**Abstract**

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**Abstract:** Plan Prince George’s 2035 includes comprehensive recommendations for guiding future development within Prince George’s County. The plan designates eight Regional Transit Districts, which are the focus of the County’s planned growth and mixed-use development, and which have the capacity to become major economic generators. Six Neighborhood Reinvestment Areas are designated for coordinated funding and resources needed to stabilize and revitalize these areas. Also identified in the plan are Rural and Agricultural Areas composed of low-density residential, agricultural uses, and significant natural resources that are recommended for continued protection and investment in order to maintain critical infrastructure. The plan contains recommended goals, policies, and strategies for the following elements: Land Use; Economic Prosperity; Transportation and Mobility; Natural Environment; Housing and Neighborhoods; Community Heritage, Culture, and Design; Healthy Communities; and Public Facilities. Plan implementation through prioritization of strategies, measuring short- and long-term success, public and municipal engagement, intergovernmental coordination, and public-private partnerships are also described.
PLAN 2035
Prince George’s
Approved General Plan
May 6, 2014

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

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

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

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

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

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

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FOREWORD

The Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission (M-NCPPC) is pleased to make available Plan Prince George’s 2035 Approved General Plan (Plan 2035). This community-based plan supersedes and amends the 2002 Prince George’s County Approved General Plan. It addresses existing, changing, and new priorities such as transit-oriented development, sustainability, neighborhood reinvestment, and agricultural protection. Plan 2035 looks broadly and strategically at how the County should continue to grow and strengthen as a community and as part of the greater Washington metropolitan area.

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

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

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

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

Sincerely,

Elizabeth M. Hewlett
Chairman
Prince George’s County Planning Board
Section I: A Blueprint for Tomorrow .......... 1
   Introduction ........................................................................................................ 5
   Vision .................................................................................................................. 10
   Growth Policy Map .......................................................................................... 17
   Strategic Investment Map .............................................................................. 21

Section II: Defining the Context .................. 27
   State, Regional, and Local Planning Initiatives ............................................ 30
   The 2002 General Plan .................................................................................. 36
   Plan Engagement ............................................................................................ 42

Section III: County Profile ....................... 51
   County Profile and Analysis ......................................................................... 54
   Assets and Challenges ................................................................................... 72

Section IV: Elements ................................. 87
   Land Use .......................................................................................................... 92
   Economic Prosperity ...................................................................................... 120
   Transportation and Mobility .......................................................................... 140
   Natural Environment ...................................................................................... 162
   Housing and Neighborhoods ......................................................................... 180
   Community Heritage, Culture, and Design ................................................ 194
   Healthy Communities ..................................................................................... 220
   Public Facilities ............................................................................................... 230

Section V: Implementation ......................... 247
   Introduction ...................................................................................................... 251
   Priority Strategies .......................................................................................... 252
   Measuring Success ......................................................................................... 266
   Plan Administration ......................................................................................... 270
   Partnerships and Civic Engagement ............................................................ 272

Section VI: Appendices .............................. 275
   Appendix A: Downtown Diagnostic Index:
      An Analysis of the General Plan Centers .................................................... 278
   Appendix B: Glossary of Terms ..................................................................... 282
   Appendix C: References .................................................................................. 296
   Appendix D: Zoning Ordinance Strategy Table ............................................. 305
   Appendix E: Methodology for Preparing a Generalized Land
      Use Map ....................................................................................................... 310
   Certificate of Adoption ................................................................................. 311
List of Maps
Map 1. Prince George’s County Growth Policy Map ........................................................... 18
Map 2. Prince George’s County Strategic Investment Map .................................................. 22
Map 3. Prince Georg’s County Sustainable Growth and Agricultural Preservation Act of 2012 (SB236) Map ................................................................. 32
Map 4. 2002 General Plan Centers and Corridors Map ...................................................... 37
Map 5. Regional Map ........................................................................................................... 55
Map 6. 2010 Population Density by Census Block .............................................................. 60
Map 7. Development Pipeline—Final Plats ......................................................................... 80
Map 8a. 1935–1960 Suburbanization .................................................................................. 94
Map 8b. 1960–1985 Leapfrog .............................................................................................. 94
Map 8c. 1985–2010 Sprawl .................................................................................................. 94
Map 8d. 2010–2035 Business As Usual ............................................................................. 94
Map 9. Existing Land Use Map ........................................................................................... 99
Map 10. Generalized Future Land Use Map ....................................................................... 101
Map 11. Growth Policy Map .............................................................................................. 107
Map 12. Economic Submarkets .......................................................................................... 124
Map 13. Potential Transitway Corridors ............................................................................. 143
Map 14. Map of Transportation Service Areas .................................................................. 151
Map 15. Watersheds ........................................................................................................... 170
Map 16. Prince George’s County Strategic Investment Map ............................................. 253

List of Charts
Chart 1. Population Change in Prince George’s County (1980-2010) ................................ 54
Chart 2. Age Distribution in Prince George’s County ......................................................... 57
Chart 3. 2010 Racial Make Up of Prince George’s County ............................................... 58
Chart 4. Median Household Income in Prince George’s County Compared to the Region and Nation ................................................................. 59
Chart 5. 2011 Poverty Rates in Compared to Neighboring Jurisdictions ....................... 61
Chart 6. The Types of Housing Units in Prince George’s County .................................. 62
Chart 7. Year of Construction of Housing Units in Prince George’s County .................. 63
Chart 8. The Educational Attainment of Prince George’s County Residents Compared to the Region and the Nation ................................................................. 64
Chart 9. Prince George’s County Private and Public Sector Employment ....................... 65
Chart 12. Existing Housing Stock and Proposed Housing Will Not Meet Future Demand ................................................................. 81
Chart 14. Weighting of the Elements That Make Up a “Complete Center” ...................... 279
List of Tables

Table 1. Assessment of the County’s Progress Towards Meeting 2002 General Plan Residential Growth Targets ............................................................................................................................................ 39
Table 2. 2002 General Plan Centers: Average Densities .......................................................................................................................... 40
Table 3. Breakdown of “Where is Downtown Prince George’s?” Votes .................................................................................................... 45
Table 4. Scenario Planning Game Community Rankings of Priorities .................................................................................................. 46
Table 5. Average Community Ratings of Scenario ........................................................................................................................................ 46
Table 6. Household Characteristics (2000 and 2010) .......................................................................................................................... 61
Table 7. Housing Tenure and Occupancy (2000 and 2010) .......................................................................................................................... 62
Table 8. Employees in and Average Wages for Leading Industries (2012) ................................................................................................. 66
Table 9. Commercial Real Estate in Prince George’s County and Washington Metropolitan Area ................................................................................. 69
Table 10. Prince George’s County Round 8.1 Cooperative Forecast ........................................................................................................ 70
Table 11. Amount of Growth Anticipated in Prince George’s County by 2030 .......................................................................................... 71
Table 12. Employment Growth (2007-2012) ........................................................................................................................................ 83
Table 13. Existing Land Use ........................................................................................................................................................................ 98
Table 14. Generalized Future Land Use Categories .................................................................................................................................. 100
Table 15. Pipeline Development by the 2002 General Plan Tiers ........................................................................................................... 103
Table 16. Plan 2035 Center Classification System ......................................................................................................................................... 108
Table 17. Growth Management Goals ....................................................................................................................................................... 110
Table 18. Access to Broadband Technologies in Prince George’s County and the U.S. as of June 30, 2012 ........................................................................................................................................ 125
Table 19. Average Commute Times (2011) .................................................................................................................................................. 145
Table 20. How Workers (16 Years and Older) Commute Work .................................................................................................................. 145
Table 21. Level of Service Criteria by Transportation Service Area ......................................................................................................... 150
Table 22. Public Facility Providers ............................................................................................................................................................... 232
Table 23. New Public Facilities Needed in 2035 ........................................................................................................................................ 233
Table 24: Planned and Programmed Police Facilities ................................................................................................................................. 234
Table 25: Countywide Short-Term Implementation Strategies .............................................................................................................. 261
Table 26. Indicators of Success ................................................................................................................................................................. 268
Table 27. Weighting Table ........................................................................................................................................................................ 281
Table 28. Zoning Ordinance Strategy Table ............................................................................................................................................... 305

List of Figures

Figure 1. Build Your Future Planning Scenario Game ........................................................................................................................................... 49
Figure 2. Scenario Planning Game .................................................................................................................................................. 49