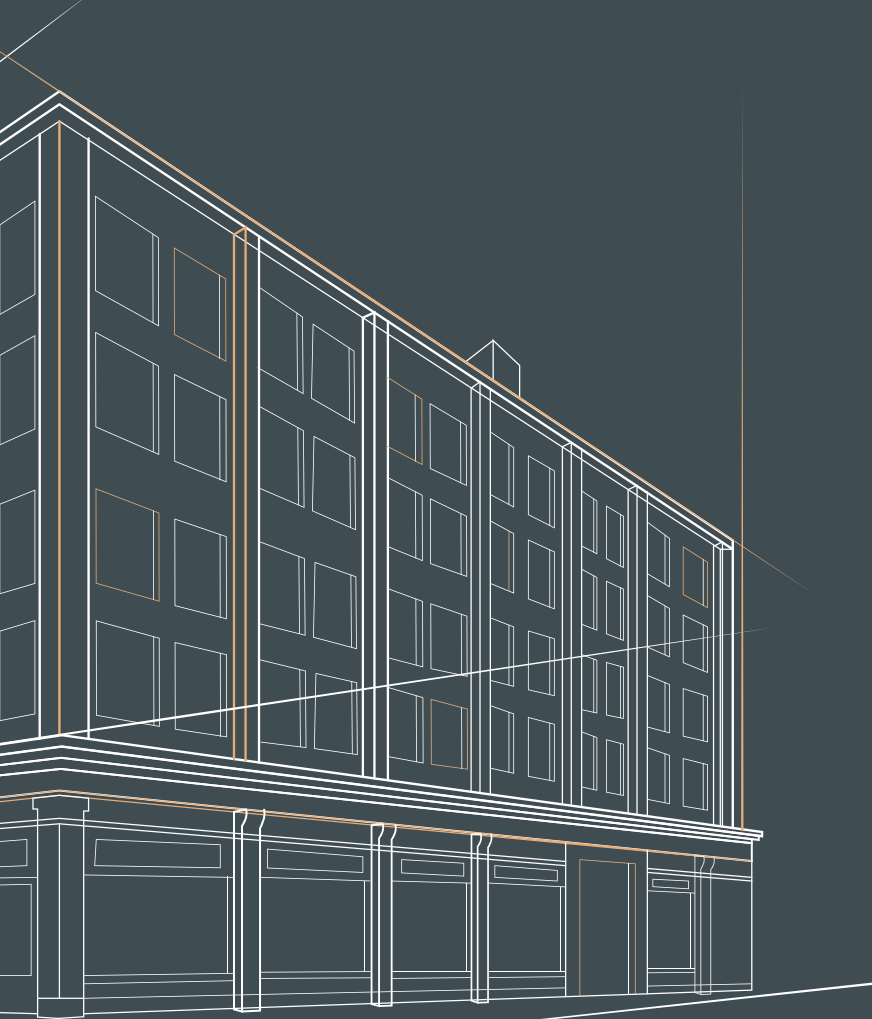
**Experts seek to minimize
bureaucratic operations that
slow development.**





**There is a lack of research and
community involvement in
existing planned development
zones**





05

Recommendations

Discussion

- Inconsistencies between literature and interviews
 - Planners and developers have niche information
- Case Studies yielded most valuable recommendations
- Surprises: The different definitions
- Grayfield vs. greenfield development
- Information gaps
 - Report not as in-depth as possible
 - Need more information on gentrification and community engagement
 - Disconnect between literature and subject experts over gentrification
- Recommendations focused on increased speed & efficiency of PDZs

Recommendation #1

**Make zoning ordinances
as flexible as possible**

Recommendation #2

**Implement more mixed-use
or commercial-residential
zones.**

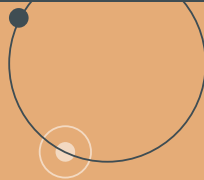
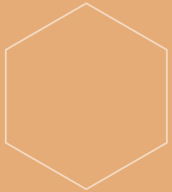
Recommendation #3

**Zoning ordinances should
maximize density**



Recommendation #4

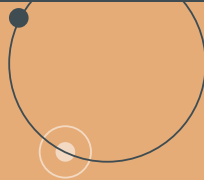
Planners should carefully consider whether greenfield development or urban renewal most benefits their zones



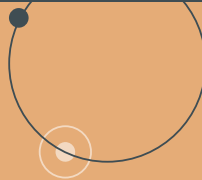
Recommendation #5



**Seek to minimize bureaucratic
operations that slow
development**

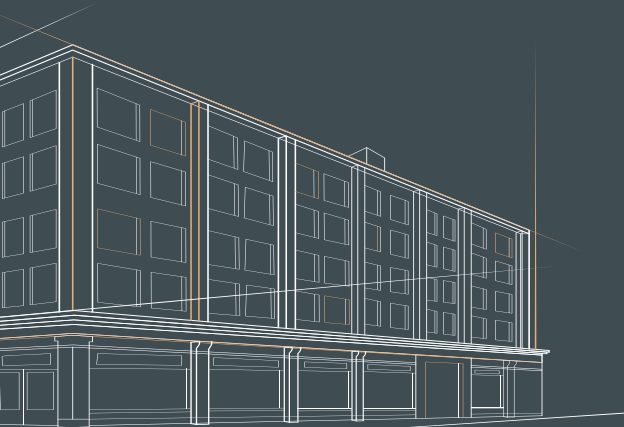


**Experts and developers need
to continue research on
community displacement.**



Wrapping Up

- Final takeaways
- Need to increase communication between jurisdictions
 - Benefits of sharing information



Flexibility is key

In order to implement effective mixed-use zones, developers need greater freedom

Update Zoning Laws

Old zoning laws are rigid and focus on Euclidean zones, therefore hindering PDZs

Further Study

PGCDP needs to further look into best practices for minimizing displacement and increasing community engagement

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Any Questions?

The background is a dark blue-grey color. It is decorated with various geometric shapes in orange and white. In the top left, there is a large orange circle with a white dotted pattern inside. To its right is a white circle and an orange hexagon. In the top right, there is a large orange trapezoid. On the left side, there is a white hexagon with a dotted pattern and a small orange circle. In the center, the text "Thank you for listening!" is written in white. Below the text, the names "Aaliyah Matin | Ashley Mazur | Keating Drake | Kelan Shah" are listed in white. On the right side, there is a white circle, an orange circle, and a white triangle. In the bottom left, there is a small orange hexagon and a white triangle. In the bottom right, there is a white circle with a dotted pattern and a large orange triangle. There are also several dotted lines in orange and white scattered throughout the background.

Thank you for listening!

Aaliyah Matin | Ashley Mazur | Keating Drake | Kelan Shah

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