



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

● Building Healthy, Sustainable, and Resilient Communities

Session 4

Prince George's County
Neighborhood Planning Academy

March 14, 2026

SESSION 4



AGENDA

● Introductions

● Defining environment, sustainability, and stewardship

● Lecture

- Exploring Prince George's County's Environment
- Planning for Sustainability
- Federal, State, and Local Policies

INTRODUCTIONS

PRESENTERS/GUEST SPEAKERS



Megan Reiser

Planner IV, Environmental Planning
Countywide Planning Division



Marian Honeczy

Planner III
Countywide Planning Division

SUSTAINABILITY & ENVIRONMENT

DEFINING ENVIRONMENT

- What are characteristics of environment?



DEFINING ENVIRONMENT

- The aggregate of surrounding things, conditions, or influences (such as environs or locale).
- The air, water, minerals, organisms, and all other external factors surrounding and affecting a given organism at any time.
- The social and cultural forces that shape the life of a person or a population.
- An indoor or outdoor setting characterized by the presence of environmental art that is designed specifically to make use of that site.

Dictionary.com

DEFINING SUSTAINABILITY

- What are characteristics of sustainability?



WHAT IS ENVIRONMENTAL PLANNING?



ENVIRONMENTAL PLANNING



Legislation



Implementation



Long-Range Planning



Environmental Planning LEGISLATION



Environmental Legislation and Plans



POLICIES AND REGULATIONS



Federal

- The Clean Water Act
- The Clean Air Act



State

- Tree Solutions Now Act of 2021 (HB 991-2021)
- The 2030 Greenhouse Gas Reduction Act Plan of 2021
- Climate Solutions Now Act of 2022
- Natural Resources – Forest Preservation and Retention Act of 2023 (SB 526/ HB 723-2023)
- Forest Conservation Act – Modifications of 2024 (HB 1511-2024)



Local

- Plan 2035
- Resource Conservation Plan
- Area Master Plans
- DRAFT Climate Action Plan

History of the Woodland and Wildlife Habitat Conservation Ordinance

(Subtitle 25. Division 2)



In 1989, the Prince George's County Council enacted the Prince George's County Woodland Conservation and Tree Preservation Ordinance (WCO), effective January 1, 1990



In 1991 the State Forest Conservation Act (FCA) was passed making woodland conservation a state-wide requirement



The FCA created statewide requirements for the conservation of woodlands during public and private development on sites



In Prince George's County this applies on lots larger than 40,000 square feet



The most recent major revision to the Prince George's County ordinance became effective on September 1, 2010, and Division 3 for Tree Canopy Cover was established

Tree Canopy Cover Ordinance

(Subtitle 25. Division 3)

Chesapeake Bay Critical Area Ordinance

The Critical Area includes all land within 1,000 feet of Maryland's tidal waters and tidal wetlands.



Environmental Planning **IMPLEMENTATION**

PLANNING DEPARTMENT

Office of the Planning Director

Human Resources —●— Finance

Community Planning Division

- Long Range Planning
- Master Plans and Studies
- Neighborhood Revitalization
- Placemaking

Countywide Planning Division

- Environmental Planning
- Historic Preservation
- Transportation Planning
- Special Projects

Development Review Division

- Urban Design Review
- Subdivision Review
- Zoning Review

Intake Regulatory Review Division

- Applications
- Permit Review
- Planning Information Services

Information Management Division

- Data Resources
- Data Systems
- Geographic Information Services
- Network Support
- Research

Management Services Division

- Facilities Management
- Office Services
- Publications and Graphics
- Visual Media Services
- Web Development

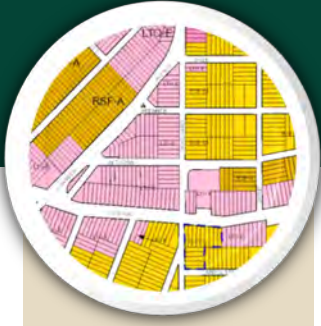
DEVELOPMENT PROCESS

Seven major elements



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

Enforcement



WHO PLAYS A ROLE in Environmental Planning in Prince George's County?

Federal Agencies



Environmental
Protection
Agency (EPA)



US Army Corps
of Engineers
(USACE)



US Fish and
Wildlife Service
(USFWS)



US Department of
Agriculture – Natural
Resources Conservation
Service (USDA NRCS)



WHO PLAYS A ROLE in Environmental Planning in Prince George's County?

State Agencies



Maryland Department
of the Environment (MDE)



Maryland Department of
Natural Resources (DNR)



WHO PLAYS A ROLE in Environmental Planning in Prince George's County?

Prince George's County Agencies



Health
Department



Department
of the
Environment
(DOE)



Department
of Permitting,
Inspections
and
Enforcement
(DPIE)



Department of
Public Works
and
Transportation
(DPW&T)



Prince
George's Soil
Conservation
District (SCD)



Department
of Parks and
Recreation
(DPR)



Office
of Law



WHO PLAYS A ROLE in Environmental Planning in Prince George's County?

- Municipalities
- Environmental Organizations
- Citizens
- Environmental Committees



THE MARYLAND MUNICIPAL LEAGUE
The Association of Cities and Towns



Implementation of Environmental Laws



Review Processes

- Development Review Division Applications for Entitlement Cases
- Mandatory Referral Applications for public projects
- Stand Alone Applications for Use-By-Right
- Permit Applications
- Violation Mitigation Applications

Plans

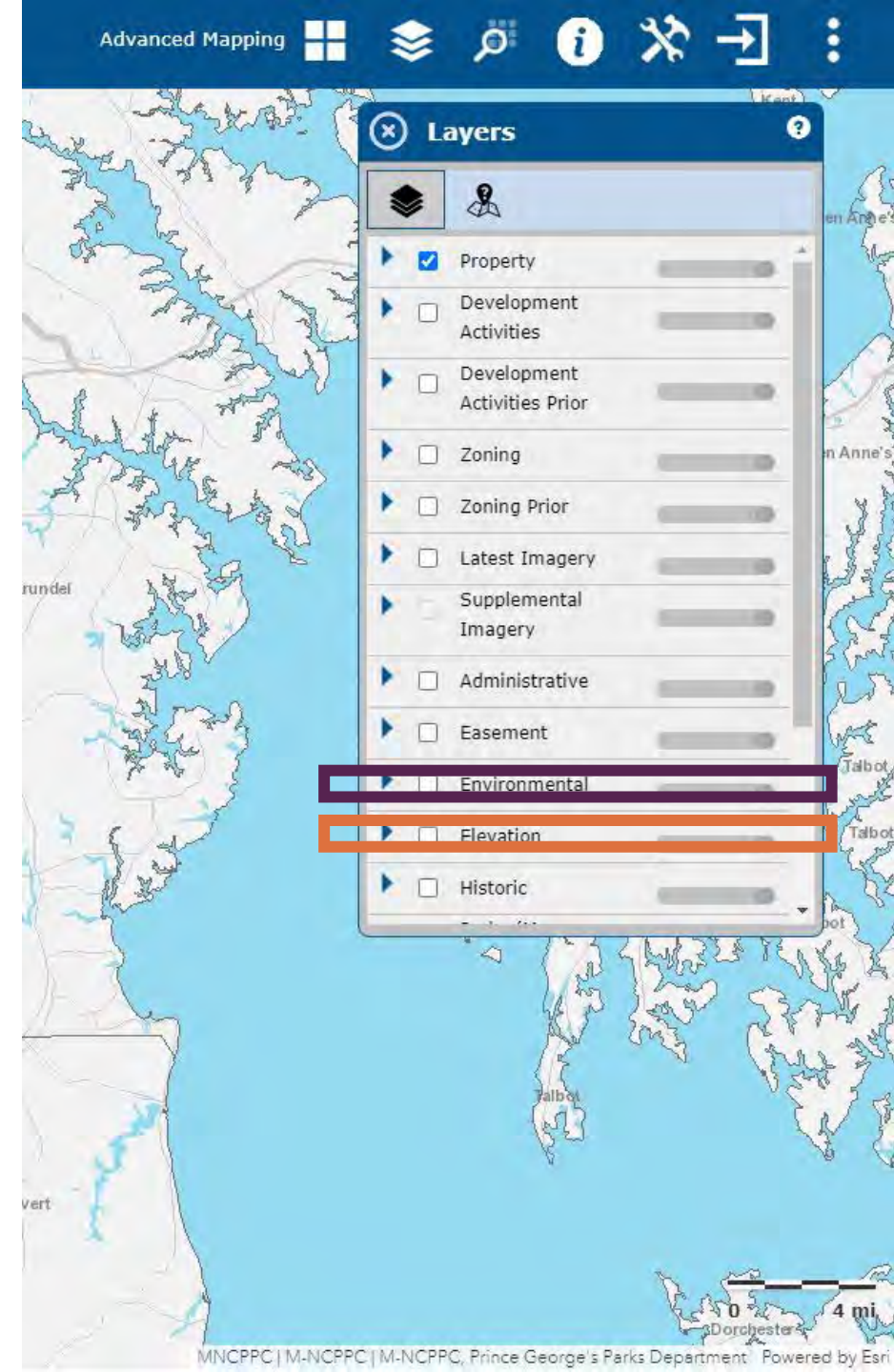
- Natural Resources Inventory (NRI)
- Type 1 Tree Conservation Plan (TCP1)
- Type 2 Tree Conservation Plan (TCP2)
- Chesapeake Bay Critical Area Conservation Plan (CP)

EXPLORING ENVIRONMENT IN GIS LAYERS

www.pgatlas.com

Mapping Layers

- Environmental
 - Streams, wetlands, and floodplains
 - Watersheds
 - Sensitive Species Review Areas
 - Soils
 - Tree Canopy
 - Forest Interior Dwelling Species Habitat
 - Green Infrastructure Network
 - Woodland Conservation Easements
 - Plans (NRI, TCP1, TCP2)
- Elevation
 - Topography and Steep Slopes



STREAMS AND WETLANDS



FLOODPLAIN



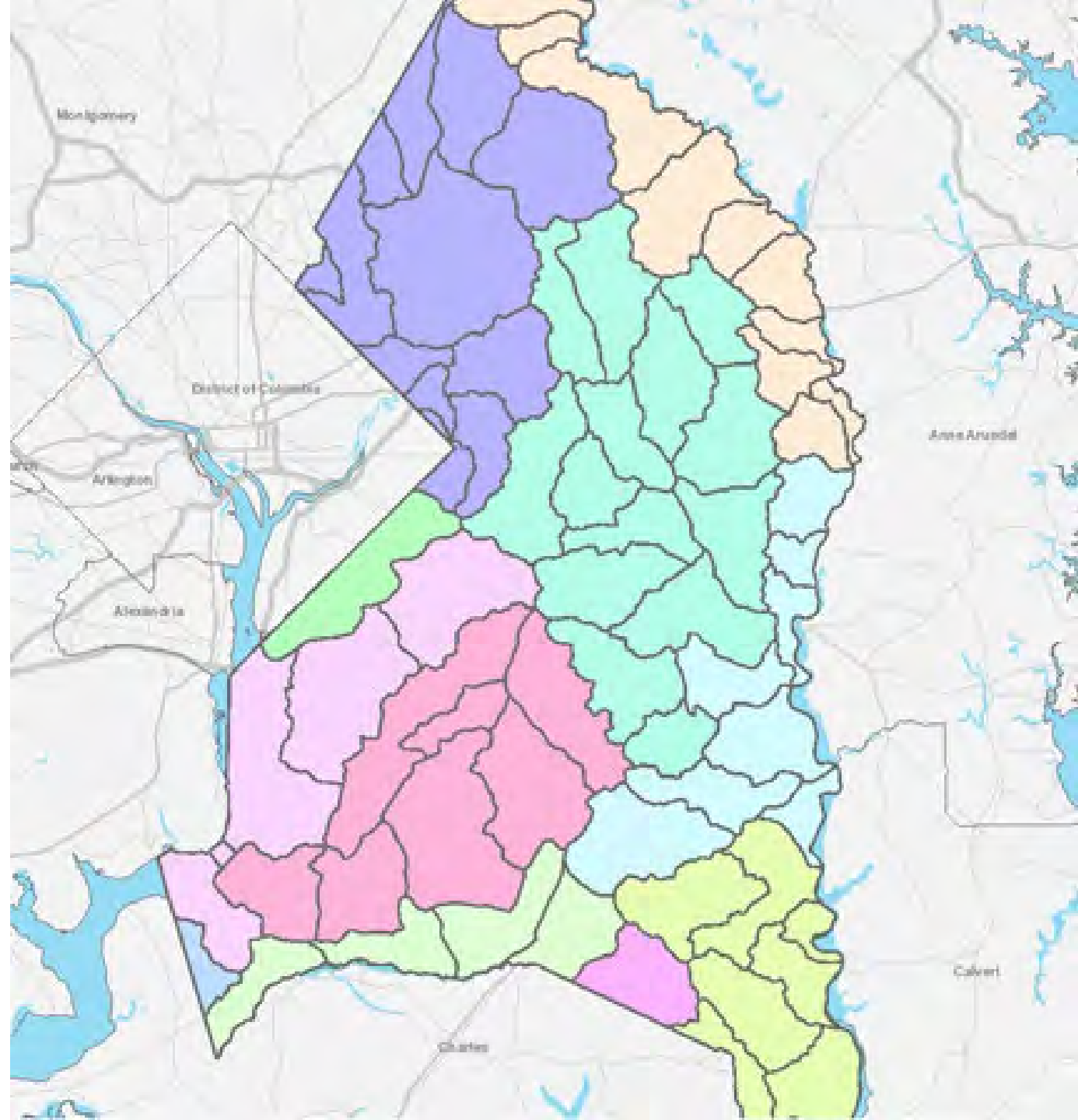
2011 Flood, Central Administration Building (CAB)
Source: Prince George's County Planning Department



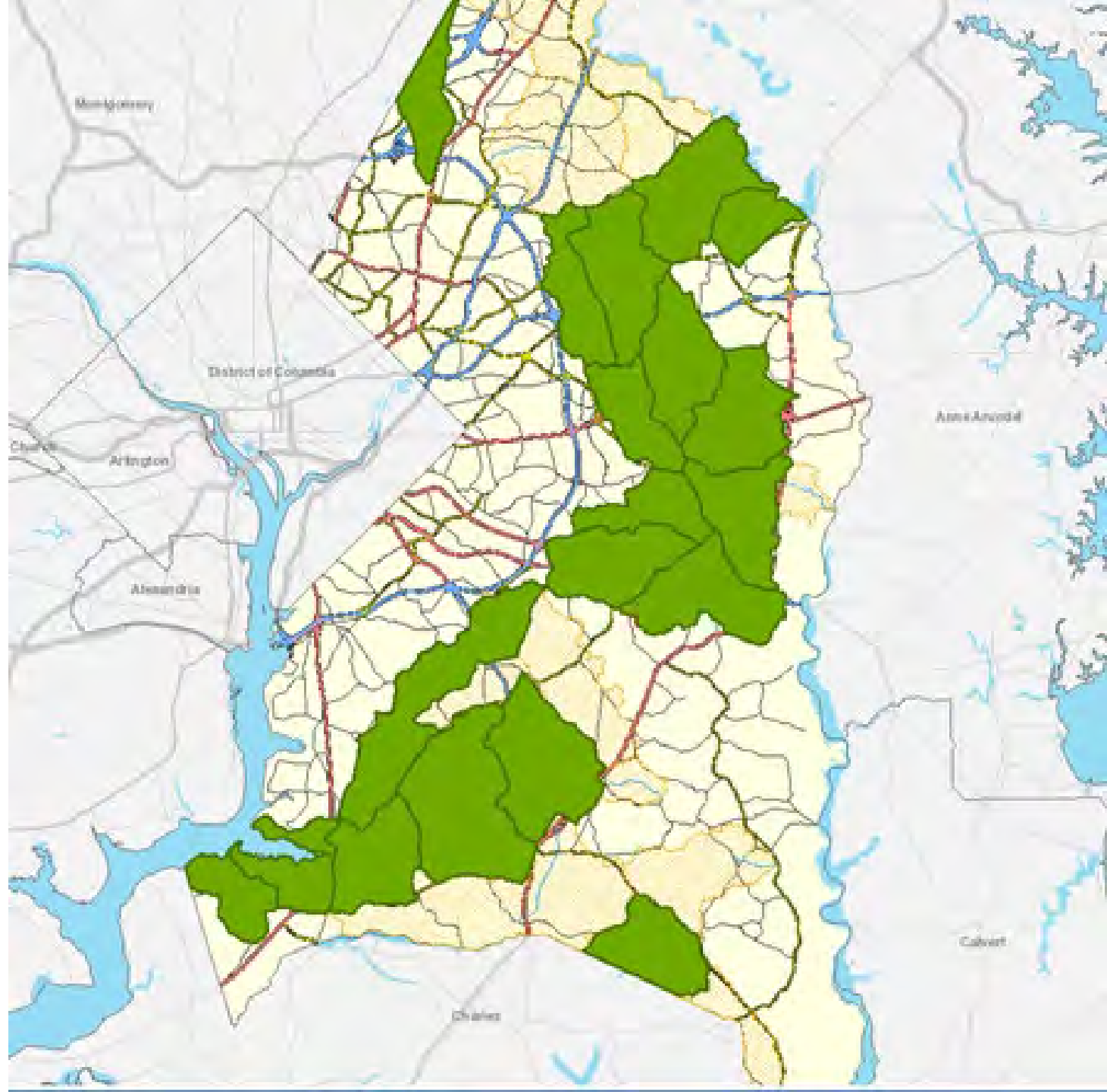
100-year floodplain



WATERSHEDS



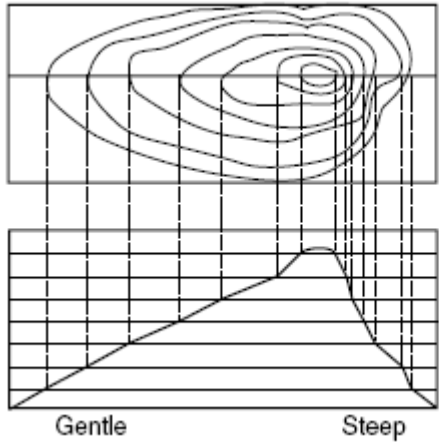
TIER II AND STRONGHOLD WATERSHEDS



SENSITIVE SPECIES PROJECT REVIEW AREA (SSPRA)



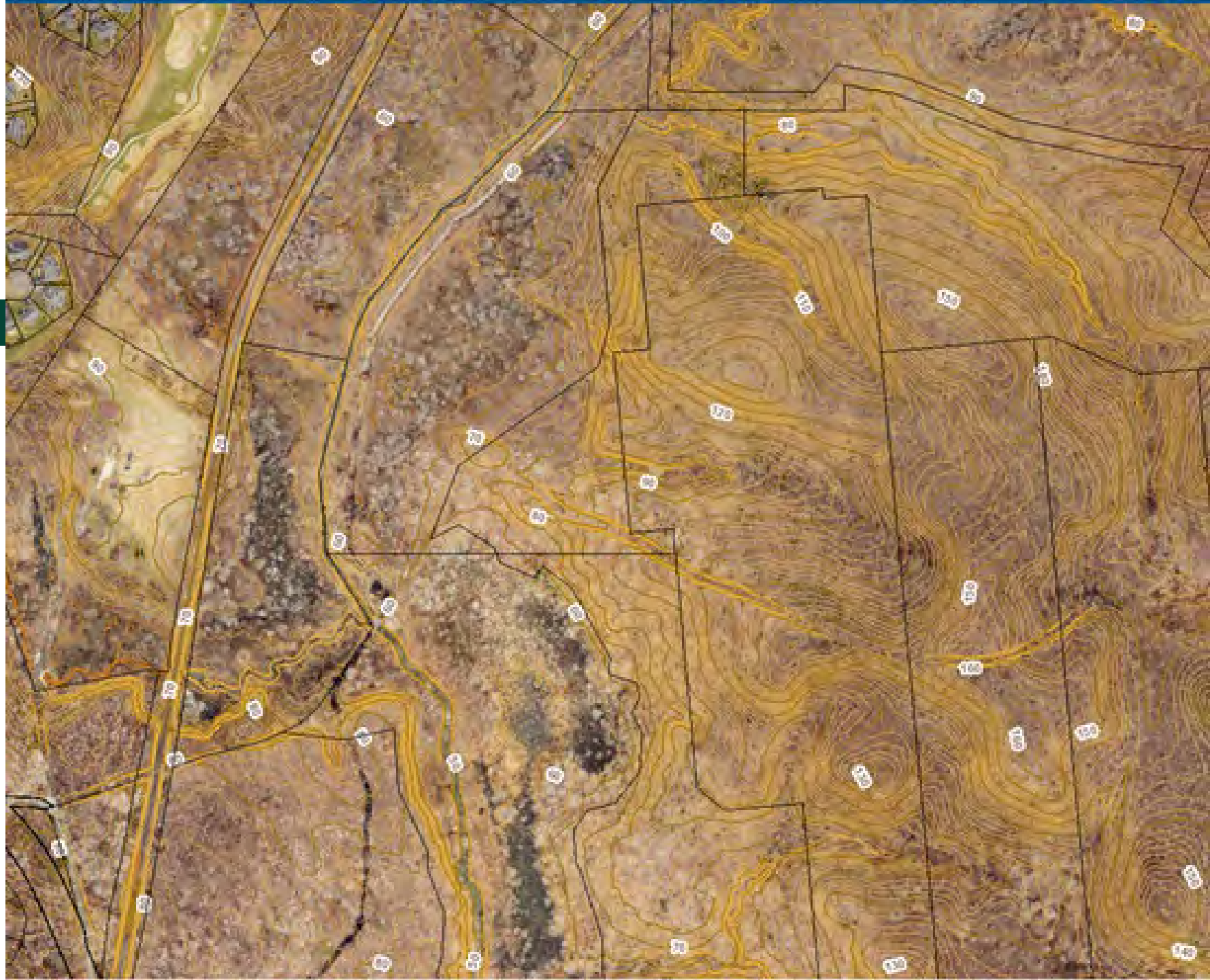
TOPOGRAPHY



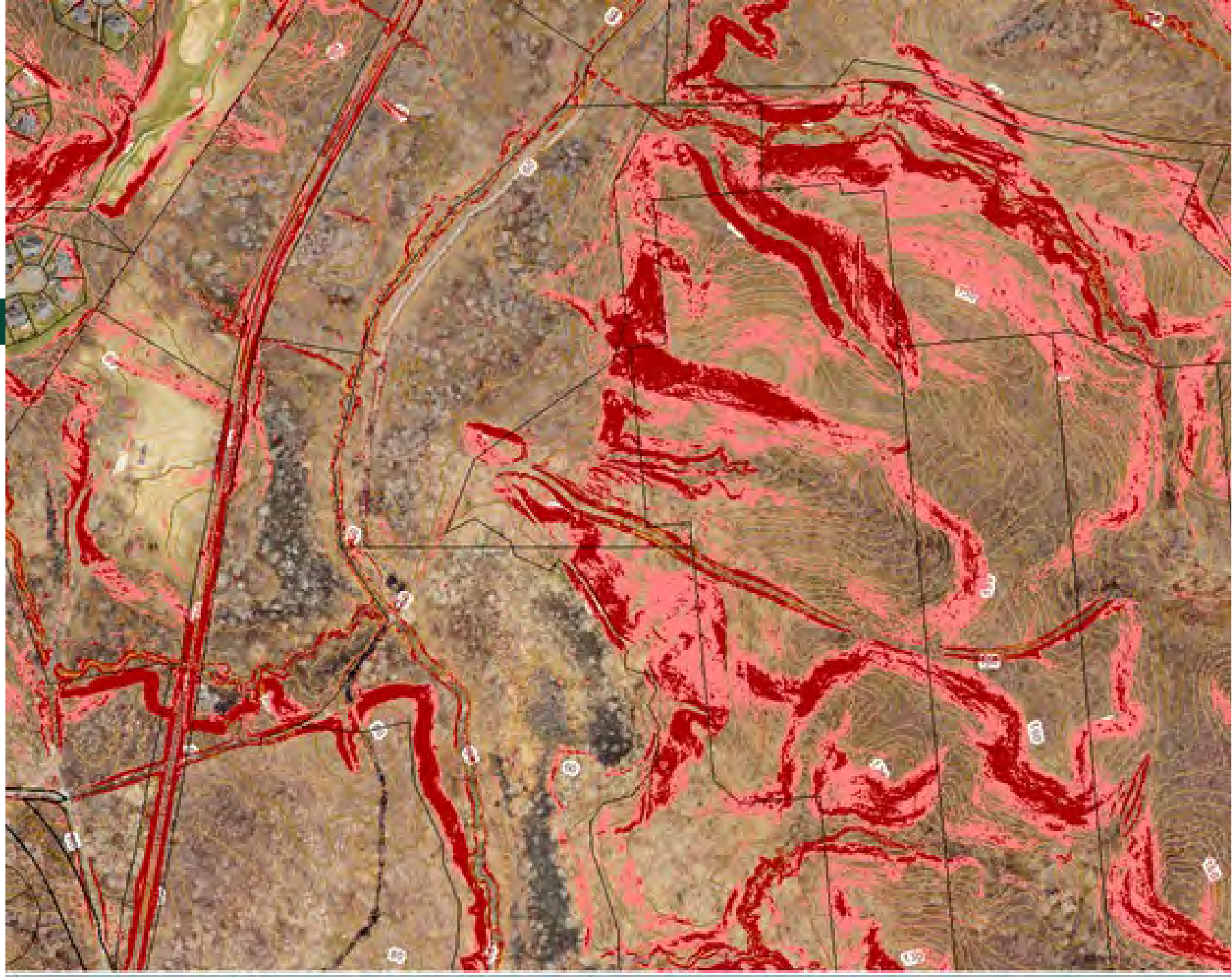
Hill as shown
on map.

Projection
shows hill as it
would look from
the ground.

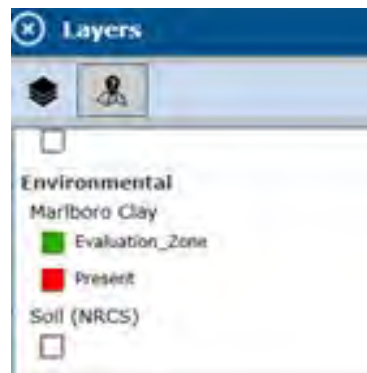
Source: National Wildfire Coordinating Group



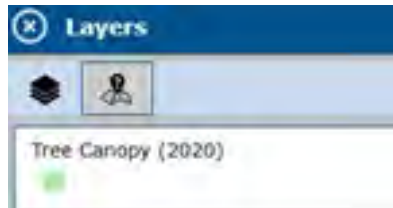
STEEP SLOPES



SOILS



TREE CANOPY COVER



FOREST INTERIOR DWELLING SPECIES HABITAT (FIDS)



GREEN INFRASTRUCTURE NETWORK

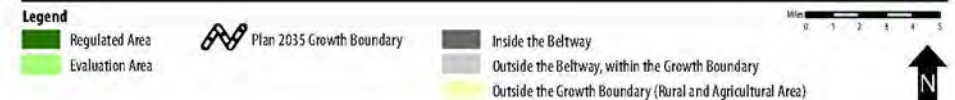
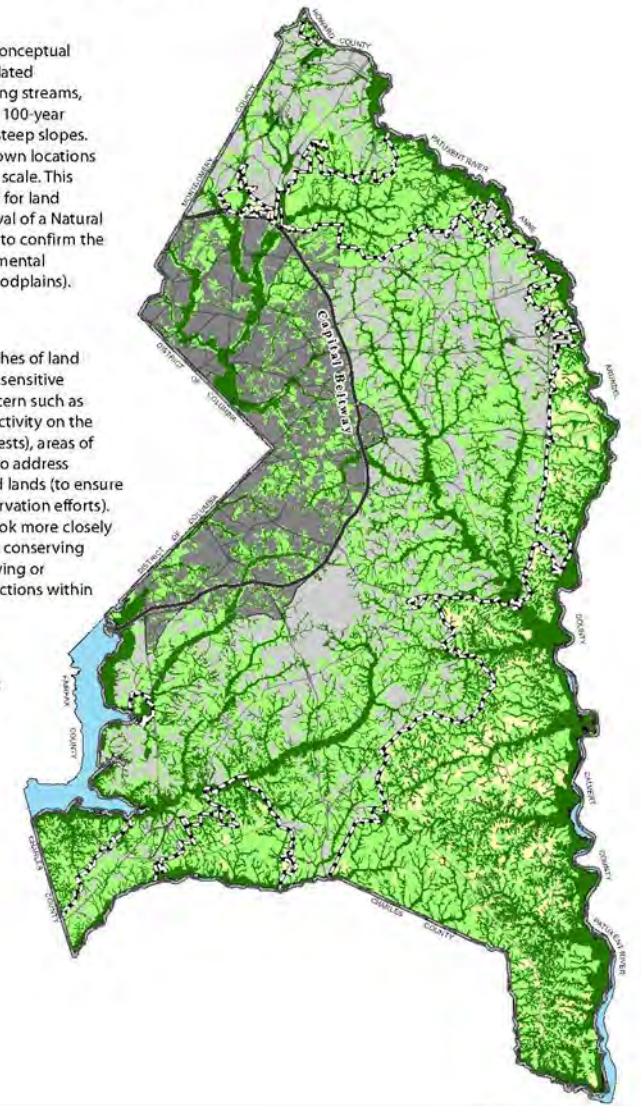


Map 1. 2017 Countywide Green Infrastructure Network

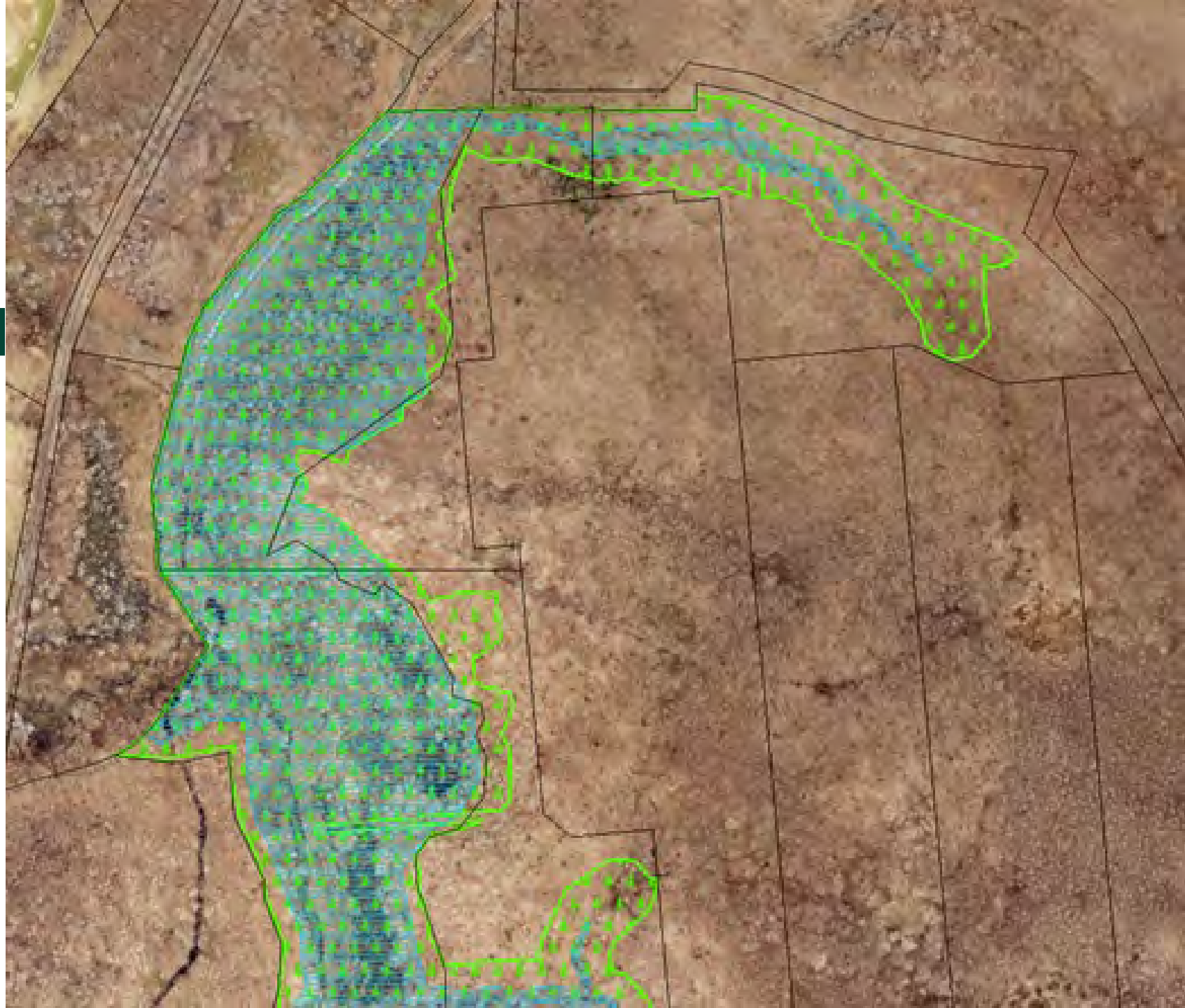
Regulated Areas represent a conceptual delineation of connected regulated environmental features including streams, wetlands and their buffers, the 100-year floodplain, and their adjacent steep slopes. The features shown are the known locations of regulated features at a large scale. This delineation should not be used for land development purposes. Approval of a Natural Resource Inventory is required to confirm the locations of regulated environmental features (streams, wetlands, floodplains).

Evaluation Areas include patches of land known to contain one or more sensitive environmental features of concern such as interior forests (to focus connectivity on the largest remaining blocks of forests), areas of predicted wetland migration (to address climate change), and protected lands (to ensure connectivity to previous conservation efforts). Evaluation Areas are used to look more closely at the role the location plays in conserving sensitive resources and preserving or establishing land-based connections within the network.

Mapping Criteria for Evaluation Area:
To be included in the Evaluation Area, patches must be:
a. 1 acre or greater in size
b. within 200 feet of another patch inside the Beltway
c. within 600 feet of another patch outside the Beltway
and
d. at least 50 feet wide outside the Beltway and no minimum width inside the Beltway



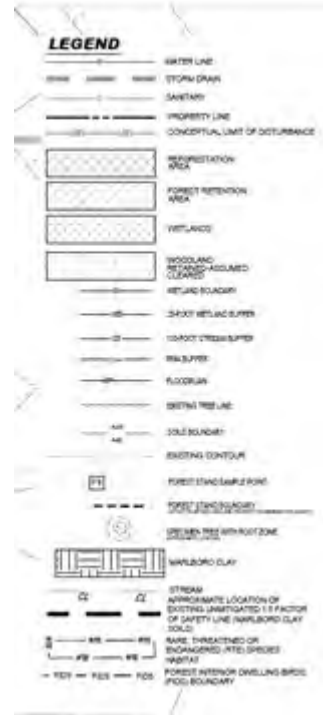
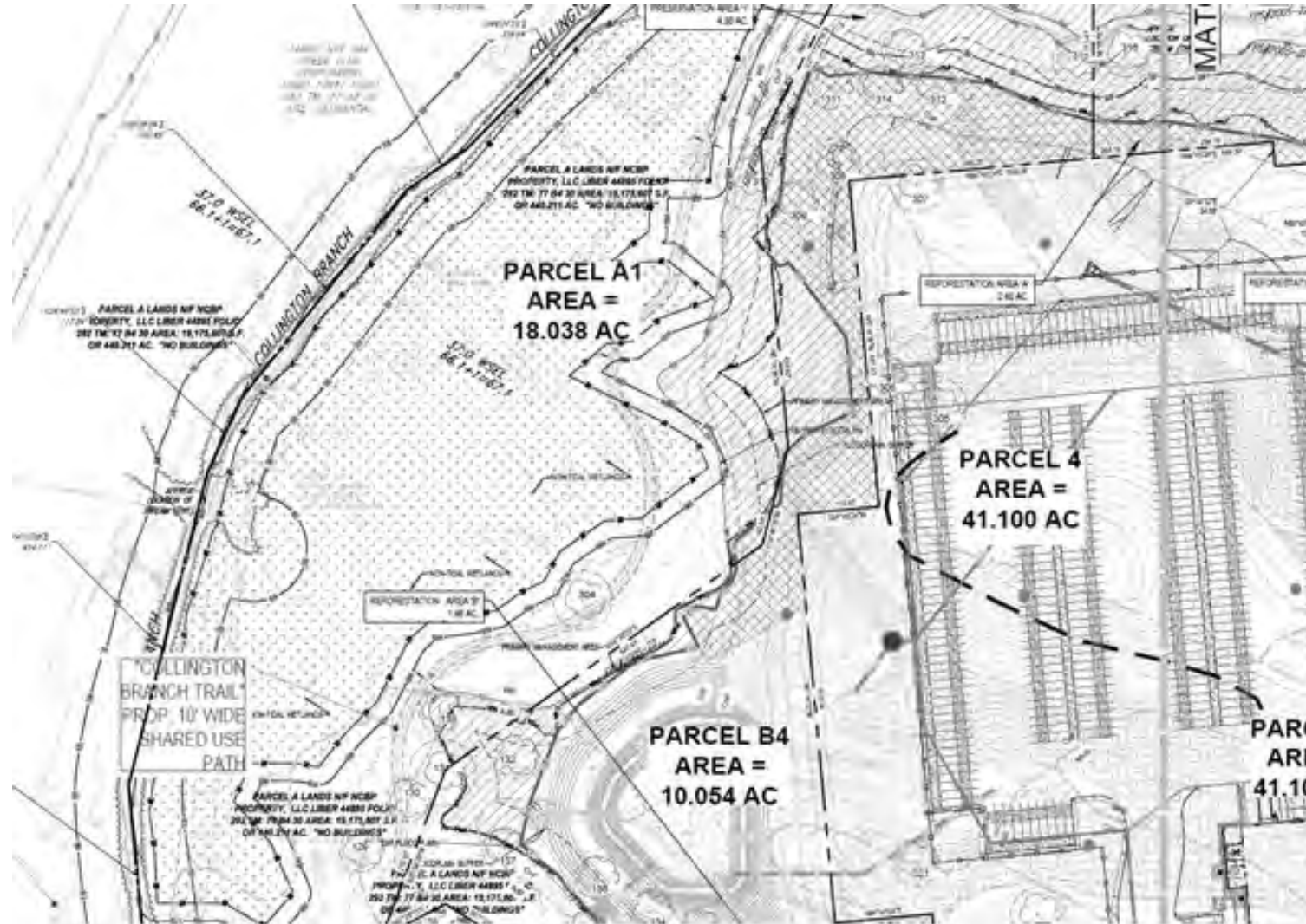
EASEMENTS



ENVIRONMENTAL PLANS



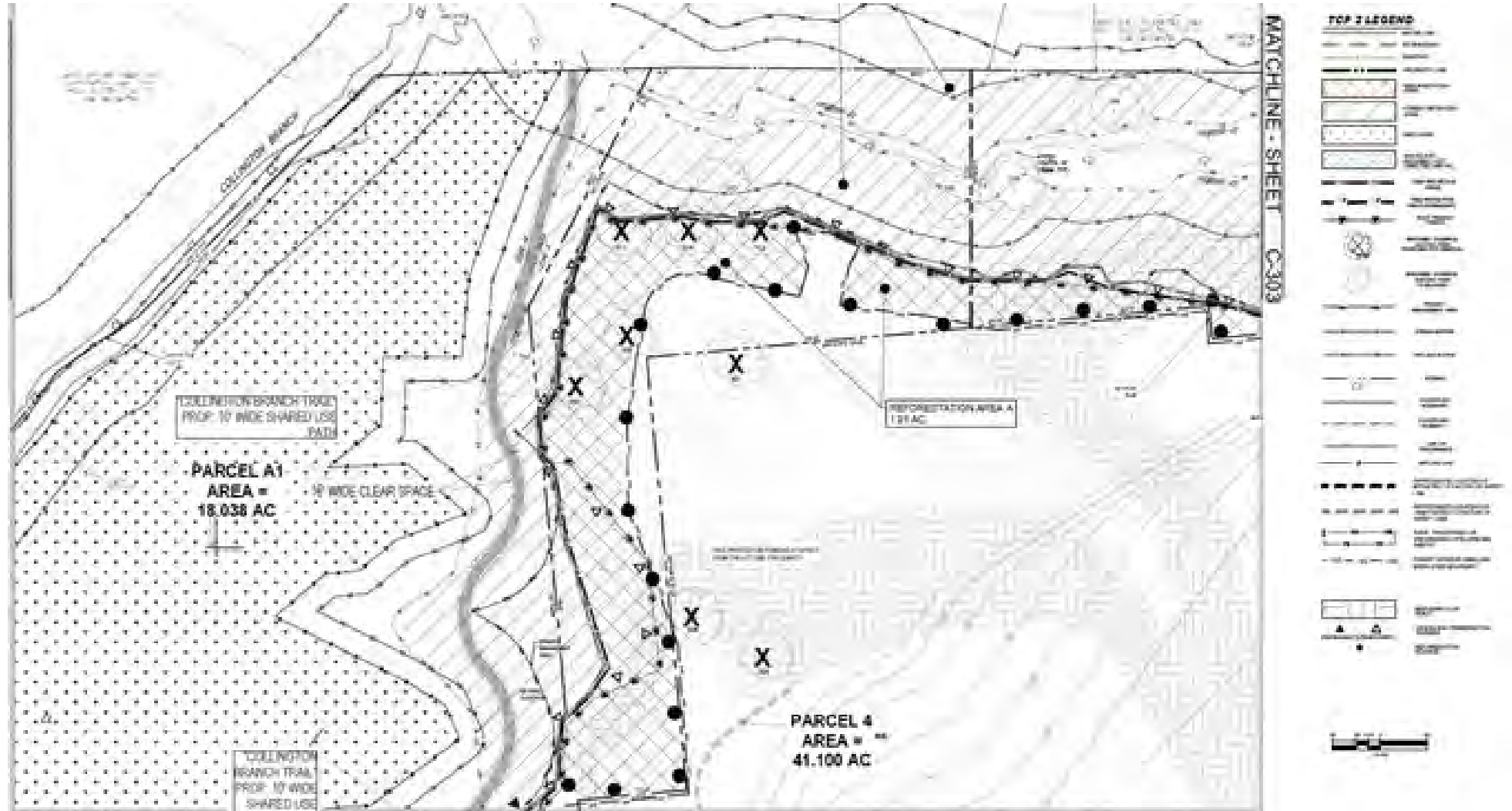
Type 1 Tree Conservation Plan (TCP1)



ENVIRONMENTAL PLANS



Type 2 Tree Conservation Plan (TCP2)



Grading Operation and Tree Preservation (2023 Aerial)



Grading Operation and Tree Preservation (Ground Level)



Mitigation Techniques

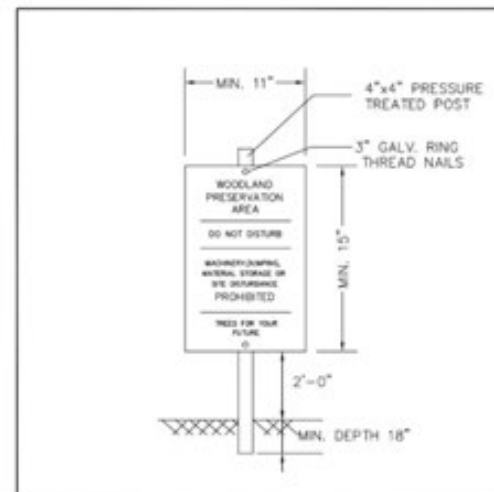


2018 Environmental Technical Manual



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

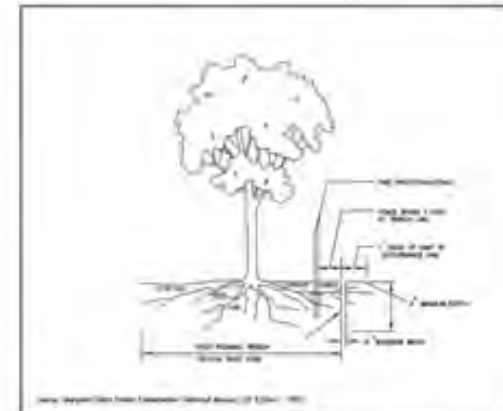
Approved by the Prince George's County Planning Board July 26, 2018
Edited by Publications as of November 2018



NOTES:

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF I.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN



NOTES:

1. TRENCH NEED TO BE ESTABLISHED AS PART OF THE FIRST CONSTRUCTION PLAN REVIEW PROCESS.
2. BOUNDARIES OF NOTION AREA SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO DITCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE DETERMINED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING HANDSAW MUST BE TOOK ALLOWABLE EQUIPMENT.

ROOT PRUNING

Permits & Violations



Environmental Planning LONG-RANGE PLANNING

TYPES OF PLANS



Comprehensive Plan

1

Countywide



Functional Master Plans

8

Countywide

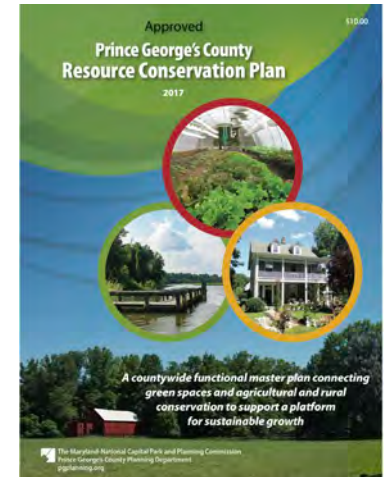


Area Master Plans

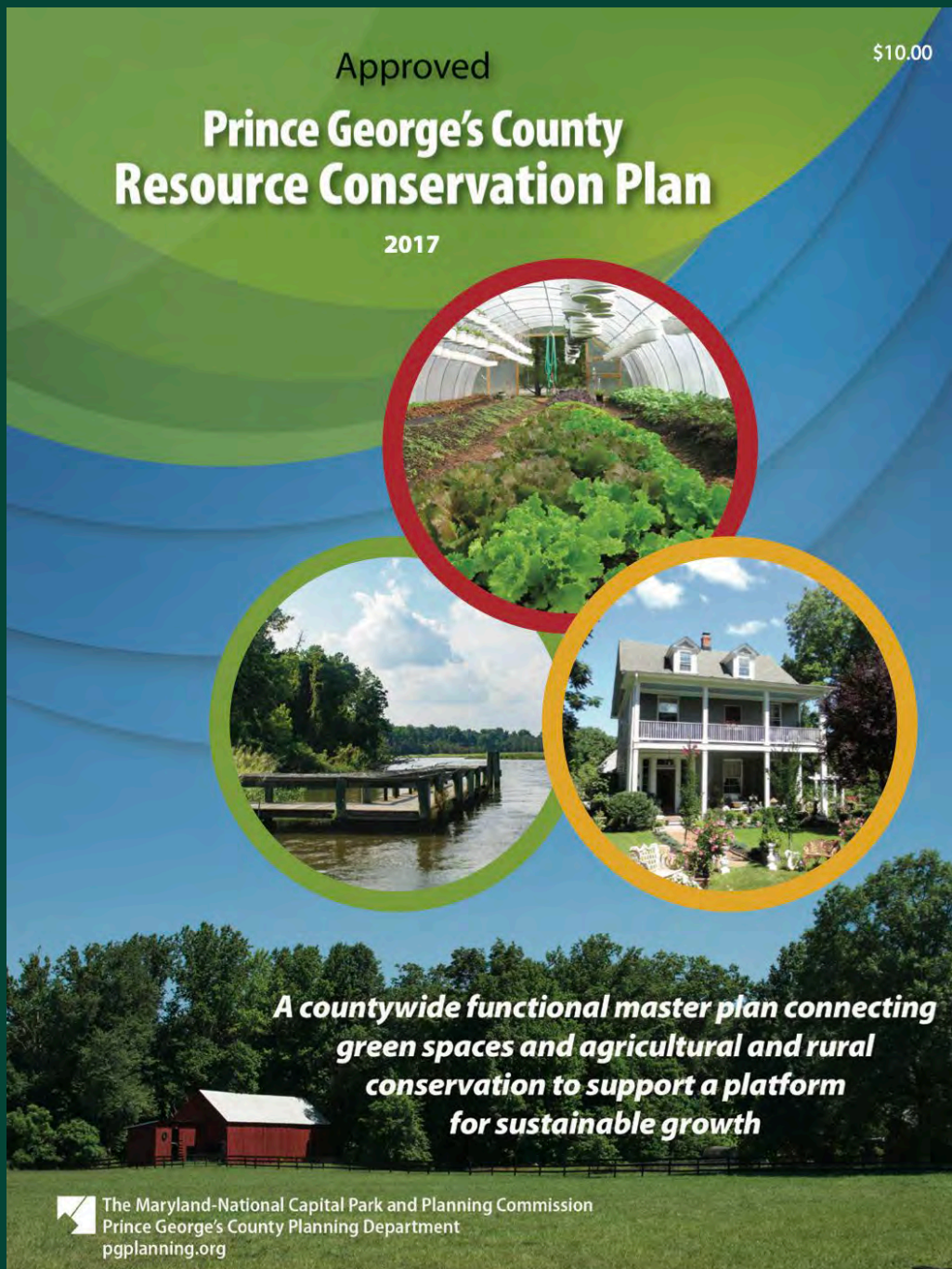
38

Specific areas

PRINCE GEORGE'S COUNTY VISION



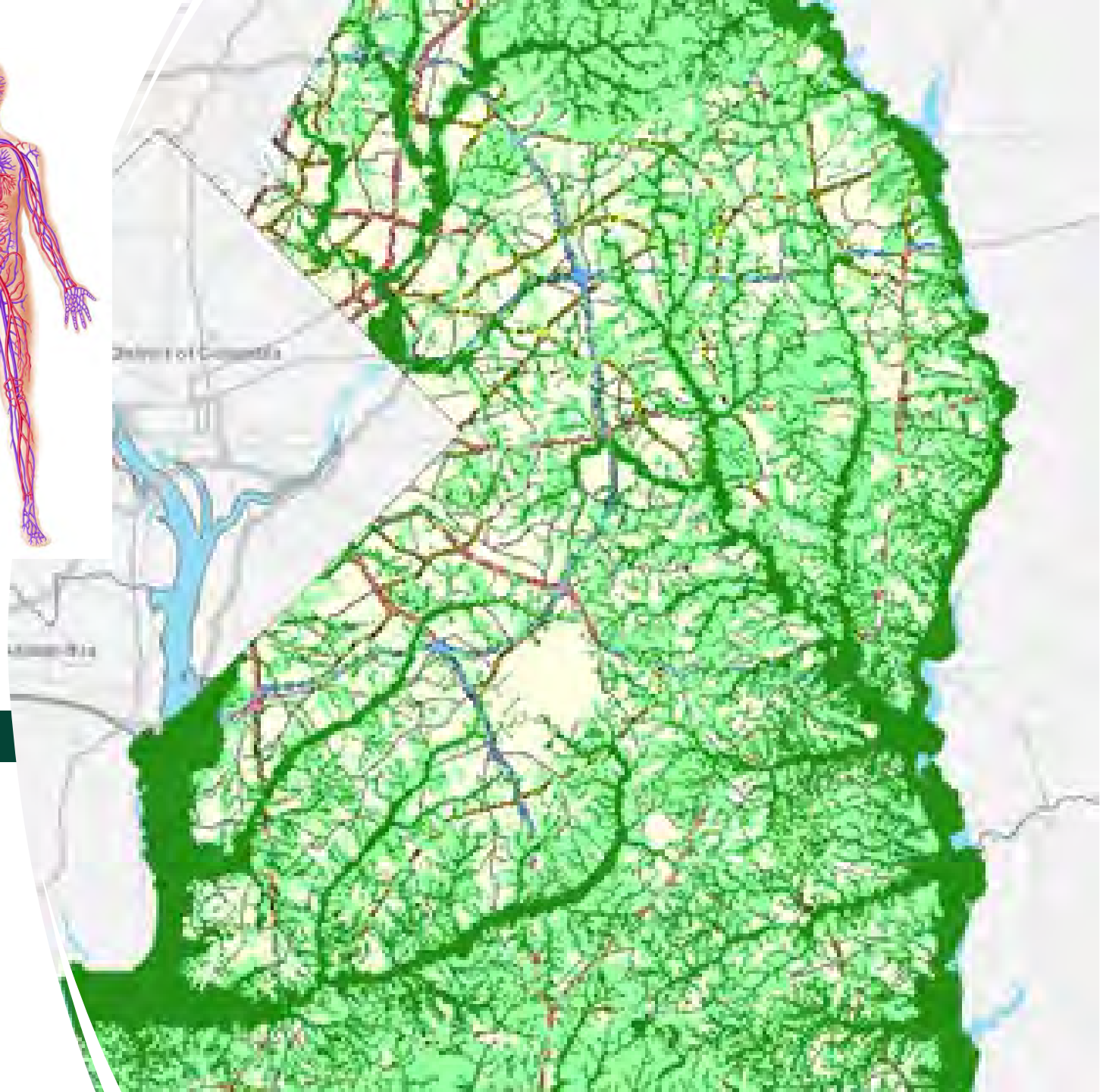
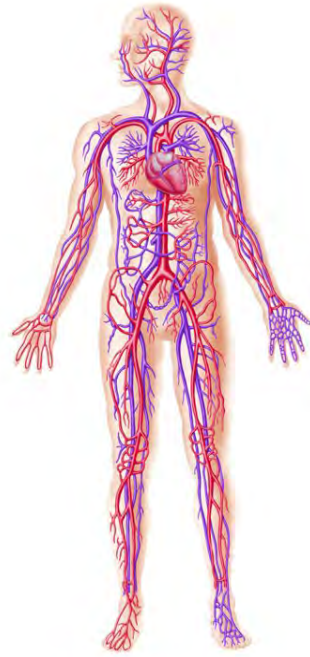
These plans outline the County's goals for conservation, emphasizing the importance of integrating environmental elements into all stages of planning and development.



Resource Conservation Plan (2017)

- Includes three functional master plans:
 - Green Infrastructure Plan
 - Agricultural Conservation Plan
 - Rural Character Conservation Plan
- The purpose of the RCP is to provide broad countywide strategies and recommendations as a tool to guide future development activity and preservation.

Countywide Green Infrastructure Network (2017)

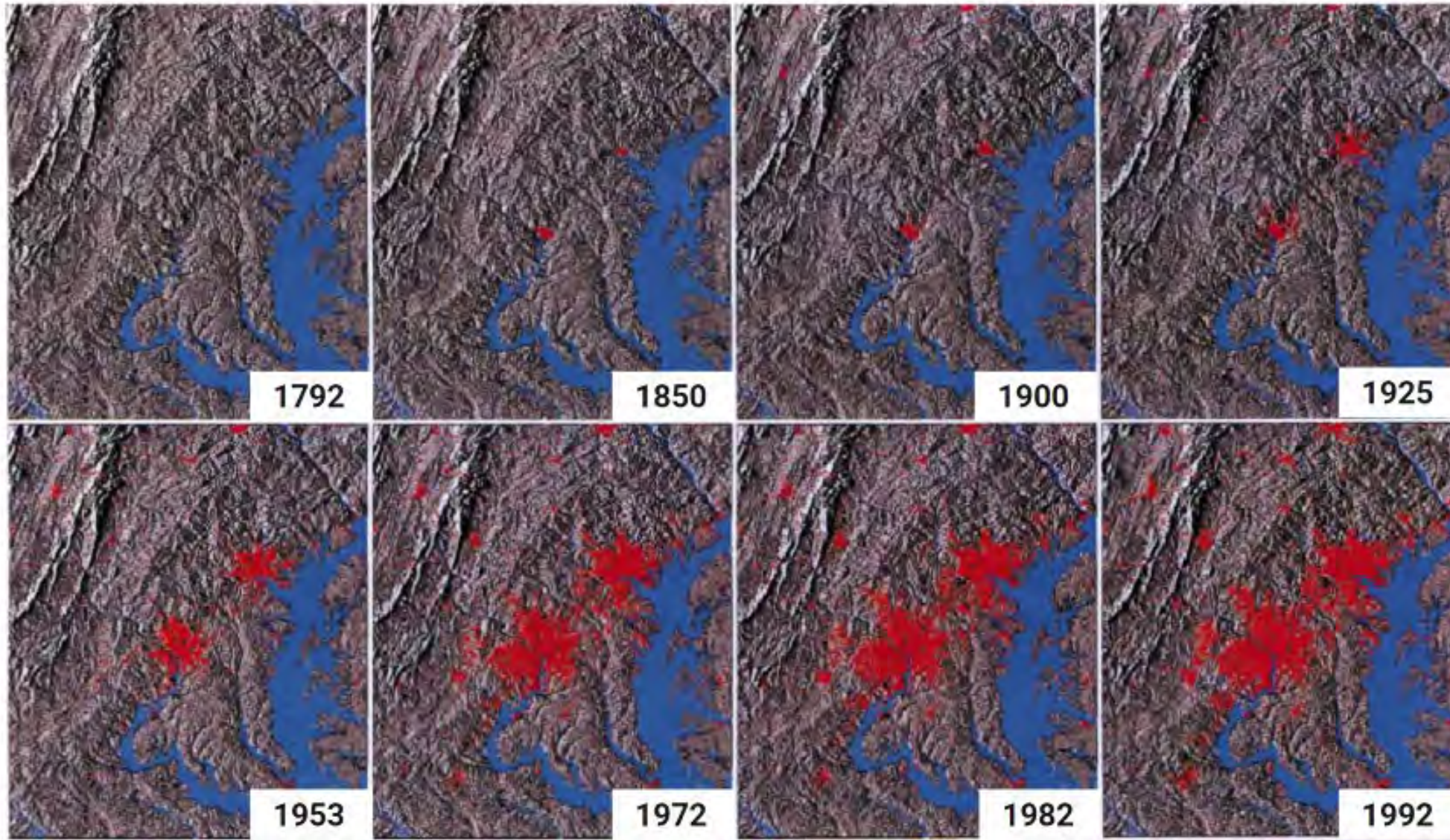


WHY

do we do Environmental Planning?



Sprawl in 1950s



"People wanted to live outside of the city centers to avoid traffic, noise, crime, and other problems, and to have homes with more square footage and yard space."

-- Resnick, 2010.

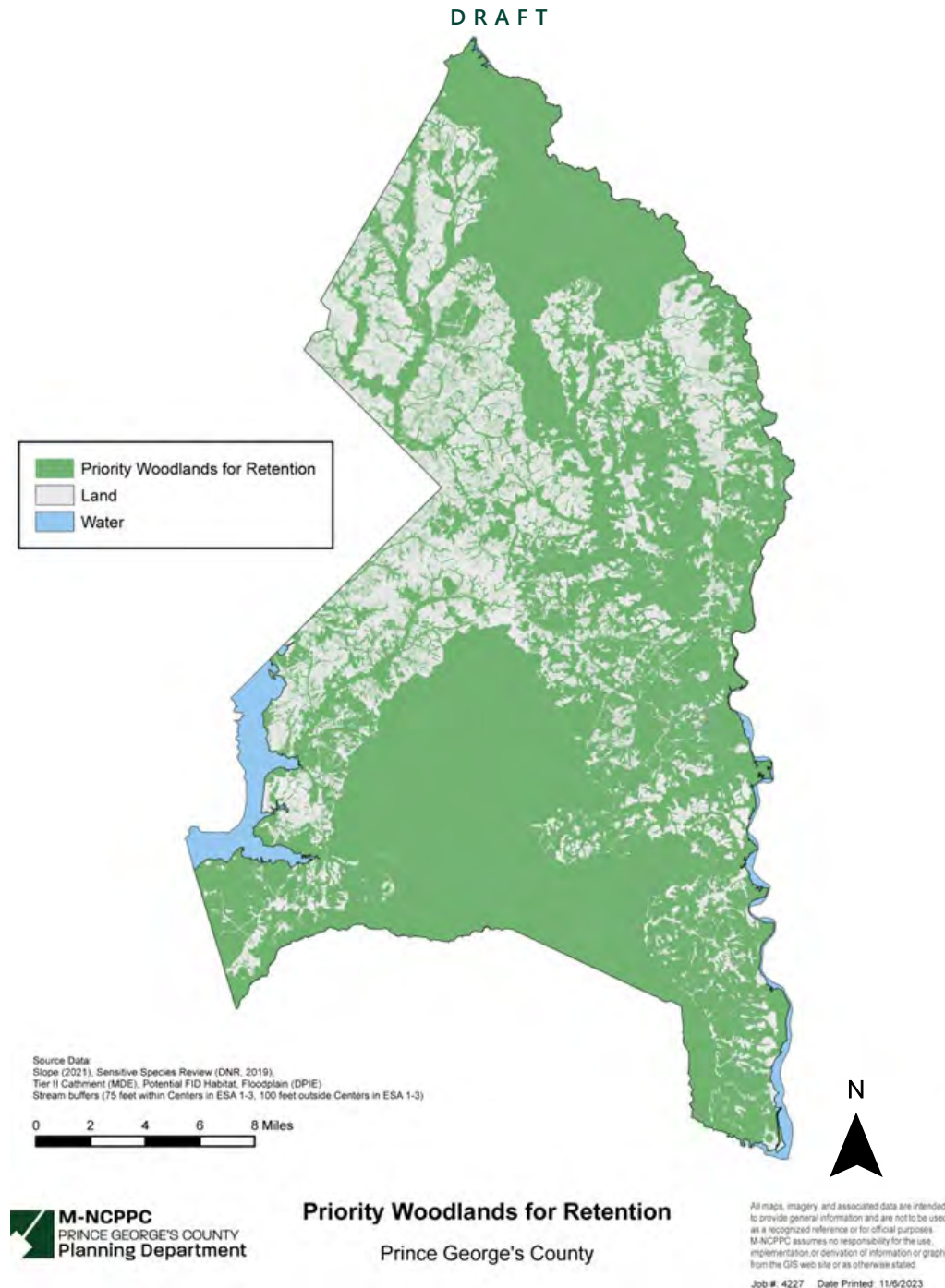
Plan 2035

Transit-Oriented Centers



5 - 1607 (c)

Priority Retention Areas



The following is a summary of the elements that comprise priority retention areas:

- 100-year floodplains
- Streams and their buffers
- Steep slopes
- Critical habitat
- Contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site
- Forest Interior Dwelling Species (FIDs) habitat
- Forest located in Tier II and III watersheds (Tier III N/A)
- Water resource protection zones, reservoir or wellhead protection areas (N/A)
- Forests in urban areas (TBD by DNR)
- Sensitive species project review areas (rare, threatened, and endangered species habitat)
- Trees that are part of a historic setting
- Specimen and champion trees

Environmental Ecosystem

"A system, or a group of interconnected elements, formed by the interaction of a community of organisms with their environment." Dictionary.com



Tree Canopy Cover

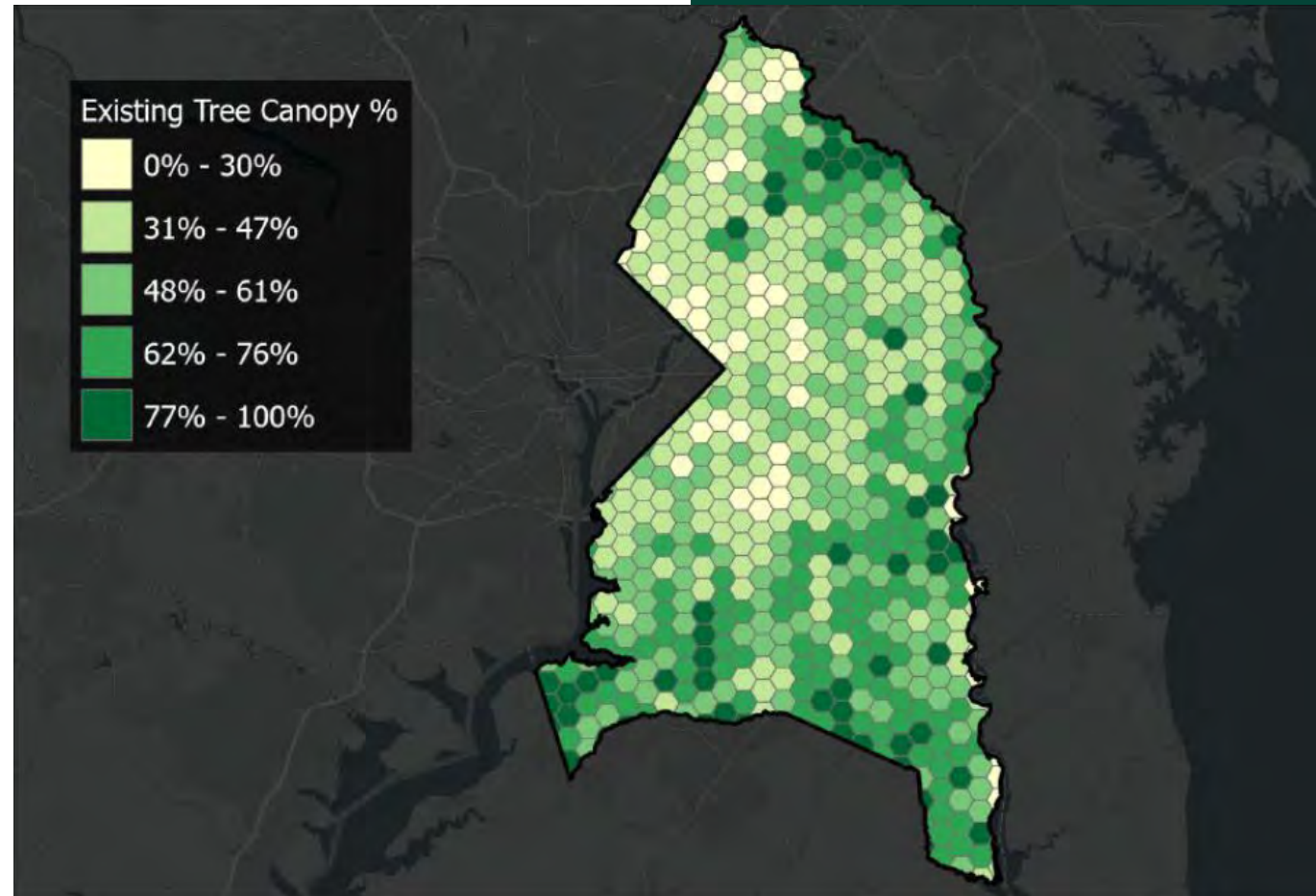


Prince George's County

2023 Tree Canopy Assessment

Existing tree canopy percentage for 2020 conditions summarized using 250-hectare hexagons. For each of the hexagons, the percent tree canopy was calculated by dividing the amount of tree canopy by the land area, which excludes water.

Using hexagons as the unit of analysis provides a standard mechanism for visualizing the distribution of tree canopy without the constraints of other geographies that have unequal area (e.g., zip codes).



Prepared by
The University of Vermont

Prepared for
Prince George's County Planning Department

November 2023

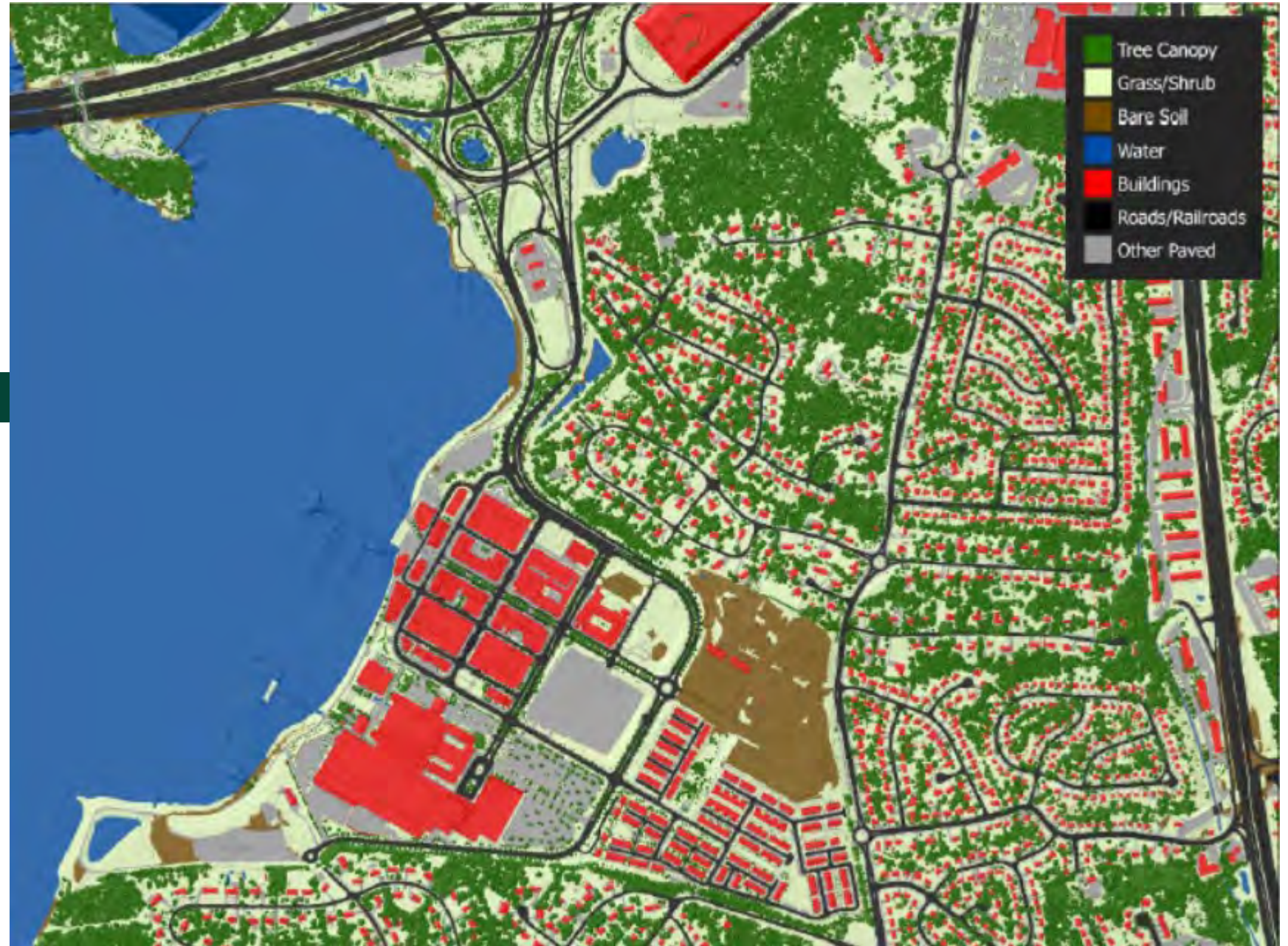
Landcover

Tree Canopy Assessment

Prepared by
The University of Vermont

Prepared for
Prince George's County Planning Department

November 2023



Tree Canopy By the Numbers



53

Percent
of tree
canopy
(2020)



164,121

Acres of tree
canopy (2020)



2%

Percentage point
change in tree
canopy from 2009-
2020.

Gain: 20,490 acres

Loss: 17,342 acres



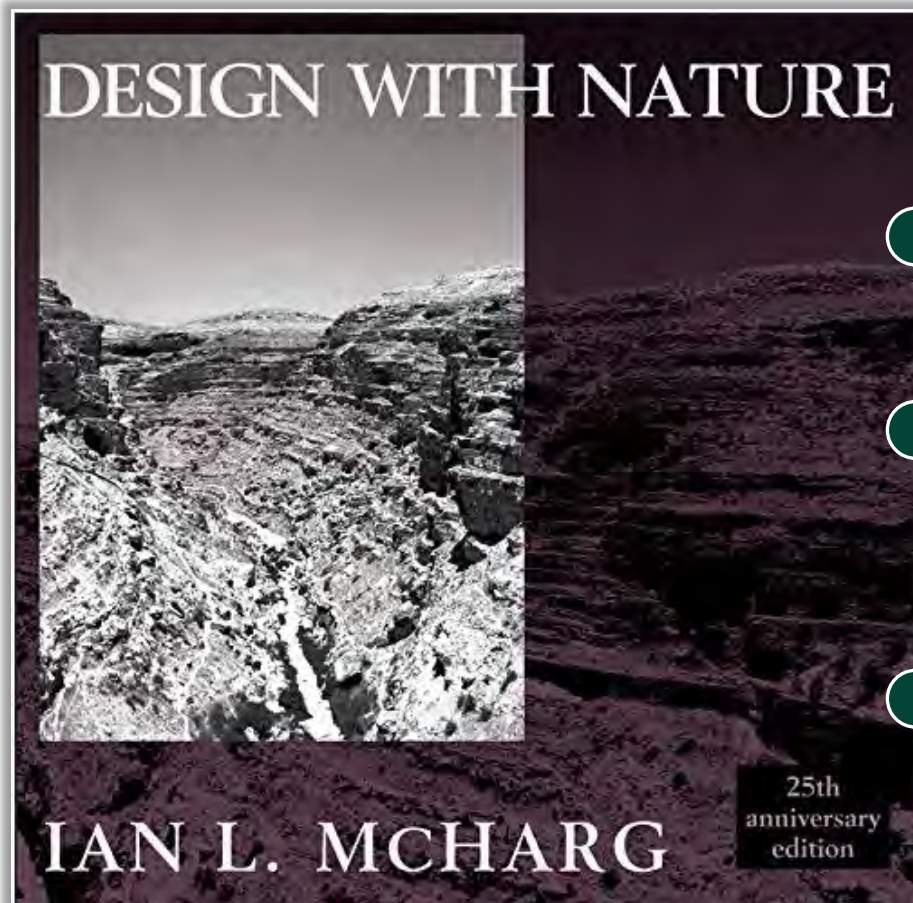
6,393,800

Estimated number
of trees in the
County in 2020

QUESTIONS?

BUILDING HEALTHY COMMUNITIES

HISTORY OF PLANNING for people



- Ecological Planning
- Nexus of Landscape Architecture, Urban Planning, and Policy
- “Sustainability analysis” that was a precursor to GIS, which involved layering maps over each other

EXPLORING ENVIRONMENT IN GIS LAYERS

www.pgatlas.com

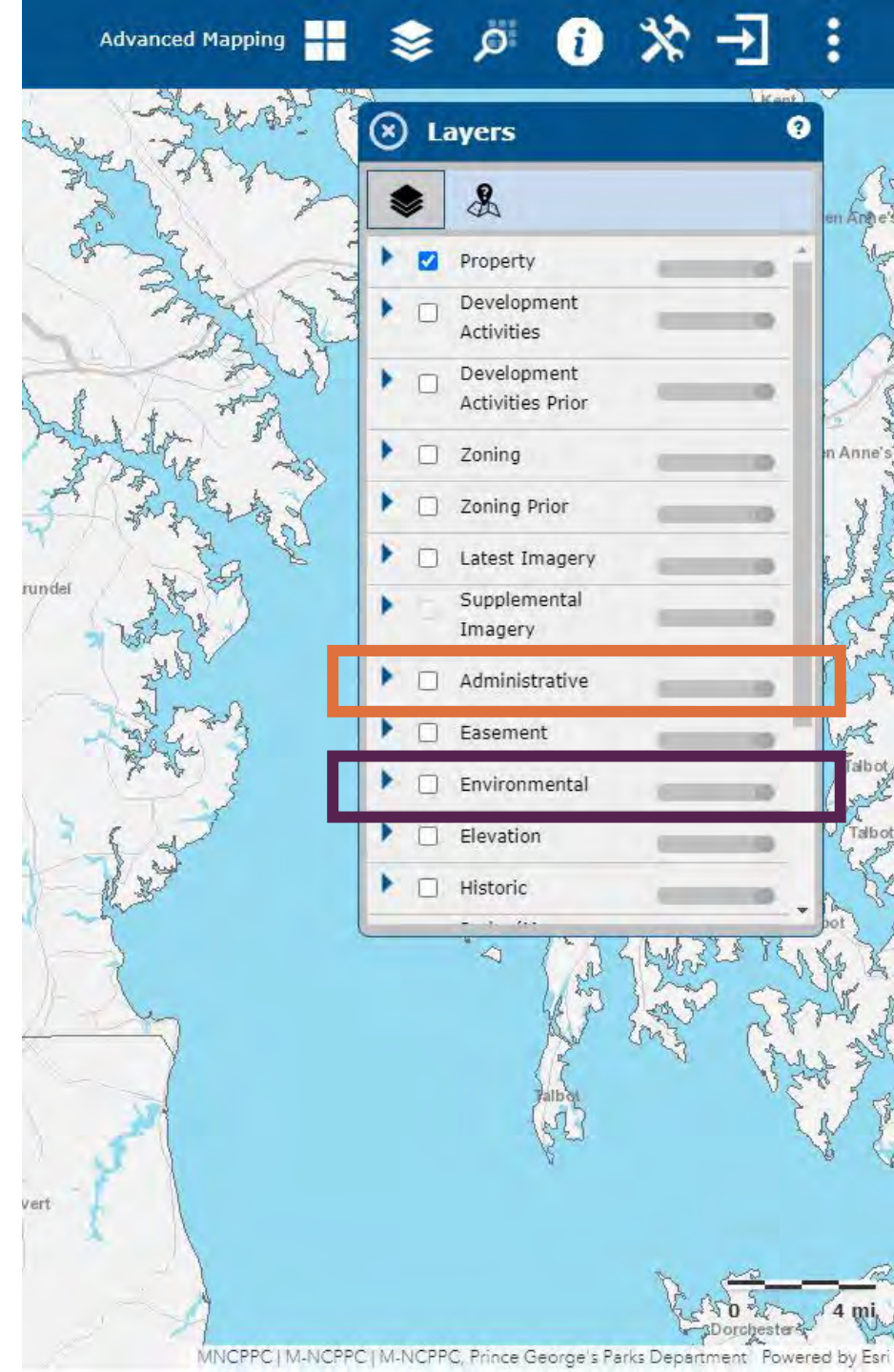
Mapping Layers

● Major landscape features

- Topography
- Tree Canopy
- Rivers, lakes and watersheds
- Floodplains (define 100 year, 500 year floodplains)

● Built Environment

- Impervious coverage (define)
- Roadways



DESIGNING PERSPECTIVE

THEN



NOW



GREEN AND COMPLETE STREETS



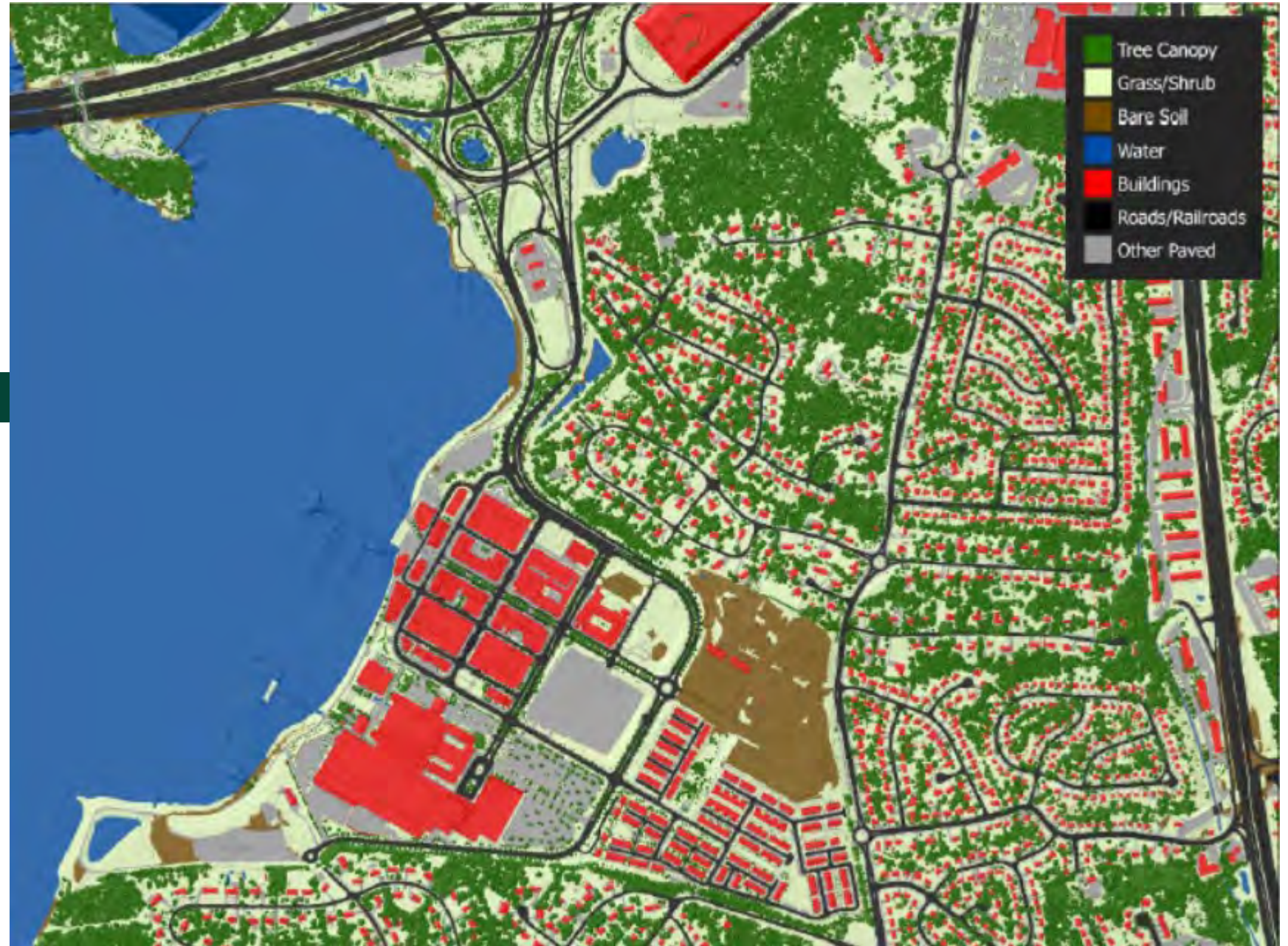
Landcover

Tree Canopy Assessment

Prepared by
The University of Vermont

Prepared for
Prince George's County Planning Department

November 2023



HEALTH IS EMBEDDED IN PLANNING

- A proactive vision using planning tools
 - Health impact assessments (HIAs) or environmental impact assessments (EISs)
 - Complete streets planning
 - Crime prevention through environmental design (CPTED)
 - Planning for abundant parks and recreational facilities, and agricultural resources
 - Planning for adequate public facilities like police and fire protection
 - Watershed planning

Our Vision for the Future



In 2035, Prince George's County is the community of choice for families, businesses, and workers in the region. It is distinguished by strong, green, and healthy communities; a competitive, innovative, and adaptive economy; vibrant and walkable mixed-use centers; quality open space; restored ecosystems; and iconic destinations. It meets the diverse needs of all Prince Georgians and embraces and builds on the momentum generated by new residents, technology, and business opportunities.

SOCIAL: PUBLIC HEALTH

What is Health?

The culmination of all interactions that an individual experiences within the built, natural, and social environment.



SOCIAL DETERMINANTS OF HEALTH

■ More than 50% are
built into the Community



Tobacco use



Diet & Exercise



Alcohol & Drug Use



Sexual Activity



Access to Care



Quality of Care



Education



Employment



Income



Family & Social Support



Community Safety



Air & Water Quality



Housing and Transit

SOCIAL: FAIR HOUSING

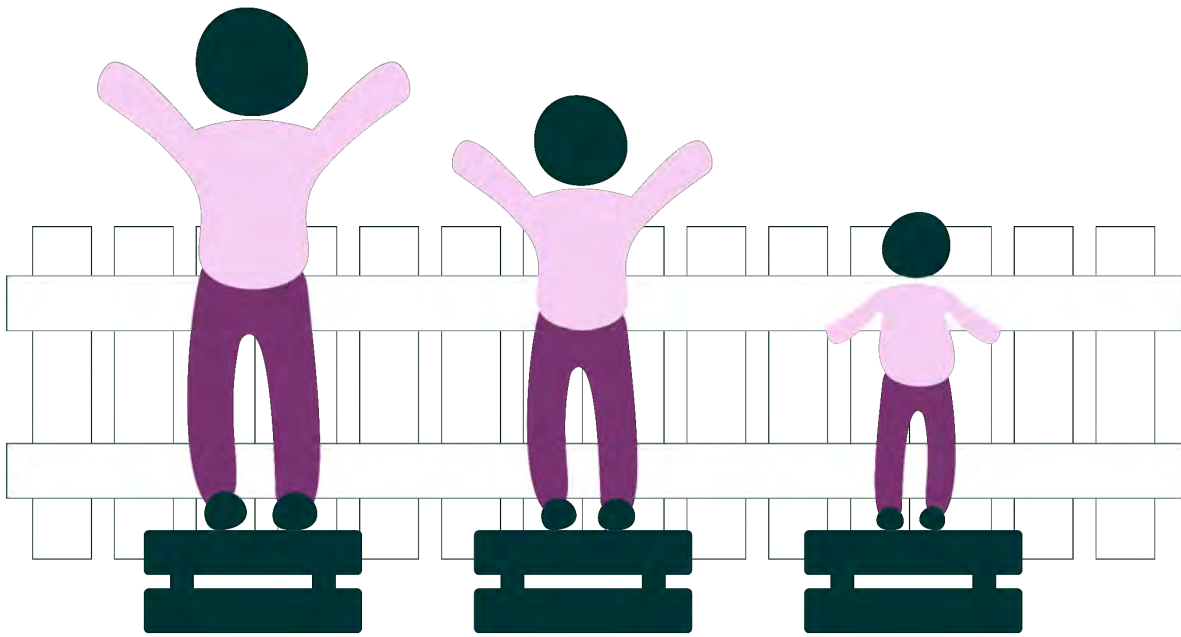


“Regardless of your age, race, religion, family situation, or level of ability, you have the right to choose the housing that’s best for your needs—with no outside preferences or stereotypes being imposed.”

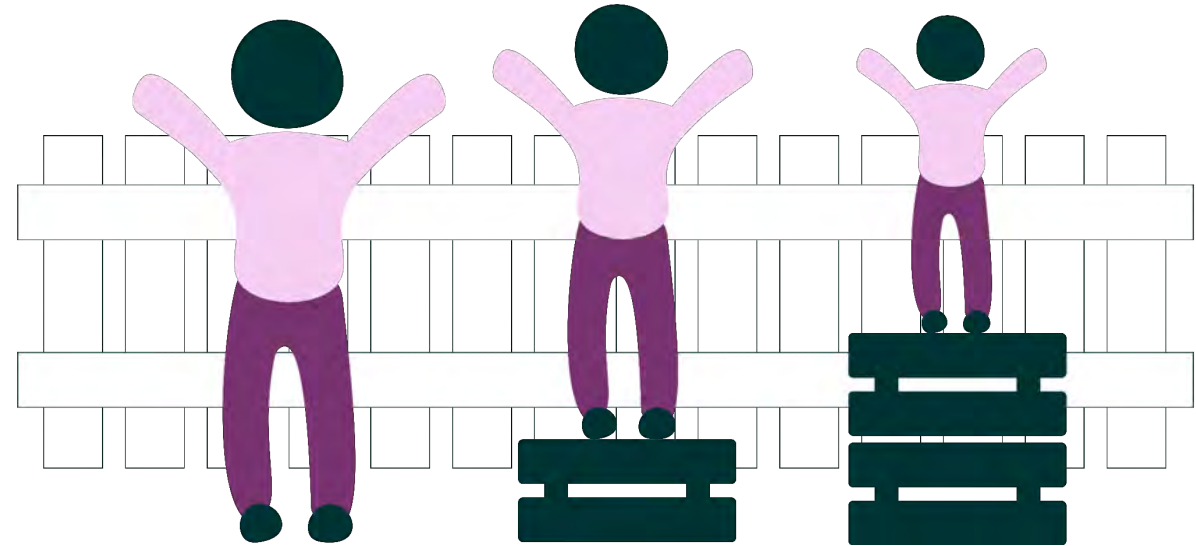
- *What Is Fair Housing? | FHCWM.org*

“Ensuring that members of society have a home in which to live, whether this is a house, or some other kind of dwelling, lodging, or shelter.”

- *Housing - Wikipedia*



EQUALITY



EQUITY

SOCIAL: EQUITY

"The absence of avoidable or remediable differences among groups of people, whether those groups are defined socially, economically, demographically or geographically."

- World Health Organization

SOCIAL: FAIR HOUSING

Missing middle housing describes homes between detached single-family and large multi-family buildings



SOCIAL: FAIR HOUSING

HOUSING Programs



Scan for more info!



M-NCPPC Parks and Recreation



The Maryland-National Capital Park and Planning Commission

Comprehensive Recreation Programming Plan (CRPP)

Department of Parks and Recreation
Prince George's County
Montgomery County Department of Parks

FY25 - FY30

Comprehensive
Recreational Program Plan



**FUNCTIONAL MASTER PLAN FOR
PARKS, RECREATION AND OPEN SPACE**

Functional Master Plan For
Parks, Recreation & Open
Space 2040



**Land Preservation,
Parks, and
Recreation Plan**

2022

Land Preservation, Parks
and Recreation Plan 2022



[YOUR GUIDE](#)

[PARKS & TRAILS](#)

[FACILITIES & RENTALS](#)

[ACTIVITIES & EVENTS](#)

[GET INVOLVED](#)

[NEWS](#)

[SAFETY & POLICY](#)

[ABOUT](#)



Fall Into Fun... With Your Fall Guide

[Register Now](#)



[Find a Park](#)



[Find a Trail](#)



[Find a Class & Activity](#)



[Find a Facility](#)



AGRICULTURE PLANNING



PRINCE GEORGE'S
SOIL CONSERVATION DISTRICT

Bloomin' PGC
Urban. Local. Fresh.

Presented by:
PRINCE GEORGE'S COUNTY
FOOD & FARM COUNCIL

THE CAPITAL MARKET
eco city farms
Parks & Recreation
live more, play more
pgparks.com

PRESENTING...
**URBAN FARMERS
OPEN MIC NIGHT**
CONNECT. LEARN. PROBLEM SOLVE.
Network with Prince George's
County's Urban Farmers & Growers!
SELECT THIRD TUESDAYS!

VISIT PGSCD.ORG FOR DETAILS

OFFICE OF
FOOD SECURITY
PRINCE GEORGE'S COUNTY
MARYLAND
EXTENSION

QR CODE

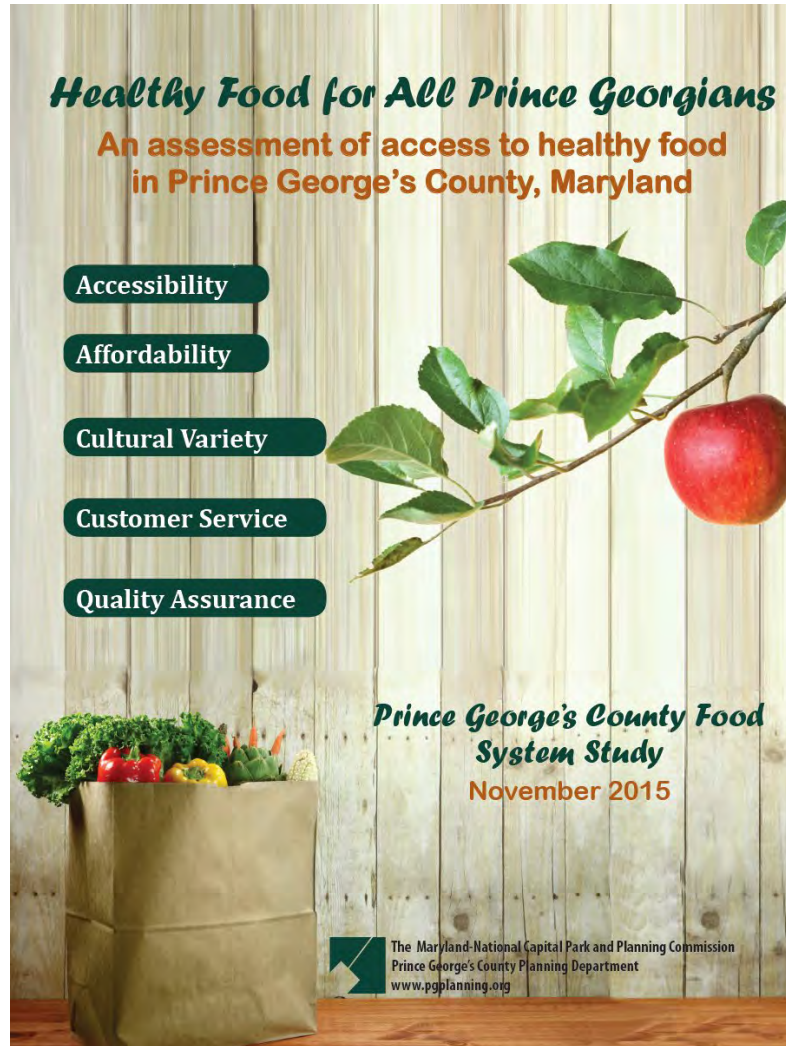


**Prince George's County
Economic Development Corporation
Food Desert Relief Plan**

January 18, 2017

EDC
PRINCE GEORGE'S COUNTY
ECONOMIC
DEVELOPMENT
CORPORATION

PRIMED for BUSINESS



Healthy Food for All Prince Georgians
An assessment of access to healthy food
in Prince George's County, Maryland

- Accessibility
- Affordability
- Cultural Variety
- Customer Service
- Quality Assurance

**Prince George's County Food
System Study**
November 2015

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



Adequate Public Facilities



POLICIES AND REGULATIONS



Federal

- The Clean Water Act
- The Clean Air Act



State

- Tree Solutions Now Act of 2021 (HB 991-2021)
- The 2030 Greenhouse Gas Reduction Act Plan of 2021
- Climate Solutions Now Act of 2022
- Natural Resources – Forest Preservation and Retention Act of 2023 (SB 526/ HB 723-2023)
- Forest Conservation Act – Modifications of 2024 (HB 1511-2024)



Local

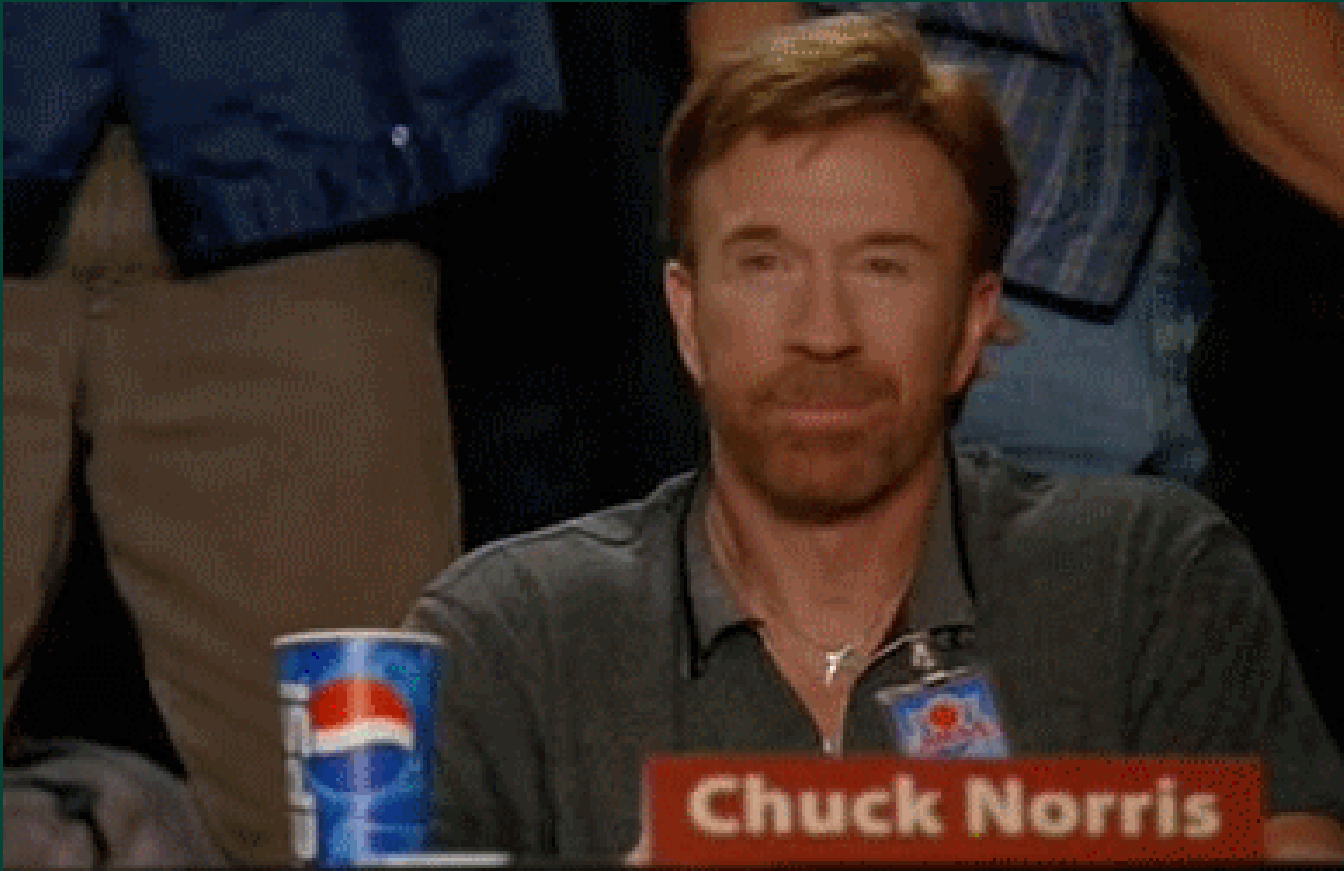
- Plan 2035
- Resource Conservation Plan
- Area Master Plans
- DRAFT Climate Action Plan

YOUR ROLE IN PLANNING

YOUR ROLE IN PLANNING

- ~~Subtitle 25 Update – Change regulations on woodland conservation and tree canopy by July 2024~~
~~pgplan.org/subtitle25~~
- Mandatory Referrals – If you receive a notification, sign up to provide comments; attend the Planning Board hearing
<https://www.mncppc.org/544/Mandatory-Referral>
- Agricultural Resources Advisory Committee (ARAC): Meetings open to the public.

GET INVOLVED



Things you can do at **any time** to be a part of the process:

- Citizen Registry at pgplan.org/record
- Civic Association Registration at pgplan.org/association
- Weekly Development Activity Notification at notify.pgatlasc.com
- Join our email lists at pgplan.org/email
- Contact DPIE at: 301.636.2000
- Follow us on social media @PGPlanningMD



SPEAK AT A MEETING



Planning Board

- Register to speak by **noon** Tuesday before the weekly Thursday meeting at pgplan.org/speak

Join us virtually or in person at Largo Headquarters the day of the meeting.

Joint Public Hearing

Register to speak by 3 p.m. the day prior to the meeting at pgccouncil.us/Speak

SDRC Meetings

Virtual, every other Friday at 9:30 a.m. Meetings are open to the public, but not for public comment. Please contact staff directly with comments/questions. Attend the meeting at pgplan.org/sdrc

QUESTIONS?
