



# LOOKING BACK, MOVING FORWARD

*An Analysis of the 2002 Prince George's County Approved General Plan*



DECEMBER 2012

# ABSTRACT

- Title:** Looking Back, Moving Forward
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- Abstract:** This report begins the process of providing necessary background information as the Prince George's County Planning Department undertakes the task of updating the 2002 Prince George's County Approved General Plan. Looking Back, Moving Forward analyzes the goals, policies, and strategies of the 2002 General Plan and measures the county's success over the past ten years in achieving its established land use benchmarks. This report identifies county land use challenges and opportunities related to development pattern, environmental infrastructure, transportation infrastructure, public facilities, economic development, housing and community character. It also summarizes national, regional, as well as county economic and demographic trends; and starts to identify important questions about where and how the county will grow over the next 20 years.



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**The Maryland-National Capital Park and Planning Commission  
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Upper Marlboro, MD 20772  
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- 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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# INTRODUCTION

## PURPOSE

This document is an analysis of the 2002 *Prince George's County Approved General Plan*, which is the primary policy-guiding document for the county's physical development. This analysis evaluates the goals, policies, and strategies of the 2002 *Prince George's County Approved General Plan*, identifying the strengths, weaknesses, opportunities, and challenges for each chapter of the current plan. The analysis also summarizes important current conditions and trends facing Prince George's County. Finally, the analysis makes recommendations for next steps and identifies key questions and policy paper topics necessary to continue the planning process. These recommendations are not the final policy recommendations for the General Plan Update. Instead, this analysis is intended to inform the public of the strengths, gaps, and limitations of the current plan, and to begin the process of asking important questions to guide the future growth of the county. This analysis provides the necessary background information for the update of the Prince George's County General Plan.

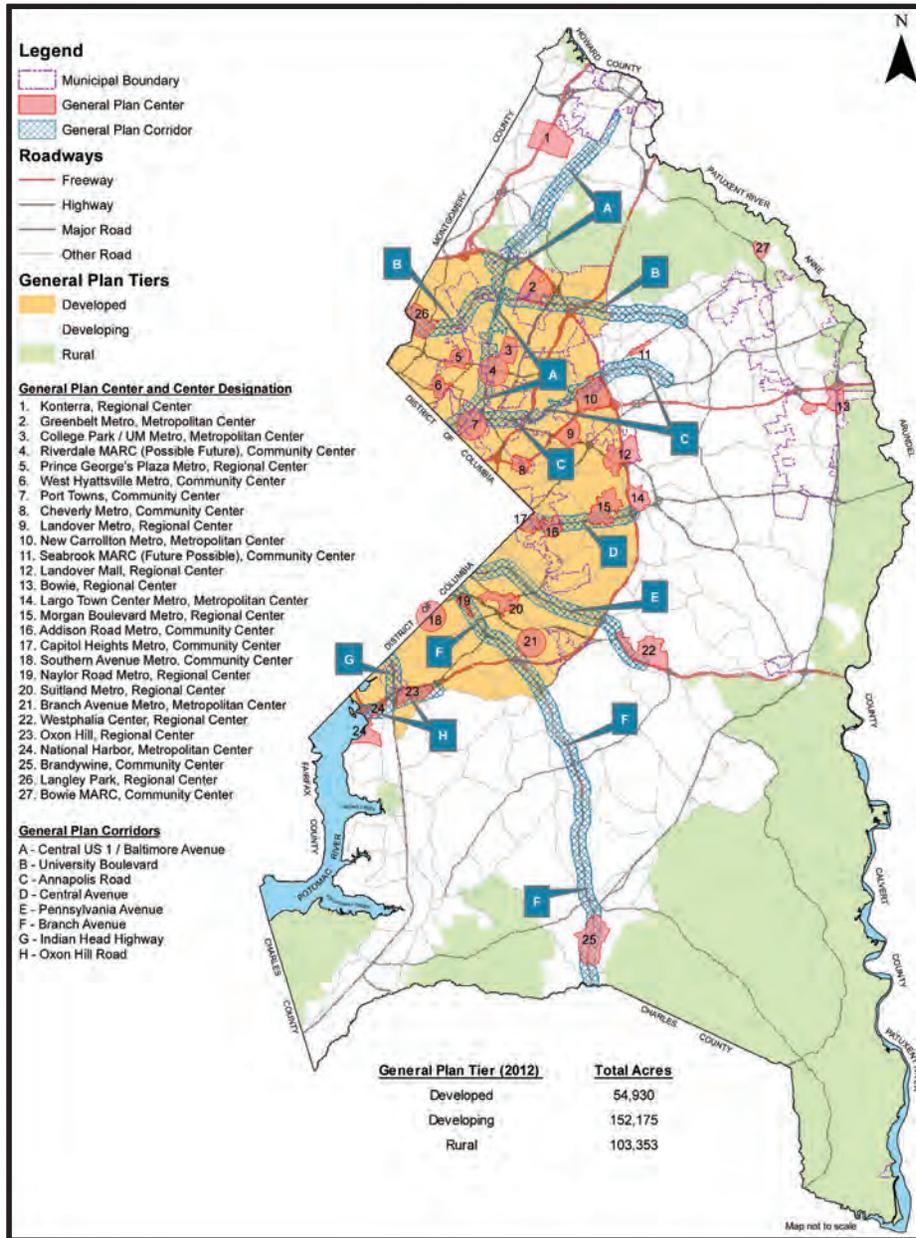
## THE 2002 GENERAL PLAN OVERVIEW

The General Plan does not make land use or zoning designations on individual properties, but rather, it provides policy direction, development priorities, and broad strategies for future community plans, functional plans, and implementation programs.

Specific recommendations (e.g., zoning, sidewalks, roads, and schools) for neighborhoods at the parcel level occur in area master plans, sector plans, and functional plans. Such plans build upon and implement the policy direction of the 2002 General Plan; amend the General Plan by revising the tier, center, and corridor boundaries, and by designating new centers or corridors (such as the Bowie State MARC Community Center and Oxon Hill Road Corridor). They also update the General Plan to reflect current information.



Map 1. Prince George's County Current Tiers, Centers, and Corridors



## What Topics and Issues Does the General Plan Cover?

The 2002 General Plan is organized into four major sections:

- Development Pattern Element** establishes the three policy areas: Developed, Developing, and Rural Tiers. Within the tiers, an overlay designation of centers and corridors is established. The plan establishes specific goals and policies tailored to the strengths and needs of the three distinct tiers. The 2002 General Plan recommends mixed-use economic development around 26 designated centers in the county. Most of the 26 centers are located at existing or planned transit stations. The combination of these policy areas designates areas of significant economic development, residential development, and preservation (see Map 1).
- Infrastructure Elements** include environmental infrastructure, transportation systems, and public facilities. These elements emphasize the need to protect important environmental assets, integrate countywide transportation with land use, and address provision for public facilities (e.g., schools, parks, and libraries).
- Economic Development, Housing, and Community Character Elements** reinforce the county's economic development strategy and make recommendations to help create a better balance of housing types and values in the county.

- **Implementation** recommends strategies to ensure that the goals and policies of the plan are implemented.

Furthermore, the 2002 General Plan established the following guiding principles:

- **Public Health, Safety, and Welfare:** The county's primary purpose is to protect the present and long-term health, safety, and welfare of all of its residents. Although the county will neither attempt, nor be able, to eliminate all risks, it will consider these factors when taking any public action.
- **Sustainability:** Sustainable development "meets the needs of those present without compromising the ability of future generations to meet their own needs."<sup>1</sup> The concept of sustainability considers the following factors:<sup>2</sup>
  1. *Environment*—a healthful, livable environment, where decision making takes into account long-term impacts and consequences, and efforts are made to prevent problems before they occur.
  2. *Economy*—sustainable jobs and businesses, where decision making takes into account the interdependence of economic, environmental, and social well-being.
  3. *Equity*—promotion of fair and equal treatment across generations and among different groups in society, and reduction in disparities in risks and access to benefits, where decision-making is inclusive and participatory.
  4. *Efficiency*—efficient use of energy and resources with little or no waste.

- **Quality of Life:** Each decision made by Prince George's County should be within the context of enhancing residents' pride in their county and neighborhood. Residents seek enhancement to their quality of life through protection of the natural environment, an emphasis on quality design, provision of quality shopping, and the pursuit of high quality public services. By protecting and reinforcing individuals' investments in their neighborhoods, the county will emphasize quality and promote ongoing enhancement of these neighborhoods and communities.
- **Meaningful Public Participation:** The county will reach out to its diversified citizens, workers, and businesses as it plans for the future and seeks to implement those plans. The county will pursue innovative ways to involve its citizens in the decision making process.

## How is the General Plan Used?

One of the key objectives of the Planning Department is to implement the goals and objectives of the 2002 General Plan by developing master plans and defining necessary zoning changes. Since October 2002, 21 master plans and sector plans have been approved, along with 3 transit district development plans and 5 functional area master plans. Few of these areas show the potential to realize the vision prescribed or to achieve many of the recommendations presented in the plans in the near future. An unprecedented level of investment from the public and private sectors would be required to accomplish the development envisioned in the 2002 General Plan and the subsequent small area plans.

The *Prince George’s County Approved General Plan* addresses specific issues facing the county through a hierarchy of goals, objectives, policies, and strategies:

- **Goal:** A statement of a desirable future condition. It is the end state toward which actions are aimed.
- **Objective:** A specific, measurable activity or target to be accomplished in pursuing a goal.
- **Policy:** A statement of intent upon which individual government decisions are evaluated.
- **Strategy:** A specific course of action to follow that states how to do something to achieve a goal.

Within each plan element are chapters on specific areas of land use recommendations and implementation strategies. Table 1 shows the total number of objectives, policies, and strategies for each of the 2002 General Plan’s major elements.

## WHY UPDATE THE GENERAL PLAN NOW

### Envision Prince George’s

The *Envision Prince George’s* (Envision) Action Agenda, released in 2010, was the culmination of a multiyear, large scale public outreach initiative to develop and implement a vision for the county’s future based entirely on community input and engagement.

*“In 2010, we are proud of what we have in Prince George’s County—our people, communities, cultural, and historical heritage; our natural, recreation, business, and transportation resources; our higher education institutions; our proximity to Washington, D.C.—the world’s most powerful political capital and its surrounding region.”—Envision Prince George’s Mission Statement*

**Table 1. 2002 General Plan Total Goals, Objectives, Policies and Strategies**

	Development Patterns	Developed Tier	Developing Tier	Rural Tier	Centers/Corridors	Environmental	Transportation	Public Facilities	Economic Development	Housing	Revitalization	Urban Design	Historic Preservation	Implementation
<b>Total Goals</b>	6	11	9	7	5	1	1	1	1	1	1	1	1	0
<b>Total Objectives</b>	4	NA	NA	NA	NA	4	14	6	2	4	1	0	0	0
<b>Total Policies</b>	NA	4	4	4	3	8	3	4	6	2	3	1	3	0
<b>Total Strategies</b>	NA	20	19	16	13	34	8	12	22	11	10	10	13	0

*Please note that the policies and strategies of the Developed, Developing, and Rural Tiers were designed to meet the objectives of the overall Development Pattern Element of the 2002 Prince George’s County Approved General Plan.*

The county's General Plan will be informed by the findings of the *Envision Prince George's* community engagement initiative. *Envision* involved residents, business and community leaders, elected and appointed officials, and the nonprofit and faith-based communities. The initiative's first phase of community input took place from fall 2008 through spring 2010. Through *Envision Prince George's*, The Maryland-National Capital Park and Planning Commission reached an unprecedented 20,000 plus stakeholders in the county. Through several cutting-edge outreach methods, six overarching Envision Areas and 14 Priority Goals were identified by the community as important to the long-term success of the county.

### Illustration 1. Where the General Plan Fits In



The 14 Priority Goals organized by the Envision Area are:

#### Live:

- High levels of public safety.
- Diversity of shopping, restaurants, and entertainment.

#### Work:

- Prosperous small businesses.
- Federal jobs hub.
- Higher education innovation engine.

#### Learn:

- Top-notch school district.
- Robust career, technical, and workforce education and training.

#### Serve:

- Responsive government.
- High public engagement levels.

#### Enjoy:

- Recreation, health, and wellness activities.
- Vibrant arts and culture community.

#### Sustain:

- Local jobs, business, and wellness activities.
- Development focused in transit-oriented, mixed-use, walkable, and bikeable communities.
- The will, capacity, and resources to sustain the vision.

## State of Maryland Requirements

The review of the General Plan is mandated by law. Article 28, Title 7, Section 7-108 of the Annotated Code of Maryland, states “the Commission shall review, two years after each decennial census of the United States, the general plan for the development of that portion of the Maryland-Washington Regional District located in Prince George’s County.”<sup>3</sup>

In 2009, the Maryland State Senate enacted Senate Bill (SB) 273, “Smart, Green, and Growing—Local Government Planning—Planning Visions.” SB 273 revised the State Economic Growth, Resource Protection, and Planning Policy’s 8 visions to create 12 new visions that address quality of life and sustainability, public participation, growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection, resource conservation, stewardship, and implementation approaches. The act also requires local jurisdictions to address these same visions in their comprehensive plans.

## Regional Opportunities

In January 2010, the Metropolitan Washington Council of Governments (COG) Board of Directors approved the Region Forward Plan. The plan is based on goals shared by officials and residents across the National Capital Region. It maps out where we want to go as a region and encourages leaders to think regionally when acting locally. The goals of the plan include:

- Provide a broad range of public and private transportation choices and a transportation system that maximizes community connectivity and walkability.
- Protect and enhance the region’s environmental resources.

- Create a vibrant economy that supports quality health, education, and social services, and a stock of varied housing opportunities, distributed equitably throughout our region.
- Focus on transit-oriented and mixed-use communities emerging in regional activity centers.

# BACKGROUND

## NATIONAL TRENDS

The General Plan Update process will answer questions on how to plan for Prince George's County's future in the context of major national trends. These emerging national trends include:

**Population Growth and Diversity:** The United States' population is growing. The population projected for the U.S in 2050 is 439 million. People aged 65 and older are projected to increase from 13.97 percent of the population in 2010 to 19.91 percent in 2035.<sup>4</sup> Racial and ethnic diversity is also growing. By 2035, the U.S. will see increases in all minority racial and ethnic groups. The Hispanic population is expected to increase from 16.03 percent in 2010 to 24.84 percent in 2035.<sup>5</sup> Increases are also projected for Black, Asian, and other race populations in the U.S.<sup>6</sup>

**Economic Stability:** The United States is facing a time of vast economic change. Globalization and the internet have allowed business and trading to access global markets with ease. Despite this, the U.S. recently suffered a period of economic recession. The number of job openings has increased by 30 percent since June 2009; however, America is still feeling the aftermath of the recession.<sup>7</sup> Based on the Job Openings and Labor Turnover Survey (JOLTS), the ratio of unemployed workers to job openings was 4.2 to 1 as of November 2011.<sup>8</sup> There are currently 5.6 million Americans who have been unemployed for more than six months.<sup>9</sup> High unemployment, coupled with a downturn in the national housing market, has resulted in high foreclosure rates. As of December 2011, there were a total of 1,346,932 foreclosed homes in the U.S., and every 1 in 634 housing units received a foreclosure filing.<sup>10,11</sup>

**Growing Community Health Needs:** National trends in population will prompt a wide range of community health needs for America's cities, suburbs, and rural areas. The rapidly aging population will require communities to change in order to handle their health needs. Community health needs are also changing nationally as the result of higher obesity rates among Americans. In 2007–2008 about one-third of the U.S.'s adult population was obese. Approximately 17 percent of children and adolescents between the ages of 2 and 19 are obese.<sup>12</sup> Looking specifically at gender, 32.2 percent of adult men and 53.5 percent of adult women are considered obese.<sup>13</sup> The number of states with obesity rates of 30 percent or more has increased from 0 states in 2000 to 12 states in 2010.<sup>14</sup> Research confirms that being "overweight" or "obese" increases the risk of many adverse health conditions, including Type-2 diabetes, cancer, hypertension, respiratory problems, and stroke.

## COUNTY TRENDS

The General Plan Update will address changes and trends in the county that will affect Prince George's growth for the future.

**The County is Growing:** Prince George's County faces a time of demographic and economic uncertainty as the two largest population groups in U.S. history—the Baby Boomers and the Millennials—drive future housing, commercial, and employment demand. Prince George's County is currently the third most populated jurisdiction in the Washington metropolitan area, with an estimated 863,420 residents<sup>15</sup> (see Table 2 on page 8). The projected county population for 2035 is over 930,000 residents<sup>16</sup> (see Table 3 on page 8). Furthermore, the county is projected to add over 90,000 jobs.<sup>17</sup> According to recent

**Table 2. Population Growth in Prince George’s County**

Year		Percent Change
1900	729,268	-
2000	801,515	9.9
2010	863,420	7.7

Source: US Census, Decennial Census.

**Table 3. Forecast of Prince George’s County Population**

Year	Forecast
2015	873,120
2020	895,740
2025	913,402
2030	928,275

Source: COG Round 8 Forecast.

studies by the National Association of Realtors® in March 2011 and the George Mason University Center for Regional Analysis in October 2011, most Americans now prefer living in places that have a mix of housing types, walkable environments, recreation, shopping, and other amenities within walking distance. Walkable, mixed-use communities and transit-oriented development (TOD) areas are increasingly preferred by both the Baby Boomer generation and the Millennial generation, and both generations are choosing to live in multifamily apartment housing. The county’s population growth brings forth a number of questions that the General Plan Update will address, such as:

**Table 4. Change in Household Incomes (2000–2010)**

Income Range	2000	2005	2010	Change (2000–2010)
Less than \$10,000	5.1%	4.8%	4.1%	-1.0%
\$10,000 to \$14,999	2.9%	3.7%	2.7%	-0.2%
\$15,000 to \$24,999	8.1%	6.2%	5.9%	-2.2%
\$25,000 or Less	16.1%	14.7%	12.7%	-3.4%
\$25,999 to \$34,999	11.2%	8.4%	7.4%	-3.8%
\$35,000 to \$49,999	16.9%	15.1%	13.6%	-3.3%
Less than \$50,000	44.2%	38.2%	33.7%	-10.5%
\$50,000 to \$74,999	23.5%	20.3%	19.9%	-3.6%
\$75,000 to \$99,999	15.3%	15.7%	15.1%	-0.2%
\$100,000 to \$149,999	12.7%	18.0%	17.8%	5.1%
\$150,000 to \$199,999	2.9%	5.4%	8.3%	5.4%
\$200,000 or More	1.3%	2.3%	5.3%	4.0%
\$100,000 or More	16.9%	25.7%	31.4%	14.5%
<b>Median Household Income</b>	<b>\$55,256</b>	<b>\$63,365</b>	<b>\$70,019</b>	<b>\$14,763</b>

Source US Census, American Community Survey.

Where will residents live, work, and play? How will residents commute? How can we use the county’s undeveloped and underdeveloped land to accommodate growth? Land use in the county must be planned in order to place new development and infrastructure in the areas where they are needed.

**The County is Diverse:** Current data shows that, overall, household incomes increased in the county during the past decade—2000 to 2010—and the percentage of households earning lower incomes decreased (see Table 4).

Prince George's County is home to a diverse population; residents represent a wide range of ethnic and cultural backgrounds. Based on the 2009 American Community Survey, approximately 18 percent of county residents were born outside the United States. In 2010, 85 percent of county residents were either of African American, Asian, multiracial, or Hispanic origin.<sup>18</sup> The General Plan Update will explore ways to accommodate the county's diverse population; we must consider opportunities arising from the changing make-up of county residents while ensuring that the county's rich history of people and places is respected.

**Lack of a Diverse Tax Base:** One of the more difficult factors facing Prince George's County in the short-term is the nature of the county's tax base. Much of the county's assessable tax base is in the form of residential development, which does not generate the same revenue as commercial and mixed-use development. Because of this dependence on the residential tax base, county revenue took significant hits in FY 2011 and FY 2012 as the residential assessment cycles catch up to the post-recession housing market. Compounding the loss of revenue from the residential base is the relocation of affluent residents to other jurisdictions, as shown in the 2010 census, and the extremely high number of home foreclosures in the county. The urgent need to increase the county's tax base is highlighted by the need for additional community services and infrastructure to support an aging population and the continuing trend of suburban subdivision development within the Developing Tier. Unless there is increased diversity in the county's tax base and a shift in the development pattern, the county's ability to sustain adequate service levels and maintain roadways, water and sewer lines, and other infrastructure will become increasingly compromised. The General Plan Update will take into account the economy's changing fiscal conditions by developing strategies to utilize the county's assets, including its strategic location within

the Washington metropolitan area, and opportunities to develop near mass transit locations.

## COUNTY PROFILE

### Population Growth

The county's population has increased, although the rate of increase declined by 2.2 percentage points during the last decade compared to the previous decade.

### Population Forecast

According to the Metropolitan Washington Council of Governments (COG) Round 8 Forecast, the county's population will increase to almost 1 million by 2030 (see Table 3 on page 8), with 61,000 employment growth.

The forecast implies that there will be an increased demand for housing. A recent George Mason University jobs and housing forecast shows an even higher rate of growth. According to the George Mason forecast, the Washington metropolitan area is expected to add 1.05 million net new jobs between 2010 and 2030; more than 76,000 (23 percent) of them will be located in Prince George's. The report also predicts that jurisdictions in the region will need to add 731,457 net new housing units to accommodate the anticipated growth. The estimated increase in demand for housing in Prince George's County during the period is between 28,000 and 52,000 units.<sup>20</sup> In spite of the differences in the forecasts, there is agreement that the county's population will grow in the near future, and that there will be a need for thousands of additional housing units. In particular, there will be a growing demand for housing that is suitable for households with different income levels in terms of size, location, and cost.

## Median Household Income

Even though the median household income in the county has continued to rise, and was almost \$70,000 in 2010, 20 percent of the 301,923 households in the county had incomes below \$40,000. Almost 80,000 residents (9.4 percent) had incomes below the poverty line, and more than 25,000 families received cash public assistance or food stamps/Supplemental Nutrition Assistance Program (SNAP).

## Unemployment

The county’s labor force increased by almost 18,000 (4 percent) between 2007 and 2012. While the labor force grew in recent years, the rate of unemployment increased until 2010, rising by 4.1 percentage points between 2007 and 2010, until it declined by almost 1 percentage point over the next two years (2010–2012), evidence of the effects of the recent economic recovery. Even though the unemployment rate has declined in recent years, it remains high, validating job creation as a county priority in order to put residents to work, raise incomes, and help boost the local economy (see Table 5).

## Housing

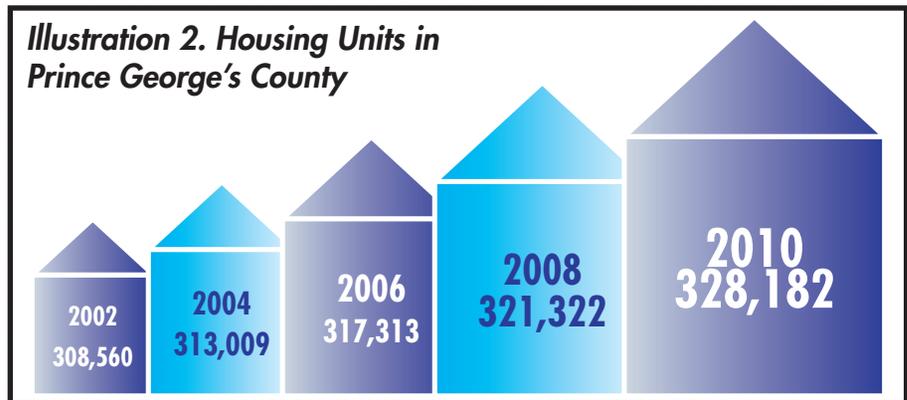
Overall, the number of housing units in Prince George’s County increased over the past decade, from 308,560 in 2002 to 328,182 in 2010, with the largest yearly increase (approximately 6,000 units) occurring from 2009–2010.

Consistently, more than 50 percent of housing units in the county are single-family. Multifamily units constitute approximately 33 percent, and 16 percent of housing units are townhouses.

**Table 5. Labor Force, Employment, and Unemployment in Prince George’s County**

	2007	2008	2009	2010	2011	2012
<b>Labor Force</b>	448,242	453,877	457,150	462,138	464,524	465,934
<b>Employment</b>	432,234	434,094	423,623	426,518	432,133	434,404
<b>Unemployment</b>	16,008	19,783	33,527	35,620	32,391	31,530
<b>Unemployment Rate</b>	3.6%	4.4%	7.3%	7.7%	7.0%	6.8%

Source: Maryland Department of Labor Licensing and Regulation (<http://www.dllr.state.md.us>) January 24, 2012.



Source: U.S. Census Bureau, 2002–2010 American Community Survey

NOTE: There are instances where American Community Survey data are not available for certain years during the decade being considered in this report. As such, there is no consistency in the amount of data presented. In Illustration 2, for example, data for 2000 through 2003 are not available.

## Public Safety

Although crime in the county is declining, Prince George’s County is still perceived as a county where crime is rampant, particularly when compared to the crime rate of neighboring jurisdictions (see Table 6 on page 11).

**Table 6. Violent Crime/Property Crime Per 1,000 Inhabitants**

	2004	2005	2006	2007	2008	2009
Prince George's	9.9/63.6	11.4/63.1	10.1/55.0	9.0/53.1	8.9/52.8	7.9/45.7
Anne Arundel	6.0/31.8	5.7/31.9	6.2/33.9	6.0/35.9	5.7/37.5	5.6/32.5
Calvert	1.6/13.3	1.8/16.1	2.9/18.0	3.2/18.4	4.1/21.2	3/20.6
Charles	5.6/25.2	5.6/24.5	5.2/30.6	6.0/30.2	5.6/30.5	4.9/26.3
Howard	2.3/25.5	2.3/26.6	2.3/26.4	2.2/26.4	2.5/29.8	2.7/24.9
Montgomery	2.1/26.3	2.3/26.4	2.5/25.7	2.3/26.0	2.3/27.1	2.2/24.8
State of Maryland	7.0/36.4	7.0/35.5	6.8/34.8	6.4/34.3	6.3/35.0	5.9/32.0

*Violent Crime=Murder, Rape, Robbery, and Aggravated Assault.*

*Source: Maryland State Uniform Crime Report 2005–2009.*

## Education

The provision of quality education is a major concern within Prince George's County. The county's high school graduation rate (84 percent) is lower than neighboring jurisdictions (89 to 94 percent) as well as the State of Maryland (87 percent)(see Table 7).

County graduation rates represent a steady decline from 2003 through 2008, with slight improvements seen in 2009. In 2002 and 2003 the county's high school graduation rate was above the State of Maryland and neighboring Maryland counties, with the exception of Montgomery and Howard Counties. In 2003, Prince George's County public high schools had an 89.5 percent graduation rate, slightly lower than the State of Maryland's 90 percent graduation rate.

In 2004, the county's graduation rate decreased to 86.7 and remained stable through 2006. Between 2007 and 2010, the county remained behind all its neighbors and the state. The graduation rate declined to a low of 83.1 in 2008 but improved in 2009 to 84.5.

**Table 7: Graduation Rate**

Year	Prince George's	Anne Arundel	Calvert	Charles	Howard	Montgomery	State of MD
2002	89%	81%	86%	85%	92%	92%	84%
2003	90%	84%	88%	85%	93%	92%	85%
2004	87%	83%	88%	85%	93%	92%	84%
2005	87%	83%	90%	85%	94%	91%	85%
2006	87%	86%	90%	87%	94%	92%	85%
2007	85%	88%	90%	88%	95%	90%	85%
2008	83%	89%	92%	87%	95%	89%	85%
2009	85%	91%	92%	88%	94%	87%	85%
2010	84%	89%	92%	90%	94%	90%	87%

*Source: Maryland State Department of Education.*

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## FUNCTIONAL PLANS

Functional Master Plans comprehensively cover specific topics for the entire county. There are functional plans for transportation, historic resources, green infrastructure planning and preservation, parks and recreation, trails, schools, public safety, and water resources.

### APPROVED MASTER PLAN OF TRANSPORTATION

The 2009 *Approved Countywide Master Plan of Transportation (MPOT)* for Prince George's County is the functional master plan that addresses the strategic transportation issues for all modes in Prince George's County. The approved master plan of transportation provides guidance for the county's roads, trails, bicycle, and transit systems, as well as addresses pedestrian mobility.



### APPROVED PUBLIC SAFETY FACILITIES MASTER PLAN

The 2008 *Approved Public Safety Facilities Master Plan (PSFMP)* addresses the provision of public safety facilities (fire, police, and emergency medical services) needed to serve Prince George's County for the next ten years.



### APPROVED COUNTYWIDE GREEN INFRASTRUCTURE PLAN

The 2005 *Approved Countywide Green Infrastructure Plan (Green Infrastructure Plan)* is a comprehensive vision for conserving significant environmental ecosystems. This plan brings decision-making, land use policy, and infrastructure investments together under the umbrella of a guiding vision to help maintain critical corridors and to target restoration and mitigation.



## **APPROVED WATER RESOURCES FUNCTIONAL MASTER PLAN**

The 2010 *Approved Water Resources Functional Master Plan* (Water Resources Plan) evaluates existing growth and anticipated future development and any impacts to, and demands on, water resources. This includes drinking water, waste water, and stormwater. The Water Resources Plan provides growth guidance to address water quality impacts associated with land use in the county.

## **APPROVED HISTORIC SITES AND DISTRICTS PLAN**

The 2010 *Approved Historic Sites and Districts Plan* (HSDP) sets countywide preservation policy and provides citizens, nonprofit organizations, the private sector, and government agencies with guidance on historic preservation. It provides information about the county's historic resources, presents an overview of preservation tools and techniques, and serves as a blueprint to assist in implementing effective history preservation strategies.

## **APPROVED PRIORITY PRESERVATION AREA FUNCTIONAL MASTER PLAN**

The 2012 *Approved Priority Preservation Area Functional Master Plan* is a requirement for Maryland Agricultural Land Preservation Foundation Certification. The Priority Preservation Area (PPA) Plan contains policies and strategies to reach the county goal of placing 23,682 acres under protective easement by the year 2027.



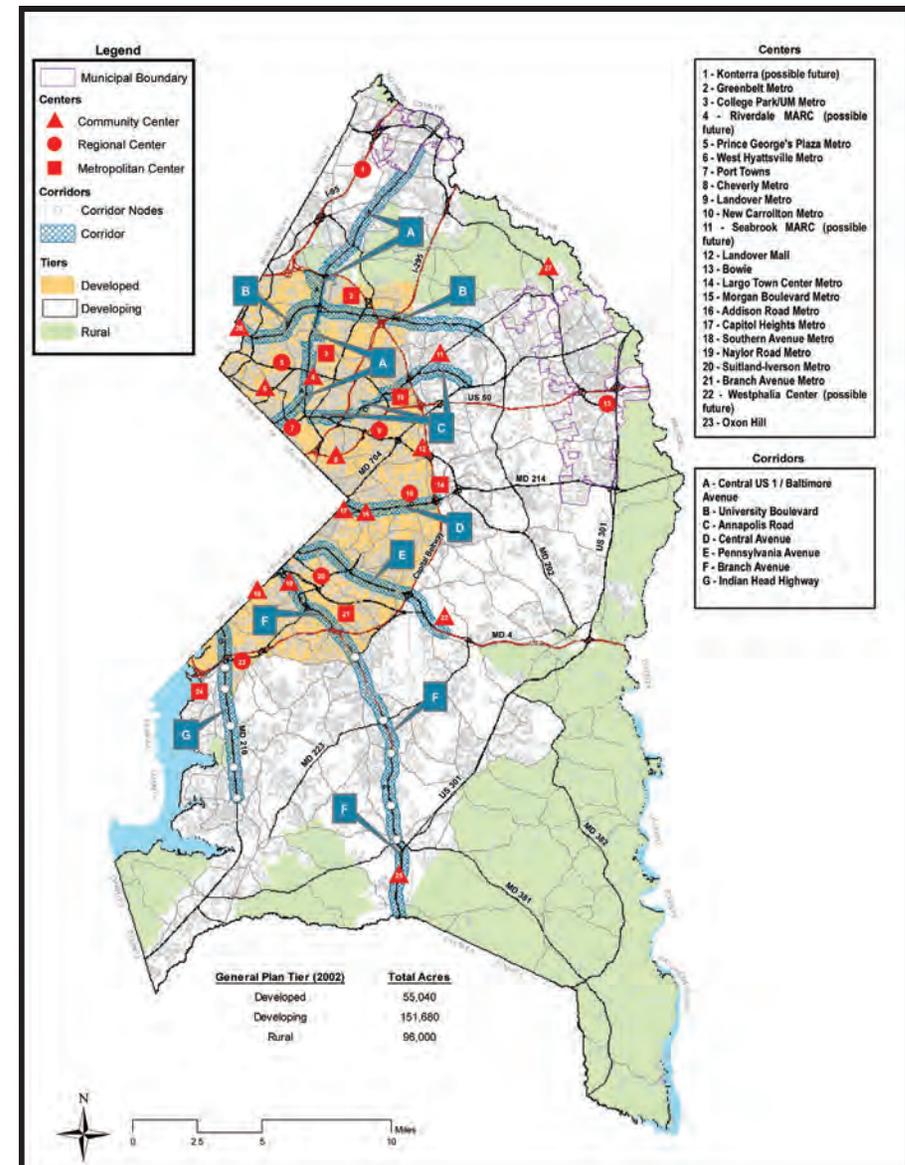
# DEVELOPMENT PATTERN

## INTRODUCTION

The development pattern section of the General Plan establishes recommendations for land uses and relationships that provide the necessary structure and foundation for the rest of the plan. Land use is the nexus that weaves transportation networks, environmental features, public infrastructure and facilities, urban design, and implementation policy into the broader fabric that guides how a place will grow over the next generation.

In the practical sense, the development pattern element of the *Prince George's County Approved General Plan* establishes the goals for the development and redevelopment of the county, emphasizing how, and more importantly, where, the county will grow in the future. It establishes policy for the future development of the county and describes implementation strategies that are further refined in master plans, sector plans, and transit district development plans. Through the development pattern element, concepts such as transit-oriented development, complete streets, adequacy of public facilities, concurrency of service provisions, conservation subdivisions, and agricultural preservation, influence functional area planning, reinforcing the importance of land uses and the overall development pattern to the county's future. It is essential to establish clear direction and policy guidance in the development pattern element of countywide general plan in order to successfully conduct more detailed analysis and planning for targeted areas within the county. Map 2 is a summary of the development pattern presented in the 2002 *Prince George's County Approved General Plan*. Please see the Development Pattern section of the 2002 General Plan for a more detailed description of the role of centers, corridors, and corridor nodes.

Map 2. The Prince George's County General Plan



## **CURRENT CONDITIONS AND TRENDS**

Perhaps more than other general plan elements, the development pattern is closely tied to market trends, economic vitality, consumer demand, and shifting preferences for lifestyle choices. As the community evolves over time, so too must the development pattern to maximize the county's potential.

### **Residential Market Trends, Developer Interest, and Transit-Oriented Development**

Prince George's County faces a time of demographic and economic uncertainty as the two largest population groups in U.S. history—the Baby Boomers and the Millennials—drive future housing, commercial, and employment demand. According to recent studies by the National Association of Realtors® in March 2011 and the George Mason University Center for Regional Analysis, research arm of the School of Public, in October 2011, most Americans now prefer living in places that have a mix of housing types, walkable environments, recreation, shopping, and other amenities within walking distance. Walkable, mixed-use communities and transit-oriented development (TOD) areas are increasingly preferred by both the Baby Boomer generation and the Millennial generation. Also, both generations are choosing to live in multifamily apartment housing types. The Center for Regional Analysis Study finds that, as a result of this shift in preferences, by 2030 more than 60 percent of the housing demand for 731,457 new housing units in the region will be multifamily units. Inability to meet this demand will have a negative impact on the region's ability to house the workers that are critical to its economic competitiveness. The Round 8.0 Forecasts by the Metropolitan Washington Council of Governments (MWCOG) indicate approximately 93,750 new Prince Georgians are expected by 2035, generating a need for

over 49,000 new dwelling units. However, between 2002 and 2010, Prince George's County has experienced 73 percent of its residential growth in the Developing Tier, largely away from the walkable TOD opportunity sites found in centers and corridors. Just 20 percent of the overall county's residential growth during this time period is multifamily. Furthermore, the same MWCOG forecasts show that just 33 percent of the county's households in 2035 will reside in multifamily units. These data indicate a significant gulf between how the county has been growing and where consumer preferences are trending.

Failing to plan for these changes will result in significant negative impacts to Prince George's County, including a disconnect between job placement and workforce housing, increased travel times to work, increased pollution, higher public investment in roadway infrastructure, and a reduced ability to compete with neighboring jurisdictions.

### **Commercial and Mixed-Use Zoning**

The irony of trying to achieve a diversified county tax base is that the county may actually be over-zoned for commercial and mixed-use development. Preliminary M-NCPPC staff analysis finds that the county had almost 5,900 acres of commercially zoned land and more than 7,600 acres, or 11.9 square miles, of mixed-use zoned land as of 2011 (see Table 8 on page 17).

The amount of mixed-use zoned land exceeds the combined central business districts of Chicago, Washington, D.C., San Francisco-San Jose, Boston, and Philadelphia, an area that supports more than 1.7 million total jobs. While mixed-use development can be horizontal as well as vertical, the market sustainability for this quantity of potential mixed-use land is questionable. Market studies conducted for some master planning efforts also suggest that the county is currently over-retailed, with significant commercial capacity remaining.

Zoning alone is not the solution, zoning should be considered just one of many possible tools in the county's toolbox to diversify the tax base and create quality TOD and mixed-use places. Good intentions often drive zoning decisions, and although the county consolidated and reduced commercial zoning by 12.1 percent between 2002 and 2011 (see Table 8), it also increased mixed-use zoning by 105 percent over the same period in an effort to meet General Plan objectives. Some of the county's mixed-use zones provide less certainty in terms of how much and what type of development they are likely to produce, in comparison to the conventional commercial, residential, and other zones they replaced.

**Table 8. Change in Zoning Acreage 2002 to 2011**

Zones	Acres Zoned 2002	Acres Zoned 2011	Change in Acres	Percent Change
Commercial Zones	6,708.75	5,897.28	-811.46	-12.10
Industrial Zones	16,517.90	14,758.62	-1,759.29	-10.65
Mixed-Use Zones	3,730.86	7,633.70	3,902.84	104.61
Open Space	135,186.29	143,506.85	8,320.56	6.15
Residential Zones	376,331.24	383,309.56	6,978.32	1.85
Comprehensive Design Zones	517,084.86	519,819.60	2,734.74	0.53

\*The detailed summary table can be found in the appendix.  
Source: M-NCPPC, 2011

## Technology and Sustainable Design

Major employers, such as NASA Goddard Space Flight Center, Joint Base Andrews, and the world-class University of Maryland, College Park, contribute to technological growth in the county through existing and future research and development initiatives and agreements with government and private sector technology companies. There is an opportunity for the county to build on the strengths of these technology leaders by recruiting and supporting spin-off industries to locate in close proximity to these hubs. New high-tech districts can be marketed in a manner similar to the way in which Montgomery County has promoted the I-270 Technology Corridor.

Prince George's County is in a prime position to leverage past innovations and build on this reputation through a renewed emphasis on incorporating low-impact development, environmental site design (ESD), and other "green" building techniques and rating programs, including the Leadership in Energy and Environmental Design (LEED®) system in all new development and redevelopment efforts.



*LEED stands for Leadership in Energy and Environmental Design, and was created by the U.S. Green Building Council (USGBC) in 2000. USGBC promotes the design, construction, and maintenance of green buildings along with the development of sustainable communities. This rating system utilizes strategies that are aimed at achieving high performance in key areas of human and environmental health, sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.*

## Agricultural Ventures

Growing interest locally and nationally in sustainable and local agricultural ventures represents another trend that can inform the development pattern element of the General Plan Update. Incorporation of agricultural zoning, preservation programs, financial and other incentives, and recognition of the benefits of urban agricultural practices can help restore the rich agricultural tradition present through most of the settled history of Prince George’s County. Renewed emphasis on agriculture can also reinforce the vision for the Rural Tier, which includes farmland preservation, environmental restoration, and strong land values.

## POLICY CONTEXT

### Countywide Growth

Currently, the county’s development growth is not trending toward alignment with the vision and objectives for development cited in the 2002 General Plan. Analysis of development trends in the county from 2002 to 2010 indicate that achieving the plan’s objectives for growth by 2025 will be difficult. The following sections present information on development patterns between 2002 and 2010 by tier and in the centers in comparison to the targets established in the 2002 General Plan. Table 8 (see page 17) presents the changes that have occurred in each respective zoning category.

### Countywide Growth by General Plan Tier

The county’s current development trends for the tiers are not meeting with the 2002 *Prince George’s County Approved General Plan’s* vision and targets for these areas. Of the three tiers, the Developing Tier has received 73 percent of the overall growth since 2002, which is greater than the General Plan target

of receiving no more than 66 percent. More specifically, just over 16 percent of the housing growth in the county between 2002 and 2010 occurred in centers and corridors, and 25 percent of the countywide growth was located in the Developed Tier. The 2002 General Plan growth target for the Developed Tier is 33 percent, with 50 percent of that growth intended to be located in centers or corridors.

Objectives for growth and preservation of the Rural Tier have not been met—the General Plan goal is no more than one percent by 2025; however, some positive progress has been made. The county’s Soil Conservation District began administering the county’s first agricultural easement programs during this time period. Although the 7,175 acres preserved through agricultural easement and the woodland conservation program from 2002–2010 falls far short of an annual objective of 1,500 acres per year, or 12,000 total acres for this period, there is growing land owner demand for the agricultural easement programs. According to the Soil Conservation District, as of January 2012, property owners with a total of more than 2,700 acres had applied for funding from the Historic Agricultural Resource Preservation Program (HARPP) or the Maryland Agricultural Land Preservation Foundation (MALPF). If the requests for these properties are approved, the county will continue to make progress towards its preservation goals. It is critically important for the county to consider how to sustain the momentum of these programs in a highly constrained fiscal environment.

Table 9 on page 19 shows acres of farmland, open space, and forest preserved in the county between 2002 and 2010. Future products for the General Plan Update will include maps which show the location of these protected lands, as well as those which are unlikely to be developed due to public ownership or development constraints.

**Table 9. Prince George's County Preservation Programs**

	Total 2002–2010	Percentage of Acres	Average Acres/Year
Woodland conservation banking sites	2,159	30	239.9
MET easements	432	6	48.0
Rural Legacy Program	1,200	17	133.3
Program Open Space	875	12	97.2
MALPF easements	1,210	17	134.4
HARPP easements*	1,299	18	144.3
<b>Total acres</b>	<b>7,175</b>	<b>100</b>	
<b>Average acres per year</b>			<b>797.2</b>

MET—Maryland Environmental Trust, MALPF—Maryland Agricultural Land Preservation Foundation, HARPP—Historic Agricultural Resources Preservation Program. \* HARPP started in November 2006 and began purchasing easements in 2008.

Sources: M-NCPPC Prince George's County Planning Department, Environmental Planning Section, April 2011; Maryland Department of Natural Resources, March 2011; Prince George's County Soil Conservation District, March 2011; M-NCPPC Prince George's County Department of Parks and Recreation, September 2011.

## Center Growth

Currently there are 27 areas in the county designated as centers. This designation and subsequent planning and zoning efforts in many of these areas have not resulted in the desired investment from either the public or private sectors. Between 2002 and 2010, there were just 2000 residential units built in the centers; this compares to 23,798 residential units built countywide. Maps 3 and 4 on page 20 show preliminary analysis completed on the current dwelling unit density and non-residential floor area ratio (FAR) of the county's centers. Please see maps 3 and 4 on page 20, which highlight the development pattern of the county in 2002 and 2010. These maps show that, overall, the county is a long way from achieving the buildout envisioned by the 2002 General Plan for any of the centers.

### FAR

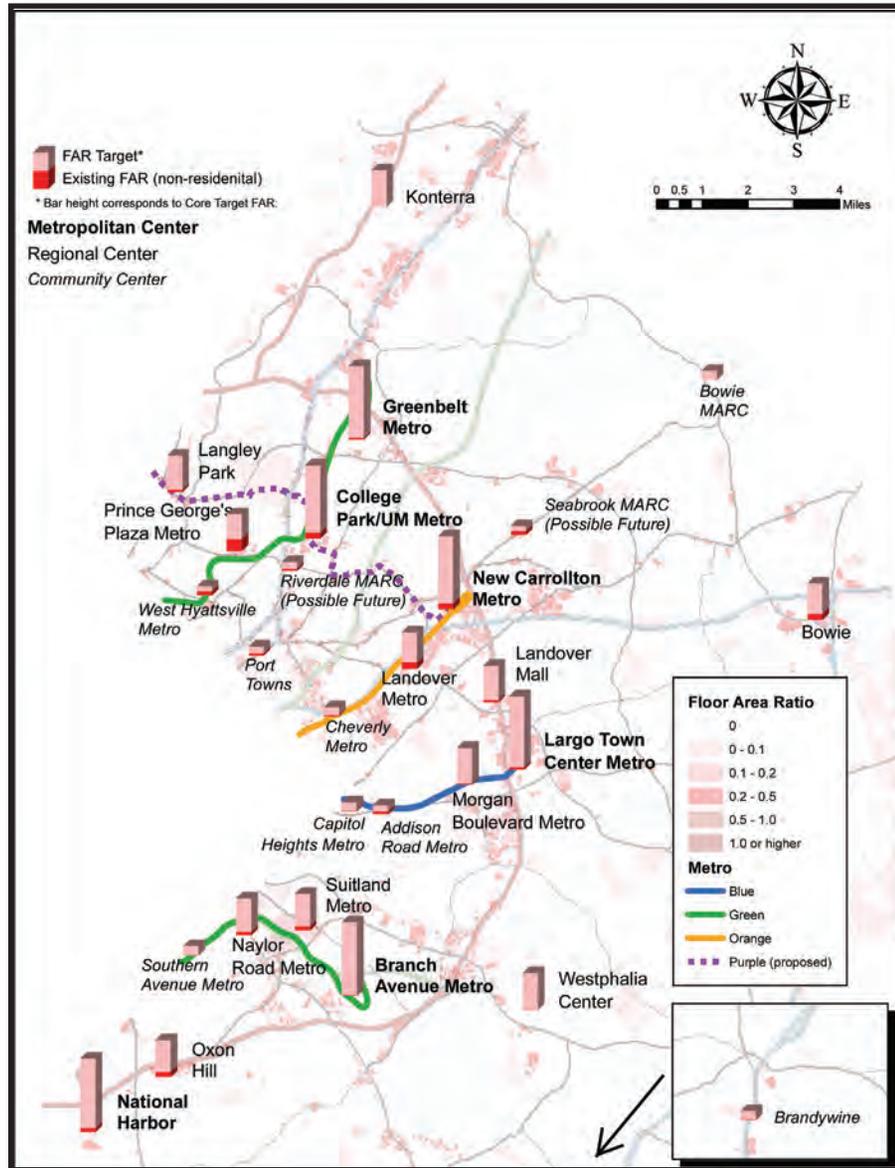
*The ratio of the gross floor area of a building to the area of the lot on which it is located.*

Subsequent planning analysis will demonstrate that a few centers have achieved the minimum density envisioned for the edges of their particular center typology. (An edge is defined as the area that is one-third to one-half mile beyond the core area of a General Plan center.) It will be important to note which of these centers have seen new construction since 2002 and which centers possessed this development intensity at the time of their designation.

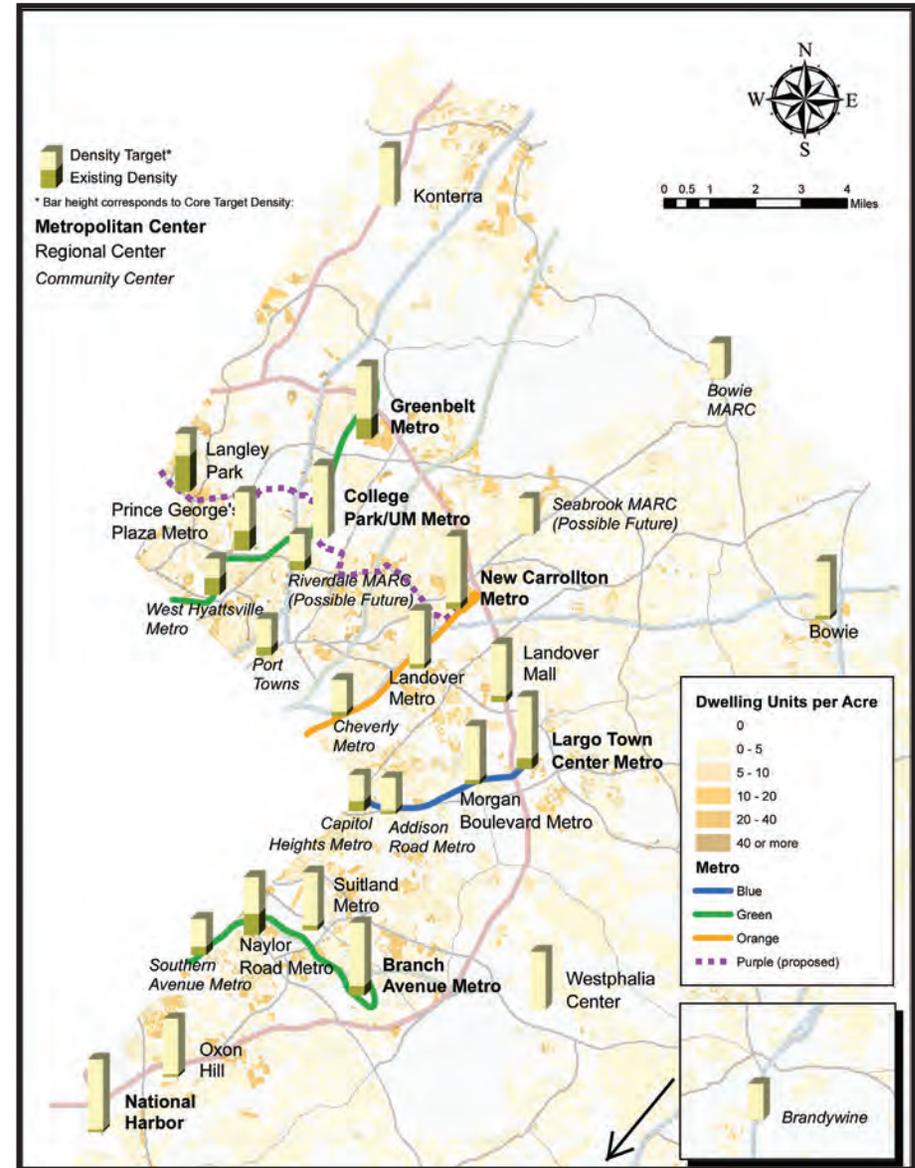
## Plan Implementation

One of the key objectives of the master planning efforts led by M-NCPPC is to implement the goals and objectives of the

**Map 3. General Plan Centers Floor Area Ratio (FAR) Target versus Existing**



**Map 4. General Plan Centers Dwelling Unit Density Target Versus Existing**



2002 General Plan by developing master plans and defining necessary zoning changes. Since October 2002, 21 master plans and sector plans have been approved, along with 3 transit district development plans and 5 functional area master plans. Few of these areas show the potential to fully realize the vision prescribed and, as a result, achieving many of the recommendations presented in the plans in the near future is proving to be a difficult task. An unprecedented level of investment from the public and private sectors would be required to accomplish the development envisioned in the 2002 General Plan and the subsequent small area plans.

Strong incentives and leveraged public-private partnerships will be required to grow vibrant, walkable communities in the General Plan centers. In many cases, these are the places where significant public investment in the form of Metro or MARC stations has already been made and where implementation has been the most challenging. This will require not only greater alignment of capital budgeting with TOD priorities, but other regulatory reforms, such as changes to the county's mixed-use zones, which are difficult to understand and administer and have produced little vertical mixed-use to date.<sup>21</sup>

A precondition of the above is improved coordination between planning and implementing agencies in the county through integrated work programs, complementary legislative initiatives, and long-term commitment from community members and elected officials to achieve the vision of the General Plan.

## CHALLENGES

The previous sections highlight a number of the development pattern challenges to be addressed. In addition, the following issues have been identified:

- **Economic downturn and related fiscal constraints:** The fiscal constraints stemming from the national economic downturn, the foreclosure crisis, loss of assessable tax base, and the changes to state budgeting—which shifts the responsibility for a significant portion of the teacher pension fund to counties—could limit the county's ability to support development in the priority areas. Ongoing high rates of foreclosure and the impacts of this on neighborhoods and communities in the county continue to pose a challenge.
- **Cost of infill development and redevelopment:** Due to the difficulty and expense of assembling small parcels and the uncertainty of potential remediation costs, projects in the Developed Tier may be more difficult and require more upfront investment than greenfield development. Also, regional and national environmental priorities for the restoration of the Chesapeake Bay require implementation of new watershed improvement plans for all development, which may increase capital costs and serve as a potential disincentive to redevelopment.

### *Infill*

*New development on vacant and underutilized land within built-up areas of existing communities where infrastructure is already in place. Infill also includes redevelopment of lots in these areas.*

- **The perception of high crime rates and poor school systems:** Although overall crime rates in the county have dropped significantly and school performance has improved in recent years, the perception of poor school

performance and higher crime rates relative to regional competitors negatively impacts the county's ability to attract developer interest and population growth in the strong market segments.

- **Low demand for Class A office space in county:** The ULI Office Development Handbook states that Class A space can be characterized as buildings that have excellent location and access, attract high quality tenants, and are managed professionally. Building materials are high quality and rents are competitive with other new buildings. Class A office space is a key component of 24-hour walkable communities and transit-oriented development; however, currently there are high vacancy rates and little market demand for this type of office space in the county.
- **The lack of a skilled and educated workforce:** The lack of a skilled and educated work force (in comparison to others in the Washington metropolitan area) is a deterrent to large employers and retailers looking to identify opportunities in the region.
- **The impact of residential foreclosures on future development:** The scale of the residential foreclosure crisis is discussed more thoroughly in the Housing section; however, additional impacts affect the future development pattern of the county. A number of communities in the Developed Tier have concentrations of homes in foreclosure. The influx of low-cost, single-family housing on the market negatively influences housing costs and market demand for new housing products. Also, the physical blight that is often evident in communities with large numbers of foreclosures impedes future investment.

## OPPORTUNITIES

- **Prioritize locations for public investment and incentives:** Public investment and incentives are key to catalyzing development in market challenged areas. Currently, there is no commonly accepted method of establishing priorities for public investment. There are opportunities to utilize the county's growing data resources and analytical capabilities to develop short- and medium-term priorities for TOD and redevelopment. Public investments such as loans, TIF district financing, land assembly, infrastructure investment, etc., must be aligned to support these priorities. One place to start may be to use the development pattern element of the General Plan Update to spur discussion on making more specific choices about where and how to grow.

### *Tax Increment Financing (TIF)*

*Used on a project or site basis within the county to assist development with needed roadways, water and sewer facilities, or other public infrastructure. Funding these infrastructure improvements within the TIF district frequently results in commercial revenue or private activity bonds. Prince George's County issues tax-exempt revenue bonds to finance the necessary infrastructure improvements, using the incremental taxes gained from the new development to support these bonds.*

- **Provide direction and establishing priorities for regulatory change:** The General Plan process and resulting document can build support for a needed comprehensive zoning ordinance rewrite to streamline and update development requirements, including the site plan review process. Emphasis can be placed on establishing common standards for urban design, reducing lot sizes, limiting impervious surfaces, modernizing parking requirements, permitting new uses, expediting site plan review for projects in priority areas, etc.
- **Evaluate the impact of the fees that the county places on developers in order to provide new services:** An evaluation of the potential impact that strategically applied surcharges could have on the county's development pattern could result in recommendations for additional study and consideration of strategies for phasing new development outside of priority growth areas. Doing so may result in improved concurrency between new development and facility construction.
- **Leverage the economic development opportunities related to the area's technology sector:** Prince George's County is primed to leverage the technological focus of the area's universities, high-tech industries, and government agencies by pursuing such efforts as high-speed wireless internet, maximizing existing strengths in biotechnology, aerospace, alternative energies, computer sciences, and academic research, developing new power generation and transmission techniques, and incorporating smart communication and transportation control systems to transition from a traditional bedroom community to the regional champion of technological innovation and growth.
- **Focus on transit-oriented development:** With strategic acquisition and long-term planning, the county can position itself for rapid gains in the tax base; capitalize on public expenditures in transit infrastructure; enhance the stream, woodland, and environmental networks; and provide the high-intensity, mixed-use development envisioned for centers and corridors. The recession also created new opportunities for developers and the county, including the potential to acquire prime TOD development sites.
- **Restructure the corridors concept:** The introduction of the Purple Line rail corridor, connecting the Red Line in Bethesda and Silver Spring to the Orange Line in New Carrollton, along with a growing focus on development along the southern Green Line and the Blue Line, provides an opportunity to redefine corridors to emphasize transportation connectivity and community character while revisiting the appropriate scale and intensity desired for corridor nodes.
- **Refine the tier definitions:** A more detailed understanding of where development has occurred from 2002–2010 versus the goals and objectives stated in the 2002 General Plan provides an opportunity to reassess the existing development pattern policies. While refocusing the county's development pattern, it is necessary to refine the tiers, including the nomenclature and goals for the Rural, Developing, and Developed Tiers and centers in keeping with the county's long-term vision for development.
- **Better coordinate with the region in order to increase our regional market share:** Changes occurring at key "edge" or border areas, both within and external to the county, impact the development pattern. These areas require monitoring

and potential plan refinement to capitalize on opportunities or minimize negative impacts. For example, development initiatives in neighboring counties (i.e., BRAC realignment, Walmart expansion into the District of Columbia) and development pressures at the line between the Developing and Rural Tiers.

- **Capitalize on environmental features:** The county has vast environmental resources and nationally recognized expertise with low impact stormwater management techniques. As development occurs, an opportunity exists for further focus and investment to transform these features into amenities and sources of community identity. Additionally, improvements to the watershed and the natural environment benefit all residents of the county and can help maximize developer returns on investment by adding value to their projects.

## INITIAL QUESTIONS

- How can the prioritization of centers and other development opportunities effectively address both market and political realities?
- How can we generate more diversified housing stock in order to meet predicted market demand?
- How can we leverage public dollars to spur development in market challenged areas, especially the Developed Tier and designated centers?
- What other measures can be utilized to make redevelopment inside the Beltway (the Developed Tier) more competitive with greenfield development (the Developing Tier)?
- What tools other than those identified in the priority preservation area (PPA) plan can be created to better incentivize agricultural activity and the preservation of forest and open space, especially in the Rural Tier?
- How can coordinated, strategic land use planning and decision making positively impact crime reduction, employment generation, and the county's accessible tax base?
- Could an emphasis on technological and sustainable design innovation be used to draw positive attention to the county and spur economic development?
- How can new information about the relationship of the built environment to human health be used to update design standards for urban, suburban, and rural communities in the county? Similarly, how could this new information be used to maximize opportunities for active living, connected communities, and multimodal transportation?

# ENVIRONMENTAL INFRASTRUCTURE

## INTRODUCTION

The 2002 General Plan provided an opportunity for the natural environment to be viewed as an essential element in land use planning, as well as an asset to communities. The update to this plan will expand on previous efforts and will include strategies to green both the natural and built environments.

Several of the policies and strategies contained in the Environmental Infrastructure chapter have now been implemented, resulting in the first-ever Countywide Green Infrastructure Plan (approved in 2005) and the update, in 2010, of the environmental regulations in the County Code. The updated General Plan will benefit from having these supporting documents in place in order to set the stage for the changes needed to address the myriad problems regarding land use, stormwater management, and regulation of the environment facing Prince George's County. The Environmental Infrastructure Element in the updated plan will be framed in the context of sustainability context, combining the concepts of environmental, social, and economic health. Sustainability was defined in the 2002 General Plan and is also defined in the Background section of this document.

## CURRENT CONDITIONS AND TRENDS

**Water Resources:** Over the last 100 years, human habitation and development have had noticeable impacts on the natural environment. Stormwater management controls were not required until the 1980s and the receiving streams are showing the resulting wear and tear. Stream channels, if they remain, are incised and eroded; water quality is rated as poor or very poor for all urban watersheds; and biological measurements indicate

that most streams do not support aquatic life due to sediment and lack of oxygen. Surface water quality must be addressed in a meaningful way in future plans as a matter of policy and because new regulations at the state and federal levels will result in restrictions on the placement and type of new development. Many coastal communities and states have identified sea level rise as an issue due to the potential impact on existing infrastructure and the need to plan for future sea level rise. For example, New York is elevating its new commuter rail stations to prevent potential flooding of the system.

Between 1999 and 2003, biological assessments were conducted for all 42 watersheds in Prince George's County. All watersheds were given a rating of good, fair, poor, or very poor based on a scale created by the Maryland Department of Natural Resources. No watersheds were rated as "good" in the assessment for either of the two measurements: stream health and stream habitat. This study is currently being replicated for the years 2009 through 2012.

In the past, the Department of Environmental Resources (DER) has prepared watershed restoration action strategies (WRAS) for several watersheds in the county. These strategies assess the condition of the watershed and make recommendations for improvements. More detailed work has been done in the Anacostia watershed to identify specific projects needed to improve water quality. In the future, these watershed plans will be prepared as part of the County Watershed Implementation Plans (WIPs) required by the state as part of the Chesapeake Bay clean-up effort.

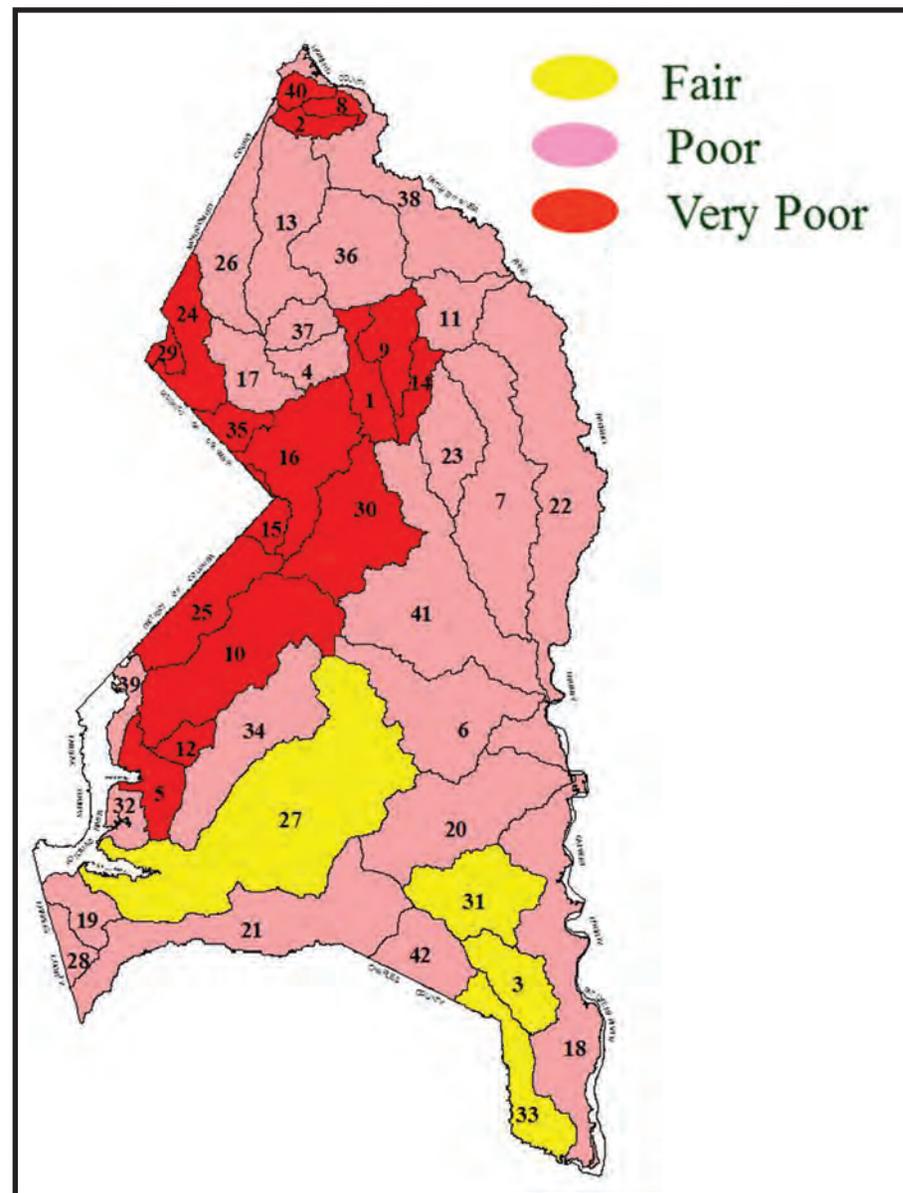
**Green Infrastructure:** The Countywide Green Infrastructure Plan states, as a measurable objective, that the water quality ratings should improve by at least one category (very poor to poor, poor

to fair, etc.) by 2025. Preliminary water quality monitoring data received to date in June 2012 show that the watershed condition ratings are declining instead of improving.

With 52 percent of the Prince George’s County watersheds having a rating of “poor” for stream health, and 47 percent of the county watersheds having a rating of “poor” for stream habitat, there is considerable work to do in order to address these conditions (see Map 6). Pollutant load limits, called the total maximum daily loads (TMDLs), have been, or will be, established for a variety of pollutants entering streams. These loads are allocated among the various contributing sectors such as agriculture, waste water treatment plants, and stormwater runoff.

**Tree and Forest Cover:** Over the last two decades, various methods have been devised to map tree and forest canopy coverage. Technological changes have resulted in difficulties in mapping trend data regarding tree and forest canopy gain and loss. In 2000, a study was conducted that showed that the forest canopy coverage present was approximately 138,450 acres, or 45 percent of the county, with an annual loss of approximately 413 acres per year between 1993 and 2000. Based on this data, and some assumptions regarding future trends, the 2002 General Plan set tree and forest canopy goals of 44 percent countywide and 26 percent in the Developed Tier (a no net loss goal); 38 percent in the Developing Tier (a reduction of 3 percent over 25 years); and 60 percent in the Rural Tier (an increase of 1 percent over 25 years). A recent study conducted for the pre-planning of the General Plan Update showed that woodland loss due to land development could result in approximately 700 acres of woodland loss per year in future years if all projects approved between 2000 and 2010 are constructed. This same study estimated an average net loss of 1.6 acres of forest per year from 1993 to 2010.

Map 6. Prince George’s County Watersheds



Source: M-NCPPC, 2005

In 2011, there was an opportunity to partner with the Maryland Department of Natural Resources (DNR) to obtain the latest method for measuring tree and forest canopy using state-of-the-art methods and technology that captures all visible tree canopy—instead of just forest canopy, as was captured previously. This study resulted in a highly technical Geographic Information Systems (GIS) layer that illustrates the existing tree and forest canopy, as well as areas of potential future tree and forest canopy. According to this highly detailed method, the county currently has 52 percent tree and forest canopy coverage.

In 2010, updates to the County Code were approved to address forest loss and preserve larger blocks of forests, as well as to create wider protected stream buffers during land development. The legislation also included the first-ever Tree Canopy Coverage Ordinance. The information from the recent tree and forest loss study will be used to inform future decisions regarding setting tree canopy goals in the General Plan Update.

**Air Quality and Greenhouse Gas Emissions:** The Washington metropolitan area is a non-attainment area for ground level ozone and particulate matter according to the standards established for ozone levels set by the U.S. Environmental Protection Agency (EPA). Ozone is unhealthy to breathe and on high ozone days in the summer, sensitive populations such as children, those with asthma and other respiratory ailments, and the elderly, are advised to stay indoors. High levels of ozone can also damage vegetation. This data is tracked regionally by the Metropolitan Washington Council of Governments, in its 2008 National Capital Region Climate Report. The Department of Environmental Resources (DER) is currently leading an effort to document sources of greenhouse gas emissions in Prince George's County that contribute to the creation of ozone and to global warming. DER is currently working to identify areas where greenhouse gas emissions and overall energy consumption can

be reduced significantly by 2050 to meet county and regional reduction goals. The General Plan Update can contribute to this effort by updating policies which will lead to future reductions in emissions from transportation and other land uses, as well as policies to adapt to increasing temperatures.

## **POLICY CONTEXT**

Eight policies in the 2002 General Plan cover the main areas of environmental focus: green infrastructure planning, surface and ground water quality, woodland resources, energy consumption, light pollution, wise use of natural resources, noise pollution, and environmental stewardship. The 2002 plan did not address energy usage or climate change in a comprehensive way and this is an area where the new plan can improve. The plan did address noise policies related to the placement of land uses near sources of noise; however, the recommendations were not implemented. One of the current regulatory weaknesses is that there are no regulations regarding mitigating noise for new residential development. Regulation occurs under standards that exist at the state level, while no local regulations exist. A similar situation exists for regulating light pollution, and the only policies on this occur within the most recently updated master and sector plan strategies.

During the preparation of the 2002 General Plan, the level of water quality regulation that is currently being imposed could not have been anticipated. The primary challenge in the coming decades will be finding the balance between the need to improve water quality and the need for economic growth and redevelopment.

The policies and strategies in the 2002 General Plan also did not provide a strong link between human health and ecological health. These synergies are becoming more relevant to

communities as health concerns—such as obesity and access to clean drinking water—become more widespread and costly.

The 2002 General Plan contains measurable objectives, policies, and strategies for implementation. Unfortunately, the data necessary to evaluate progress has not been readily available. For example, technological changes have resulted in data collected in the early years of the plan being incompatible with data collected 10 years later. The updated plan will be stronger in this area and will include tracking and reporting on easily accessible and reliable data.

While the 2002 General Plan focused on trends in natural resource management at the time, the ten years following the plan have seen a move towards a more systematic approach. The General Plan refinement will include environmental planning from both a natural-resource and urban-greening perspective. It will include a systems-based approach to managing water and land resources, while seeking ways to better integrate urban systems with natural systems. This approach would create an integrated, cross-agency approach that includes collaboration from planning all the way through implementation.

## **CHALLENGES**

### **Human and Environmental Health**

One of the main challenges that Prince George’s County will face is development and redevelopment addressing the environmental damage that has already occurred. Former policies, practices, and regulations have left streams in poor physical and biological condition and the Chesapeake Bay struggling to maintain healthy water conditions. Other issues, such as retrofitting existing development to help improve local inhabitant health, will also be a challenge. Human health concerns, such as asthma, that

are linked directly to environmental health, are on the rise. The land use policies proposed in the updated General Plan should link the need for a healthy population to the need for a healthy environment—to the benefit of both.

### **Tree Canopy Goals**

A standardized method is needed for future reporting of tree and forest canopy loss or gain to state agencies. This standardized method needs to be applicable across all reporting functions at the state level, including the Maryland Department of the Environment (MDE), Department of Natural Resources (DNR), and Maryland Department of Planning (MDP).

### **Development in the Developed and Developing Tier**

Geographically, there is a challenge regarding water quality because the areas where growth is targeted have streams with some of the lowest water quality condition ratings in the county. The streams have been receiving untreated stormwater runoff for decades. These areas will require special attention during master and sector plan preparation. This special attention will also be needed when development applications are being prepared and reviewed in order to properly address the myriad problems that face these areas developed in the past with little or no stormwater facilities or stream protections.

Focusing growth at existing Metro stations will continue to be a challenge in Prince George’s County. Most of the Metro stations in the county are located either within or adjacent to large areas of 100-year floodplain. Developments in these areas face several unique challenges, including special construction methods for buildings and the need for floodplain storage compensation.

These existing challenges will be exacerbated by the predicted impacts of climate change within Maryland. One of the other challenges moving forward is the perception that environmental regulations form a roadblock to economic development. As many jurisdictions have experienced, strong environmental protections can be seen as an asset—they demonstrate that the health of the people who live and work in the county should be addressed. Moving forward in this and related planning processes, the resulting documents need to demonstrate their ability to promote and support sustainable development proposals that can move forward.

### **Chesapeake Bay Pollution Diet (Statewide Watershed**

**Implementation Plan):** The Chesapeake Bay pollution diet, also known as the total maximum daily load (TMDL) is a cap on the pollution washing into local streams and rivers, which is set by the U.S. Environmental Protection Agency (EPA). Phase II of the Watershed Implementation Plan (WIP II) for Prince George's County may result in limitations on new development and redevelopment because the pollution loads in some places are above the permitted cap and might require substantial public and private investments. Stream and wetland restoration and stabilization projects will likely be needed throughout the Developed Tier and within centers and corridors in order to support the desired development patterns in these locations. The challenge here is finding affordable, effective, solutions for the urban environment. Another challenge will be accommodating future growth within the proposed nutrient pollution limits. This will likely require that future development and growth be offset by other types of pollution reduction practices. The cost to the county of implementing the recommendations in the WIP plan are substantial and may impact the future allocation of county money and staffing for various environmental programs. This may also direct funding away from other county agencies.

WIP II and possibly other legislation may result in the need for growth offsets. These offsets are envisioned to be a private market of ecosystem services that could be preserved, enhanced, or restored in another location to compensate for development on a particular parcel. The details of this offset program have not been finalized at this time; however, it is important for the General Plan Update to address this possibility through policies and strategies that assist both in finding appropriate sites for offsets and in handling the necessity of addressing offsets as close to the proposed development as possible.

**Air Quality:** Air quality, which was not discussed in detail in the 2002 plan, also needs to be addressed in the updated General Plan. The 2002 General Plan's transportation element covered air quality through its emphasis on transit and multiple transit options, and the environmental chapter set tree and forest canopy goals that help to address air quality concerns, among other benefits. One of the challenges of this refinement will be to reconcile transit-oriented development with "green" elements to help create healthier and environmentally friendly urban areas.

**Climate Change:** One of the most influencing and unknown factors that needs to be considered is that of climate change. The impacts on public and private infrastructure could be severe; however, taking proactive steps toward addressing these unknowns could result in reduced costs overall and losses from catastrophic events. Prince George's County has over 119 linear miles of tidal shoreline that will be subject to the predicted effects of sea level rise. Rising temperatures are also expected to impact ecosystem services provided by the county's natural communities.

## OPPORTUNITIES

### Sustainability Framework

The update to the 2002 General Plan provides many opportunities to weave sustainability throughout the plan. This should be done throughout because sustainability is a function of all aspects of land use and development. Sustainability is commonly couched in terms of three vital areas: human, environmental, and economic factors. The General Plan Update is also an opportunity to link human health and environmental health. For example, improved water quality and air quality promise benefits for both human and environmental health. As the plan is written, this connection should be emphasized, and the overall theme of sustainability should provide a common thread.

### Greening Development

The General Plan Update should acknowledge the challenges discussed above regarding land development around and adjacent to Metro stations and make recommendations on how to address those challenges. The plan can provide guidance on how to address these impacts through various levels of planning and implementation.

**Ecosystem Services:** The acknowledgment and assessment of ecosystem services is becoming more necessary in the land planning process as the need to support human health with environmental health becomes more clear. This plan update should provide guidance on how to acknowledge and assess ecosystem services during a variety of planning functions, including master and sector plan preparation and commenting on land development applications. When ecosystem services are lost, guidance should be given on how to restore these lost functions. An opportunity exists to

include an exploration of policies relating ecosystem services to land use and development.

**Offsetting the pollution from future growth:** With the current regulatory paradigm set out in the Chesapeake Bay TMDL pollution diet, it is critical that the provisions set out in the Prince George's County Phase WIP II be integrated fully into the land use and planning processes. This can be done at the General Plan level and the master and sector plan levels through development capacity analysis and understanding the impact of various land use proposals on streams and forest cover. It's also an opportunity to evaluate and coordinate acquisition of parkland and regulatory requirements such as woodland conservation and the floodplain ordinance. Activities and programs should be coordinated to reduce the cost of offsets while meeting several ecosystem service objectives. All land use sectors should be addressed in the update to the General Plan regarding their role in contributing to the problem. The plan should address possible solutions for each pollution source with measurable goals to ensure progress.

## INITIAL QUESTIONS

- What role will the Watershed Implementation plan have on land use planning in the county?
- How can this refinement help to establish better environmental restoration goals and objectives in already degraded areas?
- How can the General Plan better link environmental quality with human health and wellbeing?
- What is the role of this refinement in promoting more sustainable energy systems in Prince George's County, beyond identifying code and zoning ordinance changes,

that may be needed to allow for small and medium scale renewable energy production?

- Should tree and forest canopy goals be changed? How should goals be measured and tracked?
- How can air quality be improved through implementing a more compact land use scenario?
- How can the predicted climate change impacts be incorporated into policy language for the next update?

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# TRANSPORTATION INFRASTRUCTURE

## INTRODUCTION

Transportation plays a vital role in our daily lives and in the economy of the county and region. Our transportation system determines how residents commute to work, where residents live, and how we travel to schools and libraries, restaurants and shopping, and to visit friends and family.

Transportation is critical to the economy because it delivers workers to jobs and products and customers to markets. Countywide, the transportation system must ensure quality access and mobility options for all residents and workers. An integrated multimodal transportation system is essential to attracting the quality developments that the county envisions. It is important that the transportation system ensure consistency with the preferred development pattern envisioned in the General Plan and the operational integrity of the county's pedestrian and bicycle trails, transit, roads, and highway networks.

## CURRENT CONDITIONS AND TRENDS

### Residents of Prince George's County Are Using Their Cars Less

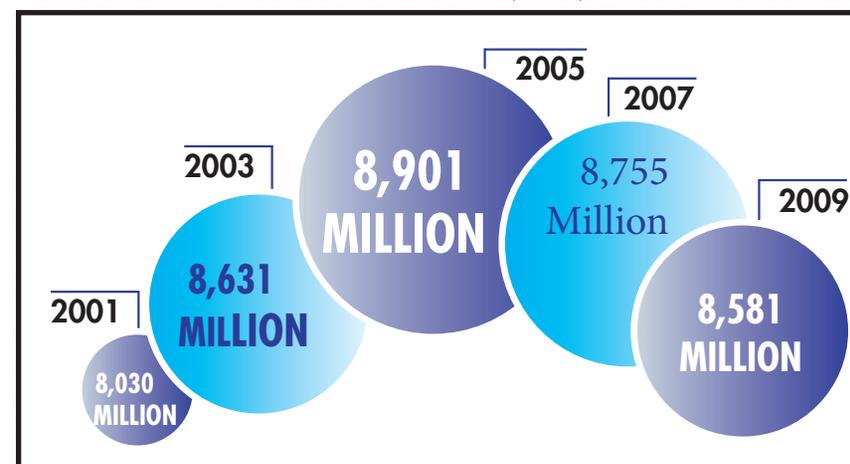
Vehicle miles traveled (VMT) is the primary measure for roadway usage. The county made progress in reducing VMT between 2005 and 2009; the countywide VMT was at a historic high in 2005 with 8,901 million vehicle miles traveled. This figure declined by 3.6 percent between 2005 and 2009 (see Illustration 3).

### More Trails Are Being Added for Pedestrians, Bikers, Hikers, and Horse Riders to Enjoy

Prince George's County has an extensive network of trails that can be used for both recreation and transportation. This network involves stream valley trail corridors, trails along abandoned railroad rights-of-way, and neighborhood trail connections providing better bicycle and pedestrian access between communities.

Many of these trails are operated by the Department of Parks and Recreation of The Maryland-National Capital Park and Planning Commission (M-NCPPC), while others are owned and maintained by private homeowners associations.

**Illustration 3. Vehicle Miles Traveled (VMT)**



Source: State Highway Administration, Highway Annual Mileage Report.

Complementing these parkland trails are facilities for bicyclists and pedestrians along roads. These facilities include standard and wide sidewalks, sidepaths, and designated bike lanes (see Table 10). This planned network will greatly enhance the existing trails network in Prince George’s County, which currently includes approximately 46 miles of multiuse paved trails, 82 miles of natural surface trails, 41 miles of sidepaths and wide sidewalks, 5 miles of designated bike lanes, several designated water trails, and a variety of on-road bicycle routes.

### Prince George’s County Residents Are Increasingly Utilizing Public Transportation

Transit bus ridership in Prince George’s County increased 30 percent between 2003 and 2009 (Illustration 4).

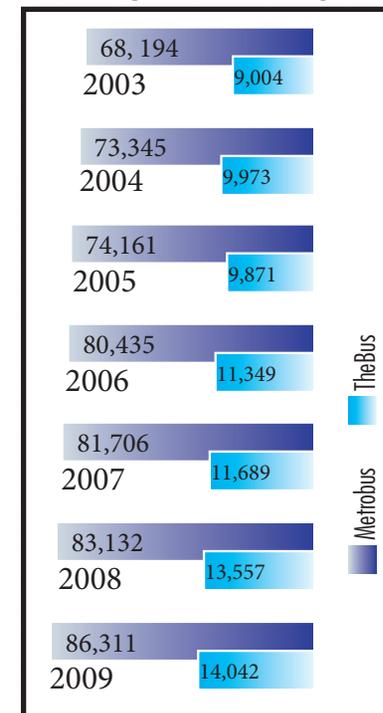
Metro rail ridership increased from 2003 to 2009. There was, however, a slight decline between 2008 and 2009, which can be attributed principally to reduced commuting caused by the economic downturn.

**Table 10. Recently Funded Trail Projects in Prince George’s County**

Trail Project	Project Limits	Estimated Completion Date	Funding Amount
Anacostia Trail	Bladensburg Waterfront Park to DC Line	Completed in 2011	\$800,000
WB&A Spur Trail	WB&A Trail to Fran Uhler Natural Area	June 2012	\$804,000
Nevada Street Trail Connection	Indian Creek Trail to Nevada Street	June 2013	\$193,000
Rhode Island Avenue Trolley Trail	Approximately two miles of trail from College Park to Hyattsville	December 2013	\$600,000
Collington Branch Stream Valley Park	Along Hall Road from Pointer Ridge Drive to the proposed public library	June 2015	\$100,000
Villages of Marlborough Trail	Brown Station Road to north of Upper Marlboro	December 2015	\$181,000
Little Paint Branch Trail	Cherry Hill Road to the Beltsville Community Center	December 2015	\$5,050,000
Tech/Rec Complex Trail Connection	Tech/Rec Complex to Tucker Road Athletic Complex	December 2016	\$2,250,000
Paint Branch Trail connection to Lakeland	University Boulevard to Cherry Hill Road	June 2017	\$722,000
Paint Branch Trail connection to College Park Woods	Paint Branch Trail to College Park Woods	December 2017	\$250,000

Source: Prince George’s County FY 2012–2017 Capital Improvement Program.

**Illustration 4. Average Weekday Bus Ridership**



TheBus Source: National Transit Database, 2003–2009. WMATA Source: WMATA Ridership Reports, 2003–2009.

Total weekday boarding at the county's 15 Metrorail stations increased 16 percent between 2003 and 2009. Some of the increase may be attributed to the extension of the Metrorail Blue Line to Largo Town Center in December 2004.

The General Plan places higher priority on its 15 centers that are also Metrorail stations, particularly regional and metropolitan centers, to attract quality transit-oriented development (TOD).

The centers that are also Metrorail stations represent the most substantial part of the county and state investment in the regional transit system.

These centers present the best opportunity to afford the broadest possible range of benefits to citizens, commuters, investors, and other users of the public investment in transit infrastructure while maximizing the opportunities to attract quality TOD and to support the land use patterns envisioned by both the General Plan and subsequent master plans based on it. An estimated 64 percent of all remaining developable land nearest the region's Metrorail stations is in Prince George's County.<sup>22</sup> The best, and most easily tapped, regional opportunities and markets for high quality TOD are, and will continue to be, in this county.<sup>23</sup>

## **POLICY CONTEXT**

The 2002 *Prince George's County Approved General Plan* recommended that the 1982 *Prince George's County Master Plan of Highways* be updated to provide a current multimodal, countywide transportation network that would support the desired development and growth patterns envisioned in the General Plan. The update was approved in November 2009 by the Prince George's County Council as the 2009 *Approved Countywide Master Plan of Transportation* (CMPOT).

The General Plan's Transportation Systems Element contained three policies:

**Policy 1:** Provide for a transportation system that supports the General Plan development pattern.

**Policy 2:** Capitalize fully on the economic development and community revitalization potential of circumferential transit (Purple Line) alignments within, and through, Prince George's County.

**Policy 3:** Ensure that the countywide transportation system is planned and integrated with land use to achieve county growth and development goals.

Updating the county transportation network by preparing the CMPOT was, itself, an identified strategy for implementing Policy 1. As a functional master plan, it supports the county's development pattern by guiding public and private resources to transportation policies, programs, facilities, and services that will help attain the goals and concepts in the General Plan. It functions as a plan for transportation facilities, systems, and services for the public. It is a policy guide for elected officials and serves as project guidance for the planning agencies that use it.

The 2009 CMPOT envisions and recommends a single, integrated transportation network for Prince George's County that reflects and supports the goals and policies of both the 2002 *General Plan* and subsequent approved master plans. In addition, the CMPOT recommends policies and procedures that are intended to be consistent with existing state, regional, and local transportation plans and programs, as well as county, state, and federal transportation legislation.

The 2009 CMPOT also contains a Trails, Bikeways, and Pedestrian Mobility Element that includes recommendations for an extensive network of trails in existing and future M-NCPPC

parkland, as well as accommodations for bicyclists and pedestrians along county and state roads. The planned network can be viewed on-line at:

<http://www.pgplanning.org/Assets/Planning/Programs+and+Projects/Transportation+Plans/Bike+Planning/Bikeways+Trails+Map.pdf>

Since 2007, the county, municipalities, and M-NCPPC have been awarded thirteen Transportation/Land Use Connections Program (TLC) grants by WashCOG that are intended to encourage transit-oriented development and facilitate multimodal transportation. These studies focus on a variety of issues such as trail design and development, complete streets, pedestrian safety, and TOD. These grants help to implement complete streets policies and to improve the pedestrian environment. The appendix contains a complete list of the projects and locations.

## CHALLENGES

### Transit-Oriented Development (TOD)

The General Plan targets new growth at a limited number of designated centers, especially in the Developed Tier, which contains a concentration of Metrorail and commuter rail. The Metrorail stations represent the most substantial county and state investment in the regional transit system. TOD at these centers presents both an opportunity and a challenge to maximize return on this extensive public investment by creating cost-effective and environmentally sustainable multimodal mobility options to the highest demand destinations in the county.

Fourteen of the 15 Metrorail stations in the county are located in the Developed Tier, which is the most densely developed part of the county. This will mean attracting quality TOD in this part of the county. That, in turn, will require planning, designing,

and siting transit-oriented redevelopment so that it is integrated into existing communities. There are several challenges to encouraging TOD when 27 designated centers are competing with each other for markets and financial incentives. Also, the private sector has noted that the development review process is cumbersome and challenging, especially with different development regulations for each center.

### Implementation

The effectiveness of the CMPOT will depend on the successful implementation of the goals, policies, and strategies it recommends to support each tier, center, and corridor preferred development pattern. The plan recommends possible solutions to the most pressing transportation functional systems challenges, such as:

- Planning coordination between and within local, state, and regional agencies.
- Transportation and land use planning and development imbalances.
- Pedestrian accessibility and safety.
- Both short-term and long-term structural funding shortages.
- Congestion and poor air quality.
- Transportation network problems arising from a lack of viable modal alternatives to using the single-occupancy vehicle (SOV).

A significant part of the transportation planning challenge is to remain current with the full range of national, regional, state, and local land use, facility, and project policies and

decisions that affect the operational viability of the county transportation network. Capital funding and programming, for example, at Metrorail stations in the county should ensure that all modes of access and mobility to and around that station—pedestrian, biker, transit, and automotive—are considered and accommodated.

## Transportation System Financing and Preservation

The national, state, and local transportation infrastructure network is seriously underfunded and, as a consequence, progressively less well and comprehensively maintained. The Metrorail system, for example, is now more than three decades old, contains obsolete and potentially unsafe cars, and will require a minimum of \$2 billion<sup>24</sup> in systems repair, maintenance, and updates over the next decade. The National Interstate Highway System is even older and in need of a comprehensive update and upgrading.

To accommodate and attract quality TOD to Prince George's County, particularly to the Developed Tier and General Plan designated centers and corridor nodes, the transportation network must be maintained in sufficiently good repair and kept technically up to date. Significant long-standing budgetary constraints on county, state, regional, and federal agencies will complicate this particular challenge and require expanded and innovative system maintenance, and preservation financing policies and long-term funding and support programs.

## Through Traffic and Congestion

A key issue identified both in the General Plan, the CMPOT, as well as many subsequently approved master plans, is the need to manage, if not mitigate, through traffic and the congestion it often creates at points in Prince George's County. Substantial comments

and concerns about this problem were received from the public, stakeholders, and county and municipal policymakers during the preparation of the CMPOT. Cross-county traffic occurring during peak-period commutes was identified as a major growing quality of life concern by the 2002 *General Plan* and several master plans approved since the 1982 *Master Plan of Transportation: Bowie, Subregion 1, and Subregion 5*.

Further, the analysis conducted for the CMPOT indicated that by 2030, and up until 2040, through traffic and related congestion will be an even greater operational challenge for the county's transportation network and a potential deterrent to attracting quality TOD in some General Plan centers and corridor nodes. Resolving these problems will require solutions that extend beyond Prince George's County and, to some extent, beyond Maryland. An ongoing interjurisdictional, interagency process will be needed to manage the congestion, particularly through traffic, on county and state roads, including highways, particularly in and near General Plan centers and corridors.

## OPPORTUNITIES

**Transportation and Land Use Planning:** How a community grows and develops is strongly linked to its transportation system and policies. The transportation system—roads, rail, trails, and sidewalks—all work to support the land use vision. This requires adoption and implementation of policies and strategies that ensure that the county's transportation network accommodates and supports the preferred growth and development vision for each tier and General Plan centers and corridors. Successful application of this approach would produce transportation and land use policies in each subsequent master and sector plan that support the General Plan goals and vision.

**Complete Streets:** Balance the use of roadways to ensure safe and efficient travel by all modes. A viable complete streets policy

should accord top priority to projects that help establish safe, multimodal corridors and include bicycle, pedestrian, and transit mobility strategies as integral components of the project, thereby reducing the dependence on automobiles, greenhouse gas emissions, traffic congestion, and optimizing the benefits of rights-of-way improvements.

**Transit-Oriented Development (TOD):** Coordinates land use decisions with existing and planned transit assets to increase transportation choices, decrease reliance on automobiles, increase access to jobs, goods, and services and maximize the economic, environmental, and public health benefits of transit. Smart growth and TOD both require that strategic transportation policy integrates transit facilities, systems, and services with the accompanying land use policies that are most appropriate to each tier and each center.

TOD development at General Plan centers presents the best opportunities, but also poses major policy and planning challenges for maximizing the county's and state's return on their investments. TOD can efficiently increase and improve mobility options for citizens, commuters, and others in an environmentally friendly manner.

**Interagency Coordination:** The full range of transportation facility and systems funding mechanisms and policy options should be regularly evaluated to identify the most operationally and fiscally balanced way to find needed transportation facilities, systems, and services, particularly those facilities and systems that accommodate development that attains the updated General Plan growth vision for Prince George's County. Establishing an interagency working group consisting of the Maryland Department of Transportation (MDOT), the Department of Public

Works and Transportation (DPW&T), The Maryland-National Capital Park and Planning Commission (M-NCPPC), and the Maryland Department of Planning (MDP), creates an opportunity for a regular transportation funding assessment mechanism of the county's Capital Improvement Program (CIP) and the Prince George's County component of the Maryland Department of Transportation's Consolidated Transportation Program (CTP).

**Priority Investment Districts (PIDs) as infrastructure financing strategy:** PIDs are intended to provide innovative and flexible transportation and traffic management that attracts or, at a minimum, does not discourage, the development envisioned in the General Plan and master plans undertaken to implement it. These goals include the concentration of development in the Developed and Developing Tier, particularly in centers and corridors, and attracting quality TOD to Metrorail and other rail transit stations and service nodes in Prince George's County.

**Transit Network Enhancement:** The Countywide Master Plan of Transportation transit network recommendations are intended to provide the infrastructure, system, and services needed to ensure that Prince George's County achieves the development and growth patterns envisioned by the General Plan Update and subsequent master plans that will be adopted and approved to achieve them. The plan recommends that transit serve a defining role in attaining county growth and development priorities for the Developed and Developing Tiers and for General Plan centers and corridors. Concurrent with the update of the General Plan, there is a parallel need to ensure operational integrity of the transit component of the county transportation network and to ensure that it reflects the changes in land use and growth patterns envisioned in the updated General Plan.

## INITIAL QUESTIONS

- Do the current transportation adequacy policies fully and effectively provide the infrastructure needed to accommodate the development envisioned by the updated General Plan?
- How does Prince George's County develop a comprehensive strategy for Developing Tier centers and corridors by integrating transit facility and systems planning, design, and operation with TOD, to ensure quality mixed-use, walkable, development at appropriate and optimum densities within safe, all-weather distances of fixed guide-way transit?
- Given current public sector funding constraints for major transportation systems development, expansion, and improvements, what are the viable alternate—especially non-traditional—funding sources for critical transportation, particularly transit and non-motorized system maintenance, enhancements, and expansion?
- What opportunities are available to better coordinate transportation funding initiatives with neighboring Maryland jurisdictions, as well as state and regional agencies? How does the county encourage a process for state and local (i.e., both county and municipal) review of streets and road design standards, regulations, and guidelines that fully and continually considers pedestrian and biker mobility and safety requirements, particularly in the Developed and Developing Tier and within and near all General Plan centers and corridor nodes?
- What performance measures most accurately determine whether, and to what extent, the transportation system and infrastructure achieve the goals, policies, and objectives of the updated General Plan?
- What transportation services and facilities best, and most efficiently, serve the county's aging population and provide viable and adequate transit connections to the rural areas of the county?

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# PUBLIC FACILITIES

## INTRODUCTION

The 2002 General Plan addresses the provision of public facilities—fire and emergency medical services, schools, libraries, police, water and sewer, and parks—necessary to serve existing county residents and businesses. The plan provides guidance to make sure that adequate public facilities are provided to support existing and new development with the goal of supporting the overall health, safety, and welfare of all county residents. The plan also provides a framework for the location of future facilities. This ensures that future investments in public facilities reinforce county goals and policies.

## CURRENT CONDITIONS AND TRENDS

The Department is in the process of completing a Public Facilities Needs Assessment to inventory existing public facilities, identify public facilities budgeted in the CIP, and project public facilities needed in 2035 to address population growth. Upon completion of the study, the findings will be incorporated into the General Plan Update. A summary of key findings from the needs assessment are presented below.

### Existing Facilities Usage

#### *Fire and Emergency Management Services (EMS) Department*

There are 45 active fire and EMS facilities operated by both volunteer and career fire personnel. Since 2008, the Prince George's County Fire Department has responded to an average of 101,700 EMS calls for service and an average of 28,000 fire calls for service per year. Calls for EMS services increased, for the most part, between 2008 and 2010. However, calls for fire service declined.

#### *Public Schools*

For the 2010–2011 school year, Prince George's County public schools served over 127,000 students. From 2002–2010, 16 new schools were constructed to address population changes as well as school facility deficiencies. The construction of new public school facilities has added capacity to the school system overall, though excess capacity is less likely at newly constructed schools (see Table 11 on page 42). School overcrowding still exists on all levels in the Developed and Developing Tiers due to some schools being well over capacity, while others are under-enrolled (see Table 12 on page 42). The periodic adjustment of school boundaries can help to ameliorate this issue.

#### *Public Libraries*

There are 18 public libraries in the Memorial Library System. At the time of the 2002 General Plan, a circulation-to-volume ratio standard of 2.43 volumes-of-circulation per volumes-of-holdings was used by planners to determine the number of public libraries needed for the county in the future. The Memorial Library System did not meet this standard between 2007 and 2009. However, in 2010, they exceeded this standard with a circulation-to-volume ratio of 2.47 (see Table 13 on page 42).

#### *County Police*

The Prince George's County Police Department is the county's primary law enforcement agency. In addition to the county's police department, a number of municipalities provide separate policing. The Police Department currently has 267,660 square feet of space within its six district stations. Existing stations possess more than double the 141 square feet per 1,000 county residents standard provided in the 2002 General Plan.

**Table 11. Prince George's County Public Schools Utilization of Capacity**

School Type	Percent of Capacity Utilized			
	2007–2008	2008–2009	2009–2010	2010–2011
Elementary	90	90	91	90
Middle	92	89	89	86
High	100	98	97	93

Source: Prince George's County Public Schools

**Table 12. Prince George's County Public Schools Exceeding 100 Percent Capacity**

School Type	Percent of Schools Exceeding 100 Percent Capacity			
	2007-2008	2008-2009	2009-2010	2010-2011
Elementary	38	40	39	31
Middle	28	28	28	23
High	56	44	40	20

Source: Prince George's County Public Schools

**Table 13. Prince George's County Public Libraries Constructed and Renovated from 2002–2010**

Library	Project Type	Year of Completion	Tier
Accokeek Branch Library	New Construction	2004	Developing
Oxon Hill Branch Library	Expansion and Renovation	2005	Developed
Largo-Kettering Branch Library	Renovation	2009	Developing
Greenbelt Branch Library	Renovation	2010	Developed
Spauldings Branch Library	Renovation	2011	Developed

Source: Prince George's County Memorial Library System, 2011.

Based on the recommendations of the 2008 *Approved Public Safety Facilities Master Plan*, a space study should be conducted prior to the construction or renovation of additional police facilities.

Between 2008 and 2010, the Prince George's County Police Department received an average of 114,000 calls for service annually. Emergency calls for service have decreased between 2008 and 2010, but combined emergency and non-emergency calls to the Prince George's County Police Department have increased during this same period. Average response time by the Police Department for emergency calls for service have consistently improved and have remained below the county's maximum emergency calls for service standard of 10 minutes (see Table 14).

**Table 14. Police Department Calls for Service: 2007–2010 By District**

District	2007	2008	2009	2010	% Change 2007–2010
1	158,457	157,926	169,137	188,986	19.2
2	118,704	127,694	137,045	134,407	13.2
3	151,290	170,536	169,050	201,791	33.3
4	125,380	128,573	133,643	144,520	15.2
5	63,703	63,470	70,627	69,158	8.5
6	49,769	56,472	68,448	68,480	37.6
<b>Total</b>	<b>667,303</b>	<b>704,671</b>	<b>747,950</b>	<b>807,342</b>	<b>20.9</b>

Source: Prince George's County Police Department, 2011.

**Parks**

An objective of the 2002 General Plan was to provide a minimum of 15 acres of M-NCPPC local parkland per 1,000 population and 20 acres of regional, countywide, and special M-NCPPC parks per 1,000 population. Currently, M-NCPPC has 27,528 acres of parkland and open space within the county. In addition to the properties owned and operated by M-NCPPC, state, federal, and municipal governments own properties and offer services on thousands of acres of parkland in Prince George’s County. The Parks Department is currently undertaking a functional master plan for parks and recreation to evaluate future park facilities and needs in the county. This planning effort, known as Formula 2040, will take approximately one year.

**Water and Sewer Planning**

**Wastewater:**

Wastewater or sewage is disposed of in two ways, either through transmission conveyances to wastewater treatment plants or through individual septic systems.

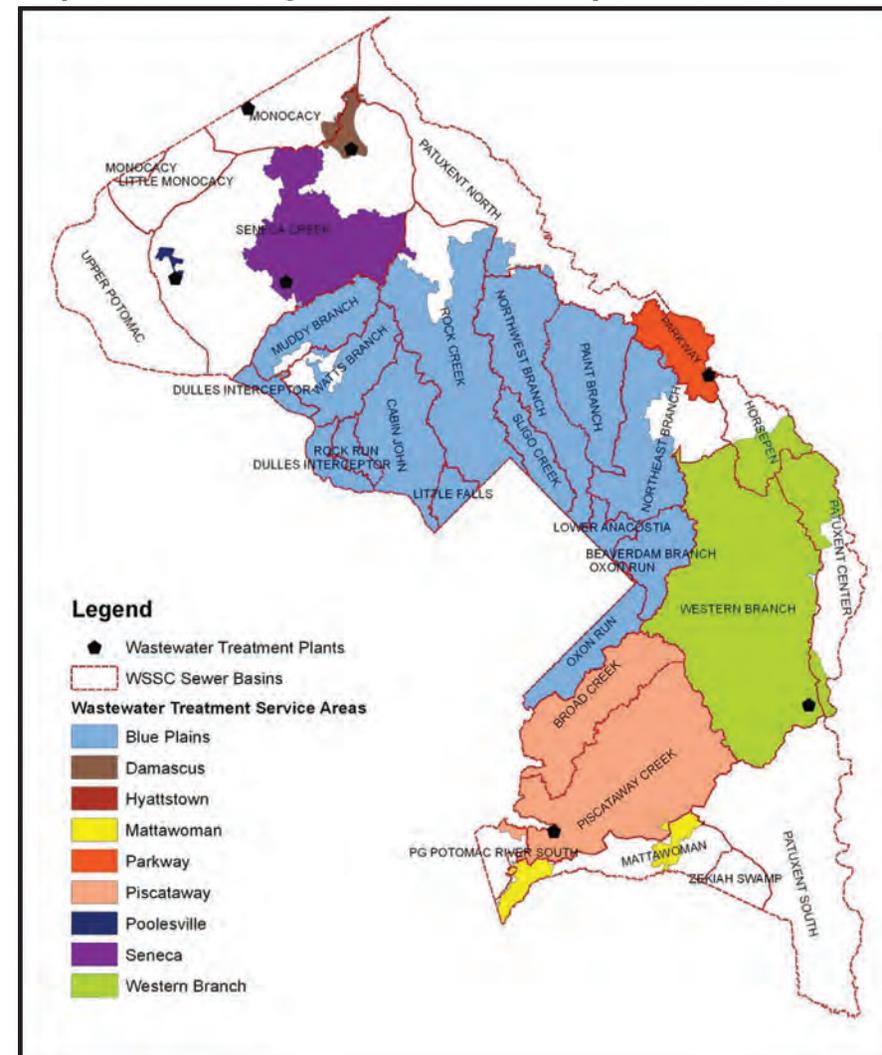
Areas planned for water and sewer service generally coincide with the Developed and Developing Tier boundaries and are identified in the county’s Water and Sewer Plan and 2002 General Plan. The Rural Tier will develop primarily on individual septic systems.

Wastewater treatment plant capacity in the county is provided by several different entities: The Washington Suburban Sanitary Commission (WSSC), Blue Plains Treatment Plant (District of Columbia), Mattawoman Treatment Plan (Charles County), and the City of Bowie.

Map 7 identifies the major wastewater treatment plant (WWTP) service areas in the county. There are five municipal WWTP

located in Prince George’s County. WSSC operates four facilities: Parkway WWTP, Piscataway WWTP, Western Branch WWTP, and Marlboro Meadows. The City of Bowie operates a WWTP that serves the northern portion of the City.

**Map 7. The Washington Suburban Sanitary District (WSSD)**



Source: Washington Suburban Sanitary Commission, 2012

*Wastewater Facilities in Prince George's County:*

- Parkway WWTP (7.5 million gallons per day (mgd existing capacity)).
- Piscataway WWTP (30 mgd existing capacity serving WSSC's Broad Creek and Piscataway Sewer Basin Service Areas).
- Western Branch WWTP (30 mgd existing capacity serving Horsepen, Patuxent Center, and Western Branch Service Basin).
- City of Bowie (3.3 mgd existing capacity).
- Marlboro Meadows: This facility will be taken off-line once the new WSSC Wastewater Pumping station is in operation. Currently, operated by WSSC.

*Wastewater facilities located outside the county that provide wastewater capacity to the county:*

- Blue Plains WWTP (169.9 mgd allocated for multiple sewer basins).
- Mattawoman WWTP (3 mgd from the Charles County facility area allocated for Prince George's County).

*Drinking Water:*

Drinking water is supplied to Prince George's County primarily through community water supply facilities such as the WSSC. In rural areas, water is provided through individual wells. WSSC provides water using three facilities: Potomac Treatment Plant, Patuxent Treatment Plant and the Patuxent Water Filtration Plant. The City of Bowie also has a water treatment facility that uses groundwater aquifers and wells.

**POLICY CONTEXT**

The allocation of public facilities is a vital component in the evolution of the county's development pattern. Where and how public facilities are located can affect the county's overall sustainability. Additionally, new and renovated facilities can spur economic development and serve as anchors for communities working to establish a sense of place and community character. The misallocation of facilities can lessen the overall impact of the capital investment or lead to an uncoordinated development pattern that is ultimately a further drain on public resources.

A goal of the 2002 General Plan is to "provide needed public facilities in locations that efficiently serve the county's population." The plan places a first priority on public investment for the renovation and construction of needed public facilities in the Developed Tier, as well as in centers and corridors. Medium priority is placed on public investment in the Developing Tier. Minimal priority for public sector capital improvements is assigned to the Rural Tier, where public investment for the purpose of further development is discouraged. The General Plan Update may reconsider the role of public investment in the Rural Tier.

The Public Facilities Objectives from the 2002 General Plan are as follows:

- Provide fire and emergency medical services facilities throughout the county in order to ensure that each residence and business is within current travel time standards.
- Achieve a school system where each school is operating at 100 percent or less of its capacity.
- Provide library facilities in the county that meet circulation guidelines.

- Provide police facilities that meet facility size guidelines.
- Provide enough transmission, storage, wastewater, and treatment plant capacity for a 10-year period.
- Provide a minimum of 15 acres of M-NCPPC local parkland per 1,000 population—or the equivalent amenity in terms of parks and recreation service—and 20 acres of regional, countywide, and special M-NCPPC parks per 1,000 population.

The 2008 *Approved Public Safety Facilities Master Plan* amended the 2002 *General Plan*. As a result, some public facilities standards provided in the *General Plan* are no longer current. Such is the case with the fire and EMS travel time standard. The 2002 *General Plan* established an objective for fire and EMS vehicle travel time standards for residential development and these standards were updated and replaced through the establishment of a seven-minute response time standard. In this *General Plan Update*, the plan should include objectives for planning adequate public facilities, but it should not incorporate specific standards or guidelines because facilities standards or guidelines may be adjusted periodically throughout the life of the plan.

The county, in general, is meeting the established public facilities guidelines based on the current population levels. However, it is anticipated that a number of major renovations, along with the construction of many replacement facilities, will be required by 2035 as facilities continue to age and become deficient. The construction of new facilities will be needed to address population growth as well. This will provide opportunities to utilize new and renovated public facilities as catalysts for community revitalization and economic development.

Programmed public facilities projects are contained in the *Prince George's County Approved Capital Improvement Program (CIP)*.

Capital projects funded for construction in the first two years of the CIP are given precedence and are typically implemented within the scheduled time identified. Projects programmed in the CIP for funding within 3–6 years are typically considered high-priority projects. Projects programmed in the CIP for funding within 6–10 years have intermediate priority and projects recommended for funding beyond 10 years are long-term projects.

Capital projects shown in the later years of the CIP, though programmed, may be subject to modifications in their schedule or scope depending on the availability of funding, review of needs, or other unknown circumstances.

To supplement the cost of constructing new, expanded, and renovated school and public safety facilities, the County Council has imposed a school facilities surcharge and a public safety surcharge on new residential construction in accordance with Prince George's County Code, Sections 10-192.01 and 10-192.11, respectively. These surcharges are adjusted annually by the percentage change in the *Consumer Price Index for All Urban Consumers* as published by the United States Department of Labor from the prior fiscal year.

In planning for the programming of public facilities, consideration should be given to public facilities recommended in approved and current sector plans and master plans. Collaboration amongst public facilities agencies, public facilities planners, and the County Office of Management and Budget is necessary to determine where to locate public facilities to best address projected growth and service needs on a short-, intermediate-, and long-term basis and to budget funding accordingly through the CIP.

## CHALLENGES

### Providing Needed Public Facilities to Serve a Growing Population is a Major Concern

The provision of needed public facilities in locations that efficiently serve the county's population is a county goal. However, the challenges to this goal are obtaining necessary funding to acquire land and construct needed facilities, obtaining funding for the adaptive reuse of existing structures for public facilities usage, and obtaining funding needed to hire and maintain staff to accommodate current and new public facilities service needs.

### The Current Local and Federal Fiscal Environment

Local and federal governments have less money for grants and public investment and have been negatively impacted by spillover effects from the economic downturn that began in 2008. The reduction in federal and state funding and the reduction in spending place a heavier burden on local governments.

As public facilities age, the construction of new and replacement facilities in addition to the renovation of existing facilities will be necessary to address facility deficiencies through 2035. Continued collaboration with county public agencies and the Office of Management and Budget is essential to forecast the long-term need for public facilities.

### Meeting Future Recreational Needs

Many county residents do not use the community center closest to their home but travel further to other centers, possibly due to programming differences. A regional center could consolidate a larger variety of activities at one location.

Some areas of the county, especially the established communities inside the Beltway, do not have large parcels of vacant land available for Department of Parks and Recreation acquisition. The southeastern part of the county is developed with larger lots and has a lower number of residents who might support large recreational facilities. Also, connections for long-distance trails, such as along the Patuxent River, cannot be completed because of inholdings.

## OPPORTUNITIES

### Prioritize Capital Improvement Program Funding

A key implementation tool of the General Plan and the master plan is the CIP. The CIP is an opportunity to use capital investments in infrastructure to implement the land use and public facilities recommendations of the General Plan, master plans, and functional master plan. Capital improvement projects can spur economic development in prime locations. Establishing CIP priorities requires coordination from all levels of governments and an understanding of the importance of long-term investment.

The CIP allocates funding for the construction and renovation of facilities throughout the county for all agencies. The CIP is intended to carry out the public sector policies of providing capital facilities within the county. County agencies are responsible for doing an assessment of their individual facilities and recommending facility improvement projects to be placed in the CIP.

### Public Facilities Surcharge and Impact Fees

Population growth and population changes impact county public facilities and the services they provide. The construction of new, and the replacement or renovation of existing public facilities are implemented through the CIP. To supplement the

cost of constructing new, expanded, and renovated school and public safety facilities, the County Council has imposed a school facilities surcharge and a public safety surcharge on new residential construction in accordance with Prince George's County Code, Sections 10-192.01 and 10-192.11, respectively. These surcharges are adjusted annually by the percentage change in the *Consumer Price Index for All Urban Consumers* as published by the United States Department of Labor from the prior fiscal year. Public safety surcharges, however, are not imposed on new commercial or industrial uses, though they too have an impact on public safety facilities and the service which they provide. Additionally, there is not a library facility surcharge in place to supplement the cost of future library facilities. Consideration should be given to whether these surcharges should be required for all new development, including commercial, industrial, and office. Future consideration should be given to whether there should be a library facilities or parks and recreation surcharge.

## Cost Saving Ideas for New Facility Construction

At a time when county budgets are shrinking and the costs associated with constructing and operating needed facilities are rising, the county should consider adapting existing buildings for reuse and collocating compatible and complementary uses. This includes:

- Reopening previously closed facilities where feasible.
- Repurposing land by removing obsolete and blighted structures.
- Constructing multilevel facilities where available land is limited, particularly in the Developed Tier and in centers.

An important national trend that is gaining traction locally is the concept of regional "one-stop" recreation centers. These large, multi-purpose centers range in size from 65,000 to over 125,000 square feet, compared to about 22,000 square feet for a typical community center. They offer a multitude of programs and classes serving all ages and abilities, and reduce operating expenses due to economies of scale. Regional centers such as the Prince George's Sports and Learning Complex and the proposed Southern Area Aquatics and Recreation Complex in Brandywine, can include such amenities as leisure and therapeutic pools, large fitness areas, interactive game rooms, learning components, indoor walking tracks, and gymnasium field houses.

## Compatibility With Ongoing Planning Efforts

Through the General Plan Update, an opportunity exists to incorporate new applicable objectives, policies, and strategies that are consistent with the goals of the county, state, applicable sector plans and master plans, the 2009 *Approved Countywide Master Plan of Transportation*, and the *Adopted 2008 Water and Sewer Plan*.

## Electric Charging, Bike Share, and Fiber Optics

Technology is rapidly changing how new facilities are being offered and constructed. The Metropolitan Washington Council of Governments has been studying electric vehicle charging stations and whether the region needs to address this technology as more and more motor vehicles become electric, with the goal of encouraging these types of facilities. Technology is also allowing the Capital Bike Share program to expand and notify users of bicycle availability and location. Planning for future technological infrastructure needs is important and provides an opportunity to encourage economic development.

## **INITIAL QUESTIONS**

- Does the county have the necessary infrastructure, such as fiber optics, to support the needs of research and development firms?
- How can the General Plan identify CIP priorities and what strategies can be identified to assist in the coordination and review of capital improvement program projects?
- Are public facilities being phased in accordance with the growth management strategies of the General Plan?
- Are the adequate public facilities standards (level of service) for public facilities adequate to direct new growth in appropriate locations?
- Are monetary surcharges the appropriate mechanisms to obtain new facilities?
- What other public facilities should be included in the General Plan?
- Should solar energy, electric vehicle recharging stations, regional bike share, stormwater management, and technology facilities, such as fiber optics, be included in the General Plan?
- How do we create urban parks and centers?

# ECONOMIC DEVELOPMENT

## INTRODUCTION

Economic development promotes and encourages business development and capacity in the county which, in turn, touches every aspect of life in the county. Strong businesses create jobs and household incomes, invest in the community, pay state and local income and property taxes, and encourage other businesses to invest. In the past, the Washington metropolitan area has been closely aligned with the activities of the federal government. However, in this changing economic climate, a diverse economy is becoming increasingly important. The Washington metropolitan area is a very competitive market with surrounding jurisdictions competing for government agencies, private sector employers, and funding for research and development. Since 2001, the county's share of the Washington Metropolitan Statistical Area employment growth has hovered just above eight percent. It declined gradually from 8.83 percent in 2003 to 8.24 percent in 2010. The importance of economic development to the commercial tax base and jobs is highlighted by the county's establishment of the Economic Development Investment (EDI) fund to provide low-interest loans and grants to businesses that meet the county's criteria for improving key sectors.

## CURRENT CONDITIONS AND TRENDS

### New Development is Moving Out of the Developed Tier and Centers

Data show that a majority—60.5 percent—of non-residential completions in the county from 2002 to 2010 were located in the Developing Tier, with 36.3 percent in the Developed Tier.

Furthermore, the majority of non-residential completions occurred outside of centers and corridors. More than 53 percent of non-residential completions occurred outside centers and corridors, and 36 percent of the commercial and industrial development has occurred in the Developed Tier with over 60 percent in the Developing Tier.

### A New Set of Primary Industry Clusters Have Emerged

In a recent study of occupational shifts and workforce characteristics the following industry clusters demonstrate current or emerging strengths for the county and offer excellent targets for economic development going forward: business

consulting and business support services, biosciences, hospitals and health services, navigation and control instruments, federal government, and software and computer services.

The data show that most of the jobs in Prince George's County have been in the private sector (see Table 19). Since 2002, the private sector consistently created more than 70 percent of the jobs in the county. However, in recent years, the number of jobs in the private sector has declined overall. The only exceptions have been education and health services, leisure, and hospitality. The state of the county's economy is reflected in the employment declines that occurred in the three leading primary industry clusters: trade, transportation, utilities, professional and business services, and construction.

As Table 18 (see page 52) shows, those three leading primary clusters together accounted for more than 57 percent of all private sector employment during 2010. Local and federal governments are also major employers, respectively creating 13.7 percent and 9.2 percent of the total employment in the county during 2010.

## Major Employment Areas Are Not Located Near Transit Facilities

For the most part, the major locations of employment in the northern part of the Developed Tier are near Metro stations. The Green Line passes through West Hyattsville, Prince George’s Plaza, University of Maryland, Greenbelt, and the Orange Line through Cheverly, Landover, and New Carrollton. The other major locations of employment which are within the Developing Tier—Laurel, Beltsville, most of Greenbelt, and Upper Marlboro—are not near transit. In the absence of transit, attracting investments and jobs to designated centers and corridors remains a challenge (see Table 15).

## Jobs-to-Population Ratio is Not Improving

The jobs-to-population ratio is often used to gauge the condition of an economy. The 2002 General Plan included an objective to increase the jobs-to-population ratio by 39 percent over the next 25 years.

In 2002, the jobs-to-population ratio was 0.43 (based on 347,962 jobs and a population of 815,417). Current data show that the county has made no headway towards achieving that goal. The jobs-to-population ratio remained unchanged during 2002 through 2008, and even declined during 2009 and 2010 (see Table 16).<sup>25</sup> The General Plan Update presents an opportunity to reconsider the use of the jobs-to-population ratio as a gauge of economic development and revise the targets to realistically reflect current economic trends and potential for job creation in the future.

### Jobs-to-Population Ratio

*Indicates the availability of employment for the residents in an area. It is one of many criteria used to measure economic vitality, specifically employment or unemployment levels. A high jobs-to-population ratio is preferable because it means that there are jobs available and that job seekers have a good chance of finding one.*

**Table 15. Prince George’s County Leading Employment Locations**

Zip Code	Place	No. of Jobs
20772	Upper Marlboro	54,146
20705	Beltsville	30,471
20706	Lanham	29,361
20707	Laurel	26,337
20785	Hyattsville	24,219

Source: EMSI Complete Employment, 2011.4

**Table 16. Jobs-to-Population in Prince George’s County**

Year	Population	Total Employment	J:P
2002	815,417	347,962	0.43
2003	821,368	354,272	0.43
2004	825,520	355,697	0.43
2005	828,834	355,286	0.43
2006	841,315	355,806	0.42
2007	828,770	357,979	0.43
2008	820,852	355,570	0.43
2009	834,560	346,378	0.42
2010	863,420	342,588	0.40

## The County's Economy is Expected to Grow and Add More Jobs in Professional and Technical Services

The George Mason University Center for Regional Analysis recently forecast an additional 1.05 million new jobs in the Washington metropolitan area by 2030. More than 76,000 of these jobs are forecast to be located in Prince George's County, representing a 23 percent change during the period. According to the forecast, more than one-third of the region's job growth will be in the professional and technical services sector—about 370,000 net new jobs.

The impact of population and job growth on demand for goods and services is inevitable. For example, the George Mason forecast notes that the population growth and new job creation would imply an increased demand for housing throughout the region. For Prince George's County, the demand is estimated at between a high of 52,000 and a low of 28,000 additional units.

## The County's Labor Force Declined Recently, Yet the Rate of Unemployment Increased

The labor force is the number of individuals who are currently available for work, including those employed and those seeking employment.

The county's labor force increased by almost 4,000 (0.9 percent) between 2002 and 2008, and declined by almost 7,000 (1.5 percent) between 2009 and 2012. Even though the labor force declined, the rate of unemployment increased by 3.71 percent between 2007 and 2010, and slightly declined by 0.37 percent, to 7.06 percent, in 2011 (see Table 17). The increase in the unemployment rate, in spite of declines in the labor force, means that the economy was shrinking, reflecting the effects of the ongoing economic slowdown. The relatively high unemployment rate in the county, compared to some neighboring jurisdictions, validates job creation as a county priority in order to put people to work, raise incomes, and help boost the local economy.

## Poverty

Poverty is a key economic challenge for the county. In 2010, more than nine percent of the residents of Prince George's County lived below the poverty level. Even though 66 percent of households in the county earned \$50,000 or higher per year, and the rate of poverty was lower than the State of Maryland, it was higher than the Washington metropolitan area. Nine percent of the county's population translates into almost 80,000 residents, which is a significant number of people with incomes below the poverty level. Poverty, therefore, presents a challenge that needs to be addressed through economic development policies. The challenge is to analyze and address the key factors and find responses to poverty in the county.

**Table 17. Labor Force, Employment, and Unemployment in Prince George's County**

	2006	2007	2008	2009	2010	2011
Labor Force	451,401	452,620	455,290	452,754	449,371	448,674
Employment	432,913	435,804	434,658	420,673	415,959	416,996
Unemployment	18,488	16,816	20,632	32,081	33,412	31,678
Unemployment Rate	4.10%	3.72%	4.53%	7.09%	7.43%	7.06%

Source: Source: Maryland Department of Labor Licensing and Regulation (<http://www.dllr.state.md.us>) January 24, 2012

**Table 18. Prince George's County Employment and Weekly Wages**

	2002		2005		2010	
	Quarterly Average Employment	Average Weekly Wages	Quarterly Average Employment	Average Weekly Wages	Quarterly Average Employment	Average Weekly Wages
<b>Government Sector Total</b>	75,437	\$930.00	80,777	\$1,040.00	86,791	\$1,215
<b>Federal</b>	26,307	\$1,226.00	26,193	\$1,469.00	27,392	\$1,738.00
<b>State</b>	17,137	\$732.00	16,742	\$777.00	18,357	\$881.00
<b>Local</b>	31,993	\$832.00	37,842	\$873.00	41,042	\$1,027.00
<b>Private Sector Total</b>	229,230	\$729.00	231,677	\$820.00	212,436	\$927.00
<b>Natural Resources and Mining</b>	282	\$628.00	238	\$785.00	140	\$725.00
<b>Construction</b>	29,730	\$845.00	31,682	\$930.00	25,365	\$1,115.00
<b>Manufacturing</b>	11,859	\$931.00	11,045	\$1,054.00	9,114	\$1,207.00
<b>Trade, Transportation, and Utilities</b>	65,223	\$643.00	62,598	\$672.00	57,386	\$708.00
<b>Information</b>	8,830	\$1,091.00	6,435	\$1,220.00	3,197	\$1,495.00
<b>Financial Activities</b>	13,524	\$754.00	13,766	\$884.00	11,816	\$931.00
<b>Professional and Business Services</b>	39,504	\$868.00	44,249	\$1,003.00	39,549	\$1,185.00
<b>Education and Health Services</b>	26,006	\$689.00	25,979	\$737.00	29,159	\$852.00
<b>Leisure and Hospitality</b>	23,544	\$268.00	25,548	\$288.00	27,188	\$360.00
<b>Other Services</b>	10,728	\$571.00	10,137	\$625.00	9,522	\$696.00

Source: Maryland DLLR, Division of Workforce Development and Adult Learning ([www.dllr.maryland.gov](http://www.dllr.maryland.gov)).

## POLICY CONTEXT

Many priorities and key economic development elements of the 2002 *Prince George's County Approved General Plan* remain valid in 2012. The current economic development objectives include development of high-density, vibrant, mixed-use employment centers in target locations (centers and corridors), workforce education and training to support a growing economy, retaining and maintaining existing businesses, raising the jobs-to-population ratio, attracting investments, and raising the average wage per job.

## Lack of Common Economic Development Priorities

Competing priorities and economic strategies have been an issue for Prince George's County. Many agencies and departments implement elements of the county's economic strategy, each with varying responsibilities. Having a clear economic vision for the county has been an issue in the past. Many of the goals identified in the 2005 Five-year Economic Development Strategic Plan<sup>26</sup> are valid today and will be reviewed and analyzed as the county prepares to update the Economic Strategic Plan.

## County's Share of Regional Employment is Declining

Between 2002 and 2010, private and public sector employment increased by over 12 percent regionwide, but declined by almost 2 percent in the county. During the same period, public sector employment in the county increased by 13.7 percent; however, private sector employment decreased by 6.8 percent. As a result, the county's share of regional employment declined from a peak of 8.87 percent in 2003 to 8.24 percent in 2010. Based on these trends, the challenge is to increase private sector employment and also increase the county's share of the region's jobs and overall economic growth.

## Lack of Prioritization for the 27 Designated Growth Centers

Until recently, the county's top priorities for new investments in growth centers had not been clearly articulated. The 2002 General Plan created three tiers of growth centers: Metropolitan, Regional, and Community. These centers were to develop with different residential density, housing types, and commercial and office development. However, the development of these centers throughout the county has been slow, in part, because there has not been a coordinated effort to prioritize their development.

## There is a Need to Educate Our Workforce to Meet the Needs of Future Employers

*The Occupational Shifts and Workforce Characteristics Study, December 2011*, identified primary industry clusters which offer excellent targets for economic development because of their level of specialization and recent gains in employment. The study also

identified a need to retain the county's highly skilled workforce and an opportunity for job training and workforce development to prepare workers in new skills to meet the demands of future industry clusters. With over 61 percent of our residents commuting outside the county for jobs, retention of a skilled workforce within the county is an issue.

The 2010 *Industrial Land Use and Employment Study* identified the strong and growing industrial clusters that are doing well regionally. These need to become targets for growth in order to create additional high-paying jobs for Prince George's County and gain a greater share of the region's overall economic growth.

## CHALLENGES

### Economic Development Strategy

The Prince George's County Economic Development strategy requires a coordinated approach involving all government agencies including key federal and state agencies and businesses and community stakeholders. Also required is alignment of county programs, such as the Capital Improvement Program, and new investments, workforce training, and housing policies. The Prince George's County economic development strategy comprises two key elements:

- Goals, objectives, and priorities for achieving prosperity and business success.
- An action plan: a road map to coordinate collaborative actions by federal, state, and county agencies; private sector investors and businesses; and community stakeholders in order to diversify and strengthen the economy, boost the leading sectors, promote new growth

opportunities, attract investments, and expand the employment base by attracting young professionals for the future economy and training the existing workforce.

## Developing the Workforce

The county needs to produce a well-trained and educated workforce to attract investors and support the key sectors of a strong and diverse economy. A highly trained workforce earns high wages, which is a requirement for business expansion and a higher quality of life.

## Identification of Funding Models to Encourage Economic Development

The 2012 Economic Development Incentive Fund, tax increment funding, and general obligation bonds are examples of tools that can be used to facilitate growth in the county. The Economic Development Toolbox compiled by the Planning Department contains examples of wide ranging federal, state, and county programs. The challenge lies in consistently and creatively utilizing such resources to facilitate economic development.

## Attracting New Employers and Residents to Transit Accessible Centers

Several demographic trends indicate that both the Millennial and Baby Boomer generations are seeking employment and housing that is easily accessed by transit. Families and households are also starting to see an increase in their transportation and housing costs, thus reducing their discretionary income. To remain competitive, the county needs to identify strategies to make centers attractive to both new employers and residents.

## Identifying and Promoting the County's Economic Niches

The 2011 *Occupational Shifts and Workforce Characteristics Study* identifies existing industry clusters in Prince George's County that are doing well regionally, as well as emerging clusters that are, or have future potential as, economic generators and catalysts to drive the county's future economic growth. The challenge is how to effectively target, develop, and promote those "wealth creating" sectors in order to maximize their potential for the county.

## OPPORTUNITIES

### Proposed Purple Line

The proposed Purple Line can potentially establish Takoma-Langley, Riverdale Park, and New Carrollton as significant mixed-use, pedestrian-oriented revitalized economic hubs, with a potentially significant impact on the University of Maryland, New Carrollton, and M Square.

### Federal Government Facilities and Plans for Expansions

The Base Realignment and Closure Commission (BRAC) is creating opportunities for growth at certain locations in and near the county. Fort Meade, for example, is projected to generate a \$5 billion dollar economic impact per year for the regional economy and create thousands of jobs in computer science, electronic engineering, operations research, logistics, finance budgeting, and administration. Workforce development programs could be targeted to serve these new jobs along with creating potential niche clusters.

## Federal Institutions

The new U.S. Department of Homeland Security, St. Elizabeth's Hospital campus, will bring many jobs to that part of the District, is likely to attract spin-off businesses. The county should strategize to take advantage of its proximity to this major facility and the economic development opportunities it will present.

There is an opportunity to coordinate and direct ongoing plans and projects to develop New Carrollton into a major mixed-use transit-oriented hub. A similar vision has been in existence for the vicinity of the Bureau of Census in Suitland.

## The Technology Economy and the Potential of Higher Educational Institutions

The recently completed study of Occupational Shifts and Workforce Characteristics in Prince George's County<sup>26</sup> details that the University of Maryland–College Park, Bowie State University, and NASA Goddard Space Flight Center are major research drivers. Even though the higher education institutions produce thousands of graduates in key high-skill areas, such as computer sciences, engineering, and business and financial operations, there is concern that the county is not retaining these individuals to live and work here. The core technology competencies are assets that can make Prince George's a hub for successful scientific and technological innovations and investments.

## Industry Clusters with High Potential for Growth

Specialized industry clusters in Prince George's County that are doing well regionally, as well as others that show potential, such as software and computer services, research, development, engineering services, aerospace, biosciences, treatments, medicines, and business consulting services should be targeted as major economic engines.<sup>27</sup>

## The Industrial Sector

Manufacturing activities are important generators of high wage jobs with good benefits and opportunities for upward mobility in the county, currently accounting for more than 80,000 jobs representing 35 percent of county employment. Industrial areas, such as Beltsville, Capitol Heights, Cheverly, Landover, and Forestville, are well-established and economically healthy, and provide several thousand high wage production, distribution, and repair job opportunities for workers with relatively low educational attainment. These areas must be preserved, protected, and improved.<sup>28</sup>

## Agriculture to Supply the Expanding Local Food Market

The existence of suitable farmlands in the Developing and Rural Tiers, and the proven viability of farming in the urban environment, imply that agriculture can potentially provide values, such as locally produced food, land preservation, and preservation of the rural way of life. Even though the amount of farmland in the county decreased from 45,000 acres to 37,000 acres between 2002 and 2007, the value of products sold during the period increased from \$12 million to \$19 million.<sup>29</sup> The growing population in the Washington metropolitan area offers a ready market for fresh produce.

Considering the importance of the private sector to the county's economic well being and residents' prosperity, strategies to attract private investors, promote business growth, and create additional jobs must be a leading priority of the county's economic development policy.

## **INITIAL QUESTIONS**

- How can Prince George's County position itself to take advantage of the regional economy and improve its competitiveness?
- What industry clusters should the county target for economic development and where should this new growth occur?
- How can the county increase economic activity, capital investments, and job growth in targeted sectors and industries to strengthen our economic base?
- How can the centers and corridors, especially transit centers, be better utilized to grow the economy?
- What role will technology and other sectors play in the county's economic future?
- How can the county develop and attract the workforce with the required education and skills to meet the needs of the changing economy and increase wages?
- How can the county use its assets, such as higher education, research institutions, and federal facilities to improve its economic base?
- How can we engage Prince George's County in the global economy in order to build on its competitive strengths and become a prosperous place?
- How can we expand economic opportunities in the county to revitalize economically depressed areas, reduce poverty, and minimize income inequalities?

# HOUSING

## INTRODUCTION

The Housing Chapter of the General Plan Update will define the county's housing policy, goals, and objectives for the next 25 years. The overarching vision is to provide a variety of quality and affordable housing<sup>30</sup> available for residents of all income levels, including the elderly and handicapped in suitable locations. To accomplish this vision, various objectives and related strategies will be proposed to influence the deep-seated dynamics of the housing market in order to maintain a balanced supply of sustainable and equitable housing types.

The prime factor affecting housing affordability in Prince George's County is household incomes. Household incomes determine the ability to pay the cost of housing. With the exception of higher income households that can pay market rate and choose to spend more on housing, the incidence of housing-cost-burden arises from low household incomes. Housing-cost-burden is the most common measure of housing affordability. It is the percentage of a household's income spent on monthly housing costs (contract, rent, or mortgage plus utilities). For example, if a household earns \$1,000 per month and spends \$300 or more to pay for housing and related costs, that household is considered to be experiencing a housing-cost-burden. The housing market in Prince George's County is impacted by the strong Greater Washington economy and

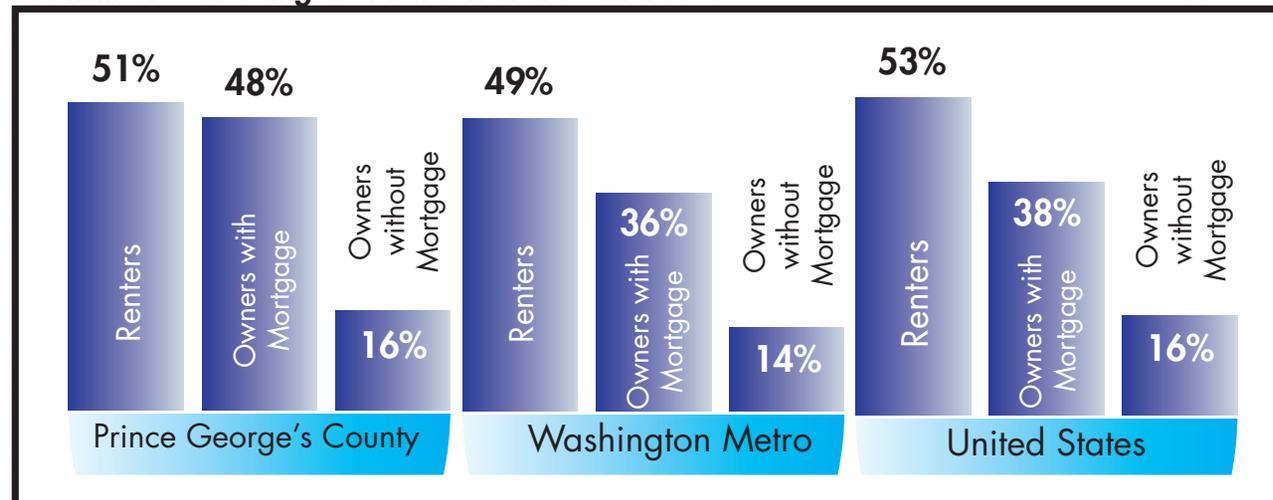
housing market, and even though, overall, the price of houses in the county is lower than most of the neighboring counties, there is a high incidence of housing-cost-burden in Prince George's County. This is because of the number of households with low incomes who are likely to spend a large portion of their income on housing.

## CURRENT CONDITIONS AND TRENDS

### Housing-cost-burdened Households Increasing

Current data show that, overall, household incomes increased in the county during the past decade—2000 to 2010—and the percentage of households earning lower incomes decreased. In spite of the overall higher household incomes, large percentages of households currently do not find housing affordable.

**Illustration 5. Housing-cost-burdened Households**



Source: U.S. Census Bureau, 2010 American Community Survey, 1-Year Estimates.

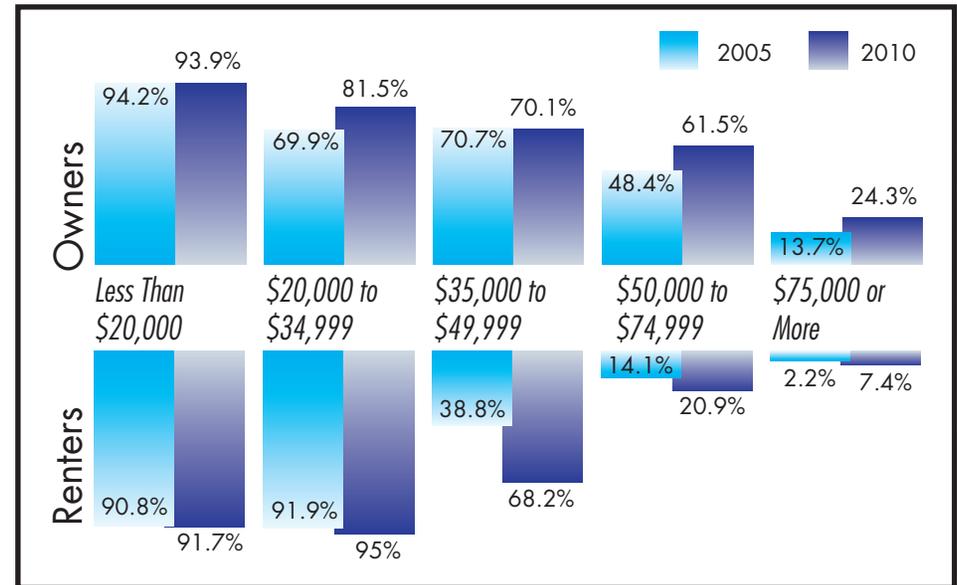
The common rule is that, to be affordable, housing should cost no more than 30 percent of a household's income. Any household that pays more than 30 percent of its income to cover housing and related costs is experiencing a housing-cost-burden. In the same vein, a household that pays more than 50 percent of its income to cover housing and related costs is experiencing a severe housing-cost-burden.

With 48 percent of owner households and 50 percent of renter households spending more than 30 percent of their income for housing during 2010, housing affordability in the county is certainly gloomy. The highest incidence of housing-cost-burden occurs mostly in Developed Tier communities, such as Brentwood, Landover Hills, Langley Park, and Glenarden. Housing-cost-burden also occurs in Developing Tier communities such as Laurel, Largo, Clinton, and Greenbelt.

The incidence of housing-cost-burden in the county increased in recent years and affected growing numbers of higher income households. Available census data for the five years beginning in 2005 show that the percentage of owner households with housing-cost-burden increased significantly, including those with high incomes. There was an 11.6 percent increase in households with housing-cost-burden for those earning \$20,000 to \$34,999; a 13.1 percent increase in those earning between \$35,000 and \$49,999; and a 10.6 percent increase in those earning \$75,000 or more.

The data also show a high percentages of low income renter households experiencing housing-cost-burden during this five-year period but the percent increase was relatively small. Even though a smaller percent of higher income renter households experienced housing-cost-burden than low-income renters, the percent increase for those households during this period was particularly large.

**Illustration 6. Housing Cost Renter and Owner Households**



Source: U.S. Census Bureau, American Community Survey.

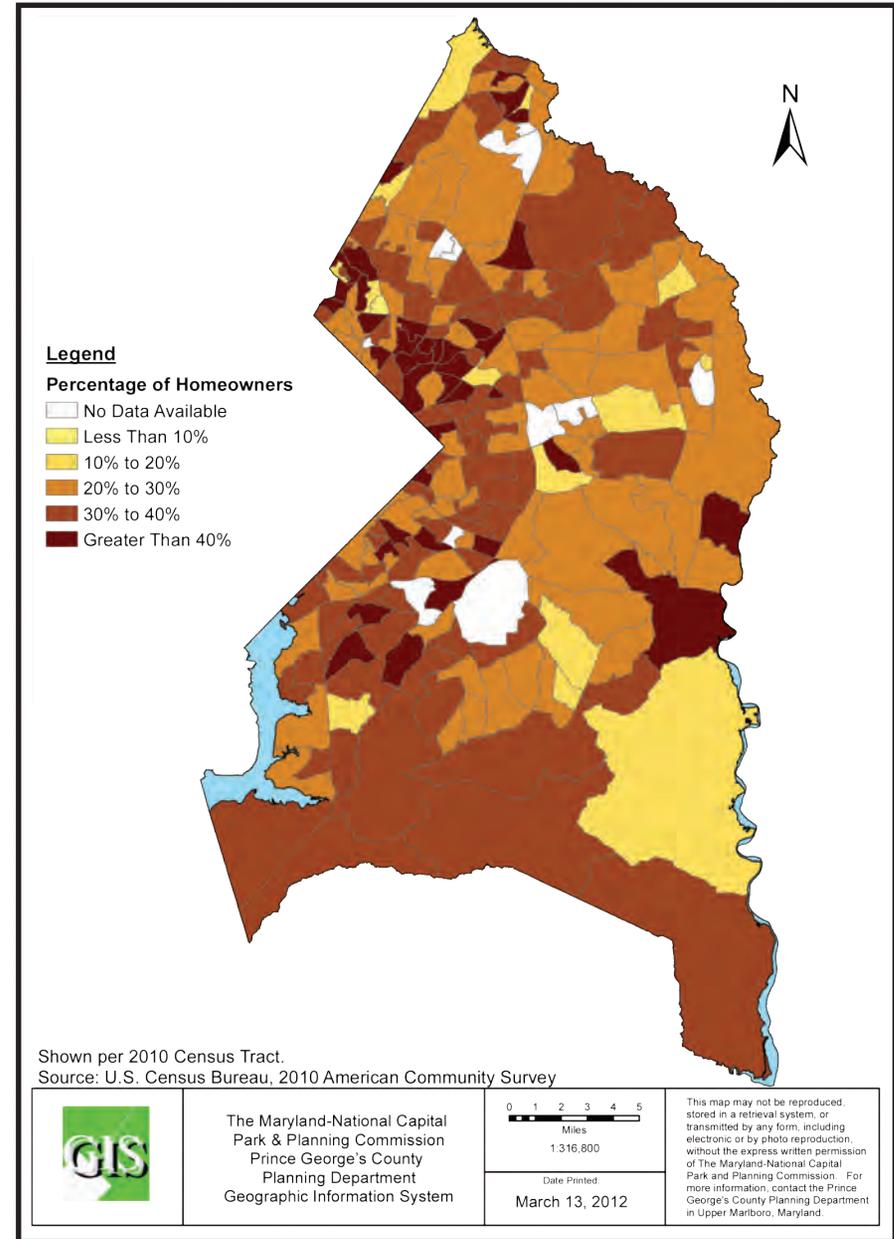
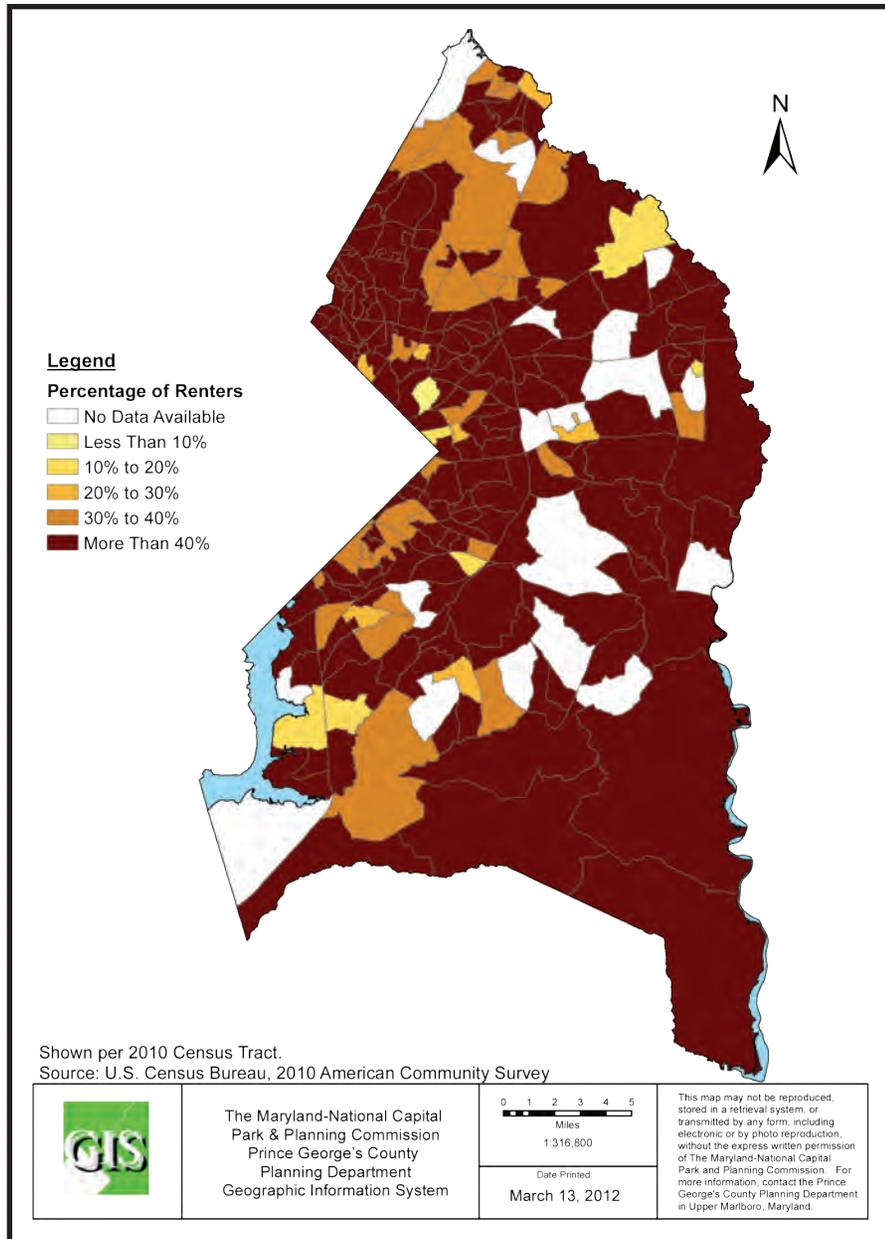
Maps 8 and 9 on page 59 show the incidence and severity of housing-cost-burden for both homeowner and renter households throughout the county during 2010. With a few exceptions, households in all census tracts throughout the county experienced some level of housing-cost-burden.

## High Foreclosures Rates

The quarterly foreclosure events in the county have been high overall in the past four years (2008–2011). Almost 31 percent of all foreclosures in Maryland during the period occurred in Prince George's County. In the first quarter of 2001, almost 42 percent of all Maryland foreclosures occurred in Prince George's County. During 2010 and 2011, a majority (53 percent) of the total number of foreclosures in the region occurred in Prince George's County.

**Map 8. Percentage of Renters That spent 30% or More of Income on Housing in 2010**

**Map 9. Percentage of Homeowners That spent 30% or More of Income on Housing in 2010**



Foreclosures in the county have declined recently. This can be attributed to the July 2010 Maryland foreclosure mediation law that forced lenders and servicers to suspend foreclosure filings and overhaul their internal procedures to avoid errors.<sup>31</sup>

## **Majority of Housing Units in the County are Owner-Occupied**

A majority of the housing units in the county (more than 62 percent since 2002) are owner-occupied. Between 2002 and 2008, there was a three percent increase in owner-occupied units. Since 2008 there has been a two percent increase in renter-occupied units.

## **Vacancy Rates are Consistently Higher for Rental than Homeowner Housing Units**

Overall, during the six years beginning in 2005, vacancy rates for housing units increased in the county. This applied to both rental and homeowner properties. However, during the period, the vacancy rates were consistently higher for rental housing units than owner-occupied housing units. The rate for rentals increased from 6.6 percent in 2005 to 9.7 percent in 2009, but declined to 7.1 percent in 2010. For homeowner units, the rate increased from 0.8 percent during 2005 to 2.0 percent during 2008. It declined to 1.6 percent during 2009, but increased again to 2.9 percent during 2010.

## **Compared to the Washington Metropolitan Area, the Stock of Housing in the County is Older Overall**

Age is a good indicator of housing conditions. Without regular investment in maintenance and repairs, older buildings are more

likely to have structural problems than newer ones. The median year that housing units were built in the county is 1972. This is slightly older than the 1974 national median and 1977 regional median. Furthermore, almost 70,000 of the units in the county were built before 1950, making them more than 60 years old. In addition, more than 31,000 units in the county (almost 10 percent) were built before 1940. These old housing units are likely to contain lead-based paint.

Given the age of many housing units, it is possible that the total number of units in the county does not accurately reflect the actual total that is available and suitable for occupancy. The very old housing units typically require frequent, extensive, and often expensive repairs, maintenance, and upgrades in order to make them suitable for occupancy.

## **The Average Rental Household is Smaller than a Homeowner Household**

Household size gives an indication of the types and sizes of housing units required in the county. During the decade beginning in 2000, the average household size in the county slightly declined overall from 2.74 in 2000 to 2.70. The average rental household size was consistently smaller than homeowner household size, ranging from 2.56 during 2000 to 2.68 during 2010. In contrast, the average homeowner household was larger than 2.75 during the period. It ranged from 2.78 in 2008 to 2.9 in 2009.

## **Median Home Values are Low in Prince George's County Compared to Other Counties**

The effects of the housing market downturn are evident in median home values and sale prices. Compared to neighboring Maryland jurisdictions, the median home values in Prince

George's County are the lowest. During the housing market boom, the county followed the state and national trend of increasing median home values. Similarly, the county experienced declines in median home values beginning in 2007. During the housing boom between 2002 and 2007, there was a remarkable increase in median home value in the county by 120 percent from \$161,304 to \$354,600. During the past 4 years the median home value declined by 19 percent to \$286,100. The median home value was reflected in the rise and decline occurring in the median sales prices during the period.

## **POLICY CONTEXT**

The primary goal of the 2002 General Plan was to enhance the quality and character of residential neighborhoods through the planning and provision of a high-quality mix of residential development that provides a choice of housing types. This goal and the key elements of the plan remain valid today.

The key housing elements include: balance and variety of housing choices; opportunities for high-density multifamily dwellings in mixed-used developments at centers and corridors; high-end, executive housing as a means to provide move-up opportunities for county residents, and in so doing, strengthen the county's tax base; safe and affordable housing for low- and moderate-income households; revitalization and redevelopment of existing housing stock; reducing concentrations of distressed low-income housing; and affordable housing for seniors and the disabled.

Several gaps and weaknesses of the 2002 General Plan have been identified:

- The data and analysis behind policies and strategies were not presented.
- Policies were not driven by data. The objective to close the gap between Prince George's County and neighboring jurisdictions for median home sale prices, contradicts smart growth principles and the stated objective of providing affordable and workforce housing for low- and moderate-income households. As reflected in housing affordability data below, compared to the Washington metropolitan area and the nation as a whole, Prince George's County has the highest percent of housing-cost-burdened renters and homeowners both with and without mortgages.
- Stronger policies on workforce and affordable housing are needed.
- Clearly, the current state of housing, especially the high percentage of housing-cost-burdened households, shows that affordable and workforce housing are still a high priority. As is well known, one of the factors potential investors consider in their location decisions is the availability of affordable housing for their employees. As such, the county must make quality, affordable housing a key part of its economic development strategy.
- Regarding the objective of providing affordable housing at centers, there was an apparent failure to consider the impact of market forces in dictating the location of housing types. Due to market forces, high-density, mixed-use developments at prime locations, such as Metro stations, are expensive to develop. Consequently, such developments also attract high rents and are usually unaffordable to low- and even moderate-income households. It requires various kinds of market interventions and developer incentives to maintain affordability.

- The 2002 General Plan had a lack of measurable objectives. There were no specific measures to assess the outcome of the proposed strategies. Measurable anticipated outcomes help to guide implementation and show precisely what the plan accomplished.

## CHALLENGES

### Growing Demand for Housing

There is a common agreement, based on the forecasts noted earlier in this report, that the county's population will grow in the near future and that there will be a need for thousands of additional housing units that will be affordable to households with different income levels.<sup>32</sup> Given that 51 percent of renters and 48 percent of homeowners with mortgages are currently housing-cost-burdened, one key challenge is to address current affordable housing needs, while also producing the thousands of units in the right locations and at the right prices to meet future growing needs.

There is a great need for a variety of housing types. During the decade since the approval of the 2002 General Plan, new construction data show that only 20 percent of new residential units developed were multifamily. Furthermore, only 12 percent of new units were located in centers and corridors. A key challenge is how to alter this trend.

### High Rates of Foreclosure

There are high foreclosure and vacancy rates, particularly for rental housing units. In 2010, the vacancy rate overall was 8.1 percent, which translated to more than 26,000 housing units. The challenge is how to put these units to service in order to help address housing affordability.

Data have been presented in this report to show that Prince George's County has been a hot spot for foreclosures. During 2010 and 2011, a majority (53 percent) of the total number of foreclosures in the region occurred in Prince George's County. The challenge is how to stem the tide in order to keep households in their houses, utilize the thousands of foreclosed houses to address housing affordability issues, and reduce the adverse effects of foreclosures on communities.

### Housing and Transportation Cost Burden

The continued increase in the number of housing units in the Developing Tier, away from employment opportunities and mass transit facilities, will inevitably aggravate the overall high housing and transportation cost burden of many households who are compelled to search farther and farther away from employment centers for affordable housing.

### The County's Population is Aging

Census data show that residents that are 65 years and older increased by 74 percent between 1990 and 2010. The challenge is providing suitable, appropriately located affordable housing for the growing numbers of seniors and disabled residents.

Due to the impact of economic forces, such as the high cost of land near transit, the cost of constructing multifamily housing, and the high demand for housing in transit-accessible locations, the price of housing near transit in mixed-use communities with amenities tends to be high. It is not usually feasible to maintain affordable housing in or near such locations without direct public intervention. The challenge is providing and maintaining an adequate stock of affordable housing near transit and employment centers.

## Sustaining Existing Neighborhoods

Given that a large number of older housing units are located in the Developed Tier, the challenge is preserving those units and improving the conditions and character of communities and neighborhoods in these areas so as to make them attractive to potential residents and sustainable.

**Housing Affordability:** In recent years, housing prices have been rising faster than incomes. This means the stock of affordable housing is declining relative to the demand. Consequently, the incidence of housing-cost-burden has been rising. Housing completions data show that many recent completions have been single-family houses in the Developing Tier away from transit facilities. One of the challenges is to construct or retrofit housing units to serve the needs of the elderly and people with limited mobility. Another challenge is to improve neighborhoods and communities to enable people who do not have physical, health, and financial limitations to “age in place.”

## OPPORTUNITIES

### Strengthen and Define the County’s Housing Goals and Policies

Develop a countywide strategy for housing that addresses housing affordability, long-term sustainability, short-term and long-term needs of special populations, and the needs of renters and homeowners. The preliminary report on the Affordable Housing Strategy for the Takoma/Langley Crossroads Sector Plan Implementation effort provides a starting point for a countywide discussion of policies and options to address the housing issues:

- **Formulate housing policies and strategies within the regional context:** Formulate policies and strategies

keeping in mind the developments, trends, and plans in jurisdictions in the region. Assess how economic and housing developments affect Prince George’s County in order to arrive at the appropriate strategic responses. Seek collaboration and a common strategic vision in order to minimize conflicts and adverse effects.

- **Utilize the stock of foreclosed properties for workforce housing programs:** The housing market crisis presents opportunities for strategies to address some current housing issues. The stock of foreclosed properties could be utilized to initiate a workforce housing program, including lease/purchase and homeownership outreach and marketing. In neighborhoods with weak housing markets, there are opportunities for rehabilitation and neighborhood renewal. Neighborhoods with so-called “warm markets” may be the ideal place to use neighborhood stabilization programs or similar strategies to spur rehabilitation and revive self-sustaining property ownership.
- **Identify opportunities for non-profit housing providers to play a greater role in housing development:** Compared to other jurisdictions, such as Washington, D.C. and Montgomery County, the activities of non-profit housing providers operating in Prince George’s County’s are rather limited. Evidence shows that, with the necessary support and collaboration, non-profits can make a significant impact on affordable housing supply.

### Provide Appropriate Types of Housing in the Right Locations for the Growing Population

Forecasts show that the Washington metropolitan area will grow and add 1.05 million new jobs by 2030, many of them

high-wage jobs and others at entry-level. A large share of these workers would live alone and prefer rental apartments located near transit and amenities. With this trend, the county will see the development of multifamily housing at transit nodes and progress towards the centers and corridors vision. The General Plan Update presents an opportunity to refine housing policy, including redevelopment and revitalization of existing units and communities, and locating a variety of units within mixed-use transit-oriented centers. In so doing, appropriate types of housing in the right locations for the growing population will be provided.

## Continue to Plan for Future Mixed-Use Communities in Appropriate Locations

Current master and sector plans include proposals for high-density, mixed-use communities in various locations, including designated areas within centers and corridors.

## Redevelop and Invest in Existing Communities Near Transit

Rising housing and transportation costs are making it difficult for residents to find easy access to jobs or affordable housing. By revitalizing communities along existing transit or bus routes, residents have the potential to increase their access to jobs and housing. It is commonly accepted that, after housing, transportation costs are the next largest budget item for most households in America, and that there are some working-class households in which transportation expenses exceed their housing costs.

*The Beltway Burden: The Combined Cost of Housing and Transportation in the Greater Washington, DC, Metropolitan Area, published by the Urban Land Institute*

Within metropolitan areas, housing costs tend to decline the further the household moves away from the core city and job centers. While housing costs in suburban locations may be lower than the core, transportation costs tend to increase. The Housing and Transportation Affordability (H + T) Index is an innovative tool that challenges the traditional measure of affordability, which recommends that housing should be less than 30 percent of household income. The H + T Index, in contrast, takes into account not just the cost of housing, but the costs of housing and transportation. There are opportunities for redevelopment and revitalization along the proposed Purple Line transit corridor. With redevelopment comes concerns about possible displacement of renters, therefore affordable housing must be given due consideration.

## Reinvest in Existing Neighborhoods, Creating Sustainable Communities

The county's Transforming Neighborhoods Initiative (TNI) program is an opportunity to focus on service delivery in distressed communities.

- **Rehabilitate the stock of vacant units and revitalize distressed neighborhoods:** There is a large number (26,474) of vacant housing units in the county, constituting 8.1 percent of all units. Some neighborhoods are also in deteriorated condition and are unattractive to residents who could afford to live there. The General Plan presents an opportunity to focus on the rehabilitation of such housing units,, especially units that are close to transit or have transit access, in order to mitigate the blighting effect of vacant or abandoned property on neighborhoods, as well as to successfully manage an oversupply of foreclosed homes.

- **Revitalize and rehabilitate existing concentrations of low- and moderate-income household communities:** Locations within the Developed and Developing Tiers with high vacancies and deteriorated housing units and neighborhoods, such as, Capitol Heights, Fairmount Heights, North Brentwood, and Landover, should be considered for community redevelopment and revitalization programs. Such programs should include transit, public buildings, small businesses, retail, market-rate, and a variety of housing choices, including subsidized affordable units, parks, schools, gardens, compact and walkable urban design, employment opportunities, and sports and health facilities.
- What policies or regulations can be used to provide affordable housing? Are there any strategies by which the county can keep rental and ownership units permanently affordable?
- What tools or programs can make it profitable for developers to undertake redevelopment and revitalization rather than new development in greenfields?

## INITIAL QUESTIONS

- What strategy should the county use to ensure that affordable housing is available in location-efficient areas with access to employment centers, transit, and other amenities?
- As the Millennials and active Baby Boomers increasingly choose to live in walkable communities, what are the strategies needed to build these walkable communities and attract this demographic?
- Is the supply of housing types that are suitable for seniors and the disabled adequate to meet anticipated growing demand?
- What should be the county's response to the foreclosure crisis? How can the county respond to this crisis and its effects to address some of its housing issues?

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# COMMUNITY CHARACTER

## INTRODUCTION

The 2002 General Plan created an Economic Development, Housing, and Community Character Element. Community character included urban design and historic preservation as the primary focus areas.

The General Plan Update is an opportunity to define the quality of life characteristics that are important to the community and to identify how land use policies can impact those elements. This analysis does not evaluate the success or failure of quality of life elements, but it does identify opportunities. Several topic areas rise to the top of this list and include healthy communities, food access, public safety, and education. Opportunities to include these subject areas into the General Plan Update are discussed here.

## HISTORIC PRESERVATION

Significant progress has been made in the county on historic preservation issues with the approval of the 2010 *Approved Historic Sites and District Plan*, the implementation of the Historic Property Grant Program, and public education efforts about the value of archeology.

The protection of historic sites and districts within Prince George's County accomplishes more than just providing reminders of the county's past. Historic buildings, structures, and sites can provide the architectural and cultural context for new development, as well as a sense of place. The protection of these resources provides a link to the county's past while recognizing their role in the county's present and future. For instance, designation of local historic districts can help strengthen and provide identity to existing communities and help set a desired character for new

development. Individual historic sites can provide focal points for new sustainable development, while protection of historic sites and their settings can help protect the character of surrounding neighborhoods. In addition to the 2010 *Historic Sites and Districts Plan*, historic preservation policies and recommendations are integrated into every master and sector plan. The 2002 *General Plan* included many policies and strategies related to historic preservation.



## Current Conditions and Trends

Since the 2002 General Plan, sustainable use of land and existing historic buildings has become a critical area of concern in planning. The link between historic preservation and sustainable land use should be made explicit in the General Plan Update.

## Policy Context

The Historic Preservation chapter in the 2002 General Plan is strong and needs only minor refinement. The 2010 *Approved Historic Sites and Districts Plan* added 98 properties as historic sites and 32 properties as historic resources. Because historic sites and districts can now be designated outside of the master plan amendment process, new sites can be continually added to the inventory. Outside of the local designation process, new properties and districts are continually added to the National Register of Historic Places.

The Historic Sites and Districts Plan has been augmented and enhanced with the December 2010 publication of the *Prince George's County, Maryland, Cemetery Preservation Manual*, the 2011 publication of the revised *Illustrated Inventory of Historic Sites and Districts*, and the 2012 publication of the revised *African-American Historic and Cultural Resources in Prince George's County, Maryland*.

The Historic Property Grant Program, which began its fifth year in the fall of 2012, has seen the awarding of \$2.5 million in grants for the acquisition and restoration of historic properties. Eighteen historic sites are now protected by perpetual preservation easements held by M-NCPPC, and many more will be protected in the coming months.

The current Historic Preservation Ordinance has not been systematically reviewed and updated since it was established; as a result, the ordinance no longer effectively embodies best practices. For example, the application review process could be streamlined with the creation of an important tool, the ability of the Historic Preservation Commission (HPC) to create a consent docket. Other important ordinance-based authorities, such as the ability of the HPC to "de-designate" a historic site if a property can no longer be found to meet designation criteria, should also be addressed. The ordinance is currently being analyzed to develop draft language for these and other important additions and best practices.

## Challenges

Although there is great and sustained enthusiasm on the part of some individuals and organizations on specific historic preservation issues, more emphasis should be placed on historic neighborhoods and the adaptation of historic buildings for other uses. Although there have been several new National Register district designations, this type of designation is largely honorary and does not provide protections or foster community enhancement by itself. Many historic county neighborhoods have not yet opted to pursue local historic designation as a way to protect and enhance their community's unique character.

## Opportunities

The historic preservation policies in the 2002 General Plan need to be expanded and edited to reflect the evolution and success of historic preservation efforts in the county. Many of the policies, such as those that recommend the integration of historic sites and districts into the planning process, and those

that recommend financial relief and assistance to the owners of historic properties, have already been accomplished. However, opportunities exist to create and/or reinforce mechanisms for the county government and M-NCPPC to take the lead in the continued acquisition and re-use of historic buildings, an area that has, in the past, been weak. The General Plan chapter is brief but strong, and historic preservation themes flow throughout numerous planning efforts. In the General Plan Update, historic preservation should be mentioned in virtually all chapters and linked with sustainability trends.

## Initial Questions

- How can the county incentivize and become a leader in the re-use of historic, deteriorated neighborhoods and buildings, especially in the Developed Tier?
- Is public acquisition of historic resources an effective strategy for preservation in the future given budget constraints? Are there better ways to protect historic resources under individual ownerships?
- How can the county, the Economic Development Corporation, the Convention and Visitors' Bureau, and the Prince George's Chamber of Commerce work together to encourage heritage tourism in the county?

## URBAN DESIGN

### Policy Context

The Urban Design goal as part of the 2002 *General Plan* was to "use urban design to achieve quality development throughout the county." The plan recognized that creating a sense of place

and community identity was important, especially given the size of the county and the varying character of the communities and towns throughout the three tiers.

Many of the master, community, and sector plans prepared since 2002 have addressed urban design by creating urban design standards and guidelines, as well as incorporating streetscape designs for transportation corridors to provide amenities such as sidewalks, bicycle trails, and landscape features. Many of the General Plan centers now have detailed sector or transit district plans, which have corresponding urban design standards and illustrations to guide development of the private realm and improve the pedestrian experience.

The county has approved legislation since 2002 that impacts urban design within its boundaries. For example, the County Council recently enacted CB-41-2011 (DR-2), which requires that the Planning Board refer conceptual site plan and detailed site proposals to the Prince George's County Health Department for health impact assessment review in order to identify the health impacts or implications of proposed development on the community. The implications for development is currently unknown.

## Challenges

### Overlay Zones

One of the challenges in realizing the urban design vision is the difficulty of implementing the recommendations of the various master plans. Many of the plans address context specific opportunities by defining building massing, setbacks, height specifications, landscape, lighting, and signage requirements through mandatory standards. This has resulted in the creation

of different zoning requirements for each specially defined area in the county. The resulting overlay zones are challenging to craft and difficult to administer, at times creating regulatory conflicts. Planning staff, property owners, developers, and community members have all expressed concern about the lack of consistency of the overlay zones and the additional time and costs associated with the current system.

### *Implementing Form Based Codes*

One effort to address the challenges created by the overlay zones was to establish a form based code for the county's centers. Subtitle 27A of the zoning ordinance also known as the "New Mixed-Use Zoning Tool" was adopted in the spring of 2010. The goal of Subtitle 27A was to achieve high-quality mixed-use development, including a high quality public realm, at the county's 27 General Plan centers while ensuring more certainty and predictability in the approval process. Although the form based code was established by Subtitle 27A, the new zoning tool has not been utilized to date.

### *Defining Community Character*

Strong communities typically have distinct physical characteristics that contribute to the character and identity of the place. The public realm, including the streets, sidewalks, lighting fixtures, and landscaping, in addition to the style of buildings and materials used, all lend to the overall character of a place. Currently, in the county, few communities have an identifiable character or sense of place. The distinction between the urban design characteristics of the three tiers—Developed, Developing, and Rural—has not always been clear. The 2002 General Plan provides broad strategy guidance on how and where urban design interventions should be emphasized but does not provide adequate direction on how each could be enhanced and

differentiated from one another using urban design techniques. The Rural Village's Study that is currently underway is looking at these issues for the Rural Tier and may provide guidance for the General Plan Update.

## **Opportunities**

### *Zoning Ordinance Update*

With the update of the Zoning Ordinance there are opportunities to review urban design standards and criteria and how they are applied to different zoning districts. In addition, a comprehensive menu of urban design standards could be developed for selection and use in master and sector plans. The goals of the transit district development plan process could be revisited and incorporated into the sector plan process to reduce the number of planning procedures, ultimately simplifying the development review process.

### *Defining Community Character*

The General Plan Update could further refine the community character of the three tiers and centers. There should be clear distinctions in terms of urban design for the tiers. Elements of the public realm, including parks, roadways, sidewalks, public buildings, and public areas in private commercial developments, could be designed in such a way to encourage civic life and create community identity.

## **Public Health and Built Environment**

Research on how residents interact in their environment indicates that the design of the built environment affects how residents walk, bike, and interact with neighbors. This ultimately impacts public health and obesity rates. Urban design policy

recommendations on the locations of sidewalks, public open space, trails, and building design can support the development of healthier communities.

## Initial Questions

- What urban design characteristics are critical for the success of urban centers?
- What is the role of public art and urban recreation in the public realm?
- How can urban design improve the health of our residents?
- How can public facilities such as urban parks, schools, and open space be integrated into new dense, mixed-use communities?
- Can older Developed Tier neighborhoods and newer sprawling suburban developments be retrofitted to create new communities with a sense of place and improved access to amenities and services?
- What public funds and agencies could be involved in improving the physical character of existing communities?

## NEW OPPORTUNITIES

One of the 12 Planning Visions for the State of Maryland is Quality of Life. Every community needs to identify elements that are important to quality of life. During the review of the 2002 General Plan, three new potential quality of life components were identified: healthy communities and food access, public safety, and education.

## Healthy Communities

Planning for healthy communities includes designing the built environment to support and improve the health of residents. As of 2009, approximately 34 percent of residents over 20 years of age were considered obese. According to data from the Centers for Disease Control and Prevention (CDC), Prince George's County has the third highest rate of obesity in the State of Maryland.<sup>33</sup> Heart disease ranks as the highest leading cause of death in the county, followed by cancer, high blood pressure, and diabetes. The connections between community design and public health benefits are becoming more apparent and are being increasingly incorporated into land use planning. When development is compact and walkable, people are more likely to choose an active form of transportation like walking, biking, or transit. Land use and transportation decisions made by local governments directly affect many aspects of public health, including air and water quality, safety, connectivity, levels of physical activity, and dietary choices.



A report prepared for the U.S. Green Building Council's (USGBC) LEED for Neighborhood Development (LEED-ND) Core Committee outlines the relationship between the built environment and public health. The report made the following conclusions based on the research available on the topic of land use and public health:

- Higher densities encourage walking and transit use; higher density developments are correlated with increased physical activity, lower body masses, and lower obesity rates. Increased density also results in a decline in per capita automobile emissions, which improves air quality.
- Communities with access to pedestrian, bicycle, and recreational amenities encourage physical activity.
- Individuals living in walkable communities are more likely to choose to walk or bicycle to nearby destinations if they perceive them to be accessible on foot or by bicycle.
- Physical activity studies reveal that access, quality, and density of bicycle amenities, particularly when they are close to homes, is correlated to higher levels of bicycling for recreational purposes.
- In general, study findings support that greater access to, and higher densities of, recreational facilities in a community, including public parks, play spaces, hiking/biking trails, and exercise facilities can increase the number of people who are physically active at least 3 times a week by 25 percent.
- Street lighting and other safety concerns, such as the perception of crime levels and the number of other people using a facility, as well as the perception of easy accessibility, also influences how recreational facilities are used.

There is no discussion of public health implications and land use in the 2002 *General Plan*. Health is increasingly seen as a complex interaction between genetics, behaviors, physical and environmental conditions, and social conditions such as

education level and income. Furthermore, health and land use is a growing area of concern and is receiving attention from health practitioners and professions associated with the built environment alike. Land use and transportation decisions made by local governments directly affect many aspects of public health, including air and water quality, safety, connectivity, levels of physical activity, and dietary choices.

The 2002 General Plan did not include any information indicating how the residents of Prince George’s County can incorporate fitness and recreation into their lives. This discussion in the next General Plan could include the existing partnerships between the Department of Parks and Recreation (DPR) and other organizations. In a long-standing partnership with the Board of Education, DPR has built many schools and community centers together to serve a common group of constituents: children.



### Opportunities

Updating the General Plan provides several opportunities to better integrate urban design elements that create healthy communities into land use planning. Some of these opportunities include:

- Initiation of a partnership between the Prince George’s County Department of Parks and Recreation and the

University of Maryland School of Public Health to study and measure the impacts of parks and recreation services on public health. Nationally, it is becoming recognized that parks and recreation facilities and programs make a significant contribution to community health and wellness.

- Developing urban design standards that promote a walkable and connected street, sidewalk, and trail network with multiple destinations so that it is easier for community members to integrate physical activity, like errands and other activities, into everyday life.
- Creating active partnership with the Prince George's County Department of Health to implement the county's Health Improvement Plan and evaluate opportunities to create Health Enterprise Zones—enabled by recent state legislation—to improve healthcare in communities with large health disparities.
- Expanding the 167 miles of existing trails networks and implementing the Trails and Bikeway Plan to connect people and places.
- Provide a robust range of recreation, health, and wellness opportunities that are affordable and accessible for families, youth, and other residents to measurably improve overall health, wellness, and recreational enjoyment of county residents.

## Food Access

A key element of any healthy community is having access to fresh, healthy, culturally appropriate food at an affordable price. Food is basic to survival, and its availability and accessibility is dependant on production, processing, and distribution. These activities of the food system are directly related to land use planning. The following are all land use planning decisions:

availability of farmland to produce food, zoning, other regulations to determine the location of processing facilities, transportation, and location of food distribution facilities. The spatial distribution of food outlets and residential areas within a jurisdiction can be used to determine accessibility to different types of foods. Planners can play a pivotal role in planning for access to healthy food.



The 2002 General Plan does not include policies related to food access. Since 2002, many communities and jurisdictions, such as Portland and Philadelphia, have highlighted the link between food access, healthy communities, and community design. Planners, other professionals, and community members are using a variety of tools to provide access to healthy, affordable, culturally appropriate food in these jurisdictions. These range from incentives for healthy corner stores to support for urban agriculture and more.

The 2002 *General Plan* does not specifically mention the interface between the built environment and healthy citizens. The update to this plan will include goals, policies, and strategies related to this subject area to help improve the overall health of citizens. A discussion of this issue in the General Plan Update should address how county agencies, private athletic organizations, health-oriented non-profits, and other partners could play a greater part in providing better access to healthy lifestyles amongst Prince George's County residents. This General

Plan Update can provide the opportunity to collaborate with the Prince George’s County Health Department and the inclusion of findings from the *Prince George’s County Health Improvement Plan 2011 to 2014: Blueprint for a Healthy County*.

Several existing General Plan goals and policies prioritize agricultural land preservation in the Rural Tier, as has been the case since the first General Plan was approved for the county in the 1960s. Additional emphasis is needed to implement existing goals for agricultural land preservation. New tools are needed to respond to community desires for agricultural preservation where policies do not encourage this, as well as to enable more established communities to more easily engage in entrepreneurial activities related to food and agriculture.

Current planning activities and other regulatory decisions in the county already affect the food system. Agricultural land preservation policies, loss of agricultural land to development, land and water availability, location decisions for processing facilities, as well as zoning restrictions and other regulations affect the production and the processing of food. Roads, railroads, other transportation systems, packaging facilities, distribution centers, and markets—including farmers markets and food stands—are crucial factors in the marketing and distribution of food.

### Opportunities

The General Plan Update offers many opportunities to better incorporate policies related to food access through implementation of land use activities. Some of these opportunities include:

- Conducting a countywide study on food accessibility to develop policies for providing greater access to fresh, locally grown foods.

- Creating more walkable and transit-oriented urban areas with better access to fresh, locally grown foods.
- Incorporating recommendations from the Priority Preservation Area Functional Master Plan into the General Plan Update in order to better link rural land preservation to urban agricultural practices.
- Providing recommendations for future changes to zoning categories to better accommodate agricultural systems, especially in the Developed Tier.
- Integrating recommendations from the Health Department’s “Health Improvement Plan.”
- Reviewing the recommendations in the *Prince George’s County Strategic Program for Agricultural Development* (2009) for regulatory and policy reform, market, business, and economic development, which support the development of the agricultural sector, including new enterprises and needed infrastructure.

## PUBLIC SAFETY

The issue of public safety was not covered in the 2002 General Plan. However, public safety facilities were discussed in detail. Public safety, crime, and the perception of crime is a concern within the county, and it has been a community concern for many years. Public safety, and ways to improve public safety, should be incorporated into the General Plan Update. Regular reports presented by the media identifying Prince George’s County as a “high crime” area pose a continuing challenge—made more difficult by the occurrence of crimes.

## Opportunities

### *Planning for Safer Communities*

One specific opportunity that can be incorporated into the General Plan Update is the inclusion of principles of Crime Prevention Through Environmental Design (CPTED). A number of master, sector, and transit district plans developed since 2002 include CPTED strategies. Countywide policies and urban design strategies should be developed to institutionalize planning for safer communities and ensure that all public agencies consider CPTED in planning, design, and construction. Strategies to consider include:

- Coordination was begun by the Transforming Neighborhoods Initiative (TNI) and CountyStat on improving neighborhoods.
- A strong crime response is needed.

## EDUCATION

The 2002 General Plan covers school facilities and identifies objectives for addressing school overcrowding, but it does not discuss education in a more holistic way. Improving the perception of the Prince George's County Public Schools system and improving the quality of education is a challenge that the county faces.

## Opportunities

Opportunities exist to include strategies in the General Plan Update that will help improve public education. These opportunities include:

### *Year Round Schools*

In an effort to turn around under-performing public schools in the county, the Prince George's County House Delegation has supported legislation that will permit the Prince George's County Board of Education to operate one or more schools within the county on a year-round basis, provided that the 180-day and the minimum hour requirements under this section are met. This legislation must be approved by the Maryland General Assembly. Upon its approval, the legislation will go into effect on July 1, 2012.

### *Highlight the Accomplishments*

Through the General Plan Update, the positives within the Prince George's County Public School System should be highlighted and promoted. This includes recognition that the school system received from Discovery Education in November 2011. Three Prince George's County Public Schools received the 2012 Maryland Excellence in Gifted and Talented Education (EGATE) School Awards: Montpelier Elementary, Valley View Elementary, and Walker Mill Middle Schools.

### *Higher Education*

Additionally, through the General Plan Update, institutions of higher learning, including Prince George's Community College, University of Maryland at College Park, and Bowie State University, should be promoted. The institutions' educational and career planning opportunities, community fitness and healthy living offerings, and community and lifestyles enrichment courses should be marketed.

## Initial Questions

- How can education be incorporated into the General Plan?
- Can high achieving schools become anchors for community development?
- How can the negative perception of the Prince George's County Public Schools system be improved?
- How can museums and other cultural institutions be used to enhance the learning experience in the public school system?
- How can private corporations and institutions contribute to improving public education?

# NEXT STEPS

## **LOOKING BACK, MOVING FORWARD**

*Looking Back, Moving Forward* is a document developed to assess the success the county has achieved over the past ten years in implementing the policies of the 2002 *Prince George's County Approved General Plan*. Knowing the issues facing the county as it strives to meet the goals of the 2002 General Plan will allow the community, elected officials, and decision makers to understand the diverse challenges we face and must overcome in order to realize our true potential.

This assessment of the 2002 General Plan provides data and outlines challenges as we move forward and begin the community conversation about how to meet the county's collective vision for quality of life and economic prosperity. Over the next year, the Planning Department will meet with stakeholders and conduct forums to discuss how we as a community will achieve our vision for Prince George's County.

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21. Several years ago, the county created a new, mixed use zone (also known as 27A in the Prince George’s County Code) to better implement General Plan goals for mixed-use development in designated centers. To date, 27A has not been used to rezone any centers, however, there is interest in updating and applying the tool at one or more of the centers to facilitate transit-oriented development. Background analysis and stakeholder interviews for 27A revealed a number of concerns about the county’s current mixed-use zones. For more please see, *New Mixed-Use Zone & Design Analysis: Prince George’s County, MD*, Code Studio, October 9, 2007, available at: <http://www.pgplanning.org/Assets/Planning/Programs+and+Projects/Community+Plans/New+MU+Zone/ZoningAnalysisFINAL.pdf>
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30. The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered to experience housing-cost-burden and may have difficulty affording necessities such as food, clothing, transportation and medical care. Even though the concept of affordability is usually related to price, affordability should not just mean the oldest and smallest housing stock, which are mostly located in the Developed Tier, but also quality units in suitable locations countywide.
31. House Bill 472 (May 20, 2010) requires mortgage lenders and servicers to be much more responsive to homeowners facing foreclosure. The goal of the law is to help homeowners get relief through a loan modification if they qualify or to find an alternative to foreclosure. The law gives homeowners a new opportunity to meet with the lender and an independent party to ensure that alternatives to foreclosure have been considered and evaluated.
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# APPENDIX

## Appendix 1. 2002 General Plan Objectives

	Objectives	Tiers			Centers and Corridors	2010 Compared to Target
		Developed	Developing	Rural		
Development Pattern	Capture a designated percentage of the county's dwelling unit growth by 2025 within each tier.	>33%	<66%	<1%		
	Capture a designated percentage of each tier's housing growth by 2025 in centers or corridors.	>50%	>20%			
	Incorporate appropriate pedestrian, bicycle and mass transit-oriented features in all new development within centers and corridors.				•	
	Protect a countywide average of 1,500 acres per year of agricultural, strategic forest, or other sensitive lands through the use of the Rural Legacy Program county-funded acquisitions, and other conservation programs.	•	•	•		
Environmental Infrastructure	Protect, preserve, enhance and/or restore designated green infrastructure components by 2025.	•	•	•	•	
	Protect and enhance water quality in watersheds by, at a minimum, maintaining the 2011 condition ratings of all watersheds countywide.	•	•	•	•	
	Meet or exceed the following forest and tree cover goals within each tier and countywide by 2025.	26%	38%	60%		
	Promote an awareness of environmental issues related to land use through the provision of environmental education and/or stewardship programs.	•	•	•	•	

Key	
Objective has been met.	
Objective has not been met.	
Objective has not been met, but county trends are moving towards achievement.	
Objective is not measurable.	

**Appendix 1. 2002 General Plan Objectives**

	Objectives	Tiers			Centers and Corridors	2010 Compared to Target
		Developed	Developing	Rural		
Transportation Systems	Increase average automobile occupancy by 25 percent by 2025.	•	•	•	•	?
	Reduce average commuter vehicle miles traveled countywide by 25 percent by 2025.	•	•	•	•	→
	Increase the proportion of transit trips by 25 percent by 2025.	•	•		•	→
	Reduce private automobile dependency, particularly for single-occupant vehicle (SOV) trips.	•	•	•	•	→
	Reduce private automobile dependency, particularly for SOV trips.	•	•	•	•	✗
	Site and plan new development and revitalization to generate transit ridership that helps achieve the cost recovery targets established by the county Five-Year Transit Master Plan (TMP).	•	•		•	→
	Increase public funding of transportation infrastructure in the Developed Tier.	•				✗
	Increase public funding and attract and encourage more private funding of transportation infrastructure in Developing Tier Centers and Corridors.				•	→
	Encourage and increase the proportion of private sector funding of needed transportation infrastructure in the Developing and Rural Tiers outside of centers and corridors.		•	•		?
	Incorporate appropriate pedestrian, bicycle and transit oriented design (TOD) and transit-supporting design (TSD) features in all new development within centers and corridors.				•	→

Key	
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**Appendix 1. 2002 General Plan Objectives**

	Objectives	Tiers			Centers and Corridors	2010 Compared to Target
		Developed	Developing	Rural		
Transportation Systems	Site and plan new development and revitalization to generate transit ridership that helps achieve the cost recovery targets established by the county TMP.	•	•		•	
	Plan new development to help achieve the objectives of the Countywide Trails Plan and Equestrian Addendum.	•	•	•	•	
	Ensure funding to achieve the objectives of the Trails Plan and State Priority List.	•	•	•	•	
	Increase trails funding by one percent of the total county transportation budget (excluding developer funding). Give priority to trails that function as transportation facilities or as links to other transportation facilities.	•	•	•	•	
	Provide opportunities for, and recognize the contribution of, telecommuting to reduce auto trips, particularly during the peak commute.	•	•	•	•	 
	Reduce average vehicle miles traveled by 2025.	•	•	•	•	
Public Facilities	Achieve a library system that meets planning guidelines: Circulation to Volume Ratio_2.43 vol of cir per vol of hold.	>33%	<66%	<1%		
	Capture a designated percentage of each tier's housing growth by 2025 in centers or corridors.	>50%	>20%			
	Incorporate appropriate pedestrian, bicycle and mass transit-oriented features in all new development within centers and corridors.				•	

Key	
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**Appendix 1. 2002 General Plan Objectives**

	Objectives	Tiers			Centers and Corridors	2010 Compared to Target
		Developed	Developing	Rural		
Public Facilities	Protect a countywide average of 1,500 acres per year of agricultural, strategic forest, or other sensitive lands through the use of the Rural Legacy Program county-funded acquisitions, and other conservation programs.	•	•	•		
Economic Development	Increase the jobs to population ratio by 39 percent over the next 25 years.	•	•	•	•	
	Close the gap between Prince George’s County and similar jurisdictions for fiscal and economic measures of condition: median home sales price, average wage per job, per capita income and assessable base per capita.	•	•	•	•	
Housing	Increase the average home value in Prince George’s County.	•	•	•	•	
	Increase opportunities for higher density multifamily dwellings in centers and corridors.				•	
	Reduce high concentrations of distressed, low-income rental housing by 30 percent by 2025.	•				
	Increase the percentage of mixed-use development so that 1 in 10 new dwellings are located in a mixed-use development by 2005; 2 in 10 new dwellings by 2015; and 3 in 10 by 2025.	•	•		•	
Revitalization	Revitalize a countywide total of 15 revitalization overlay areas by 2025.	•	•	•	•	
Historic Preservation	Identify and evaluate all historic resources for designation as historic sites or as contributing to historic districts.	•	•	•	•	

Key	
Objective has been met.	
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Objective has not been met, but county trends are moving towards achievement.	
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