

Approved

\$10.00

# Prince George's County Resource Conservation Plan

2017



***A countywide functional master plan connecting  
green spaces and agricultural and rural  
conservation to support a platform  
for sustainable growth***



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[pgplanning.org](http://pgplanning.org)





Approved

\$10.00

# Prince George's County Resource Conservation Plan

2017



***A countywide functional master plan connecting  
green spaces and agricultural and rural  
conservation to support a platform  
for sustainable growth***

 The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[pgplanning.org](http://pgplanning.org)

The Maryland-National Capital Park and Planning Commission  
The Prince George's County Planning Department  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
[www.pgplanning.org](http://www.pgplanning.org)

## ABSTRACT

DATE: March 2017

TITLE: Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Resource Conservation Plan, A Functional Master Plan for Prince George's County

SOURCE

OF COPIES: The Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

SERIES

NUMBER: 970172405

NUMBER

OF PAGES: 144

This countywide functional master plan combines the related elements of green infrastructure planning and rural and agricultural conservation into one functional master plan in order to streamline the process, meet state requirements for planning elements, and more efficiently update existing plans and maps. The Resource Conservation Plan was prepared in response to recommendations in the County's general land use plan, *Plan Prince George's 2035 Approved General Plan* (Plan 2035). Developed with the active participation of the community, including property owners, developers, residents, and elected officials, this document contains goals, measurable objectives, policies, and strategies pertaining to green infrastructure planning, agricultural and forestry conservation, and rural character conservation.

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Elizabeth M. Hewlett, *Chairman*  
Casey Anderson, *Vice Chairman*

## Officers

Patricia Colihan Barney, Executive Director  
Joseph Zimmerman, Secretary-Treasurer  
Adrian R. Gardner, General Counsel

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 promote economic vitality, environmental sustainability, design excellence, and quality development in Prince George's County.
- Our vision: Thriving communities—now and into the future.

### Prince George's County Planning Board

Elizabeth M. Hewlett, Esq., *Chairman*  
Dorothy F. Bailey, *Vice Chairman*  
William M. Doerner  
Manuel R. Geraldo  
A. Shuanise Washington

### Montgomery County Planning Board

Casey Anderson, *Chairman*  
Marye Wells-Harley, *Vice Chairman*  
Gerald R. Cichy  
Norman Dreyfuss  
Natali Fani-Gonzalez

## **PRINCE GEORGE'S COUNTY**

Rushern L. Baker, III, *County Executive*

### **County Council**

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 water and sewer plan, and adoption of zoning map amendments.

### **Council Members**

Mary A. Lehman, *District One*

Deni Taveras, *District Two*

Dannielle M. Glaros, *District Three, Council Vice Chairwoman*

Todd M. Turner, *District Four*

Andrea C. Harrison, *District Five*

Derrick Leon Davis, *District Six, Council Chairman*

Karen R. Toles, *District Seven*

Obie Patterson, *District Eight*

Mel Franklin, *District Nine*

### **Clerk of the Council**

Redis C. Floyd

# TABLE OF CONTENTS

Foreword.....vii

## Section I

### **Overview..... 1**

Background.....2

Plan Summaries.....5

Guidance from Plan 2035.....9

## Section II

### **Green Infrastructure Plan: A Countywide Functional Master Plan .... 15**

Our Vision for the Future.....17

Background.....19

    Analysis of 2005 Green Infrastructure Plan  
    Implementation.....20

    Conservation of Green Infrastructure.....20

    Summary of Community Input.....21

Plan Goals.....23

Measurable Objectives.....23

Policy Areas.....27

    Preserving, Enhancing, and Restoring  
    a Green Infrastructure Network.....27

    Improving Surface and Ground  
    Water Quality.....36

    Protecting Potable Water Sources.....38

    Preserving, Enhancing and Restoring  
    Canopy Coverage.....40

    Greening the Built Environment.....45

    Stewardship, Outreach, and Education.....48

Implementation.....49

Appendices.....60

    Appendix A: Documents Supporting  
    the Green Infrastructure Plan.....60

    Appendix B: Green Infrastructure Network  
    Mapping Methodology.....61

## Section III

### **Agriculture Conservation Plan: A Countywide Functional Master Plan .... 65**

Our Vision for the Future.....67

Background.....69

    Analysis of 2012 Priority Preservation

    Area Plan Strategy Implementation.....70

    Conservation of Agriculture.....71

    Summary of Community Input.....71

    State Planning Mandates.....72

Plan Goals.....73

Measurable Objectives.....74

Policy Areas.....78

    Conserving Agricultural and  
    Forested Lands.....78

    Promoting an Agriculturally Based  
    Economy.....87

    Supporting Urban Agriculture.....88

Implementation.....89

Appendices.....94

    Appendix A: Documents Supporting the  
    Agriculture Conservation Plan.....94

    Appendix B: Methodology for  
    Determining the Priority Preservation  
    Area in Prince George’s County.....97

## Section IV

### **Rural Character Conservation Plan: A Countywide Functional Master Plan ... 101**

Our Vision for the Future.....103

Background.....105

    Conservation of Rural Character.....106

    Summary of Community Input.....107

Plan Goals.....108

Measurable Objectives.....108

Policy Areas.....112

    Preserving Rural Character.....112

Conserving the Anacostia Trails Heritage Area (ATHA) .....	118
Implementation .....	121
Appendix .....	124
Planning Efforts and Documents Supporting the Rural Character Conservation Plan .....	124

**Acknowledgements .... Inside back cover**

**MAPS**

1. 2017 Countywide Green Infrastructure Network .....	28
2. Close-up of Green Infrastructure Network .....	29
3. Special Conservation Areas .....	32
4. Watershed Condition Ratings .....	39
5. Technical Corrections to the Priority Preservation Area for Prince George’s County .....	82
6. 2017 Priority Preservation Area for Prince George’s County .....	83
7. Technical Corrections to the Sustainable Growth and Agricultural Preservation Act Map for Prince George’s County .....	84
8. Technical Corrections to the Sustainable Growth and Agricultural Preservation Act Map for Prince George’s County (Continued) .....	85
9. 2017 Sustainable Growth and Agricultural Preservation Act Map .....	86
10. Special Roadways .....	114
11. Mount Vernon Viewshed (Area of Primary Concern) .....	117
12. 2017 Anacostia Trails Heritage Area .....	120

**TABLES**

1. 2005 Green Infrastructure Plan Strategy Implementation Status .....	20
2. Possible Solutions to Climate Change Threats .....	46
3. Countywide Acres Preserved Through Land Conservation Programs and Regulations ....	75
4. Priority Preservation Area Target Acreage Protection Goal .....	76
5. Studies that Contributed to Recommendations in the 2017 Rural Character Conservation Plan .....	105
6. Miles of Special Roadways .....	116
7. ATHA Boundaries .....	119

**FIGURES**

1. The Intersections and Contributions of the Three Plan Elements .....	3
2. Elements Included in the Definition of Green Infrastructure .....	19
3. Definition of Conservation in the Green Infrastructure Plan .....	21
4. Existing and Possible Forest and Tree Canopy Coverage .....	25
5. Watershed Ratings as Reported in the 2005 Green Infrastructure Plan .....	37
6. Forest and Tree Canopy Defined .....	41
7. Definition of Conservation in the 2017 Agriculture Conservation Plan .....	71
8. Definition of Conservation in the Rural Character Conservation Plan .....	106



## FOREWORD

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission is pleased to make available the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Resource Conservation Plan or RCP). This plan combines the related elements of green infrastructure planning and rural and agricultural conservation into one functional master plan to streamline the plan preparation process, meet state requirements for planning elements, and more efficiently update existing plans and maps. The Resource Conservation Plan was prepared in response to recommendations in the County's general land use plan, *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and supports the plan's desired development pattern. It contains three functional master plans:

- The Green Infrastructure Plan that updates the 2005 *Approved Countywide Green Infrastructure Plan*.
- The Agriculture Conservation Plan that updates and replaces the 2012 *Adopted and Approved Priority Preservation Area Functional Master Plan* (PPA) and expands to include policies and strategies that apply countywide.
- The Rural Character Conservation Plan that brings forward the recommendations of multiple studies and planning efforts to provide guidance for rural character conservation and viewshed protections.

The Resource Conservation Plan is the culmination of several years of work by community members, the business community, staff from County agencies and commissions, and elected and appointed officials to green our County, to provide better access to healthy food, and to preserve our cultural heritage. Numerous studies and previous planning projects support the contents of the RCP and contribute to the platform of sustainability needed to implement the vision of Plan 2035. Community input for the RCP was gathered through a variety of methods including five community input sessions, a robust website, and direct outreach to community groups and organizations. Input received during the development of Plan 2035 also contributed to the plan recommendations.

The RCP supports the core principles of sustainability established in Plan 2035. The plan addresses the social, economic, and environmental benefits of plan implementation through the various strategies proposed in each of the three plans. The Green Infrastructure Plan expands the definition of "green infrastructure" to include green roofs, green buildings, and other methods for greening the built environment. The Agriculture Conservation Plan builds on the previous implementation success of the PPA and adds urban agriculture to the types of agriculture and forestry enterprises that the County supports. The Rural Character Conservation Plan brings together multiple studies and previous planning efforts into one plan the purpose of which is to provide guidance for the conservation of irreplaceable viewsheds and rural character elements.

The Planning Board greatly appreciates the contributions and active involvement of the community and stakeholders in this countywide planning effort. We encourage your continued involvement in this and other countywide planning and development initiatives. We invite you to visit [www.pgplanning.org](http://www.pgplanning.org) to learn how you can continue to impact your communities in positive ways.



Elizabeth Hewlett  
Chairman  
Prince George's County Planning Board



