



Plan Prince George's 2035 Five-Year Review

MWCOG

Planning Director's Technical Advisory Committee Meeting
December 18, 2020

Agenda



Background



Growth Policy



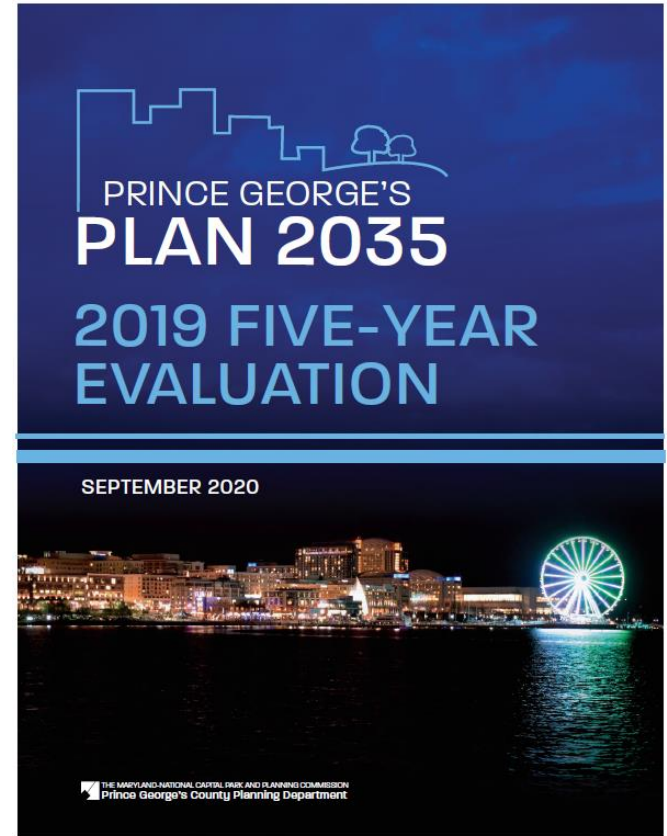
Indicators



Recommendations



Next Steps



Elements

Economic Prosperity

Land Use



Transportation and Mobility



Natural Environment



Housing and Neighborhoods



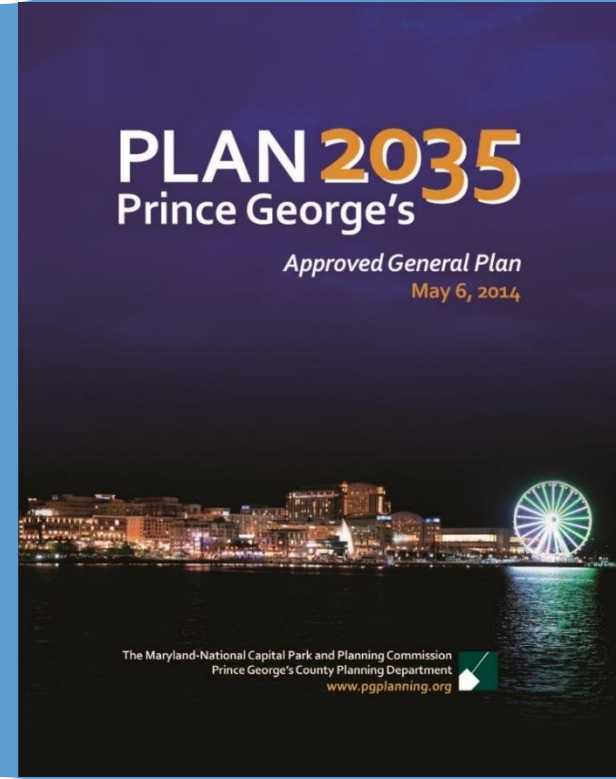
Community Heritage, Culture, and Design



Healthy Communities



Public Facilities



PLAN 2035
Prince George's

Approved General Plan
May 6, 2014

Growth Policy Map



0 3.5 7 Miles



Regional Transit Districts

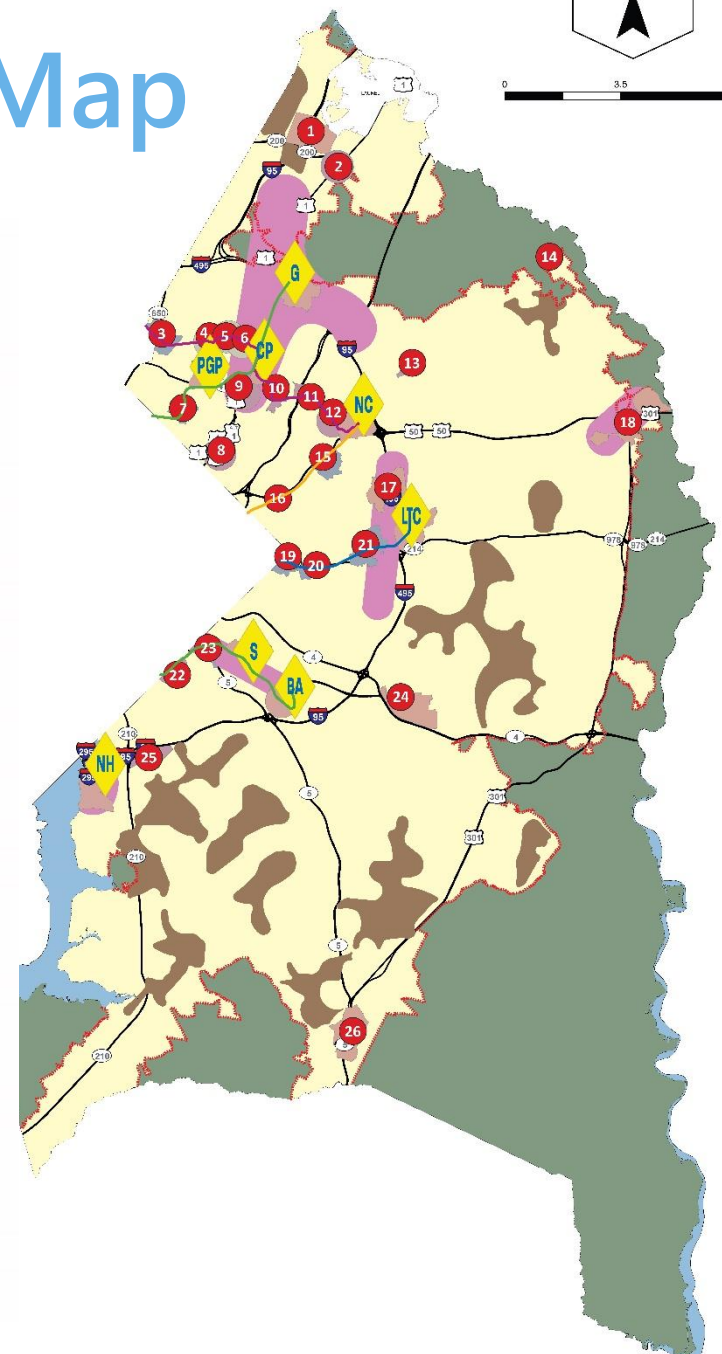
- BA - Branch Avenue Metro
- CP - College Park/UM Metro/
M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro

- Blue Line
- Green Line
- Orange Line
- Purple Line
- Plan 2035 Growth Boundary
- Employment Areas
- Future Water and
Sewer Service Areas
- Established Communities
- Rural and Agricultural Areas

Local Centers

1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West*
5. UMD Center*
6. UMD East *
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park*
11. Beacon Heights*
12. Annapolis Road/Glenridge*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17. Landover Gateway
18. Bowie
19. Capitol Heights
20. Addison Road
21. Morgan Boulevard
22. Southern Avenue Metro
23. Naylor Road Metro
24. Westphalia
25. Oxon Hill
26. Brandywine

*Future Purple Line Centers



Growth Management Goals

Table 17. Growth Management Goals

Growth Policy Map Areas	Percentage of New Dwelling Units	Projected Dwelling Units	Percentage of New Jobs	Projected New Jobs
Regional Transit Districts	50%	31,500	50%	57,000
Local Centers	25%	15,750	20%	22,800
<ul style="list-style-type: none"> Local Transit, Neighborhood, and Campus Centers 	15%	9,450	15%	17,100
<ul style="list-style-type: none"> Town Centers 	10%	6,300	5%	5,700
Employment Areas	4%	2,520	20%	22,800
Established Communities	20%	12,600	9%	10,260
Future Water and Sewer Service Areas	0%	0	0%	0
Rural and Agricultural Areas	1%	630	1%	1,140
Total County Projected Growth	100%	63,000	100%	114,000

**The goals identified in Table 16 are 25-year goals that provide guidance on the success of the Growth Policy Map and Plan 2035. These goals are not designed to be applied to, and shall not be tested against, individual development projects.*

Source: MWCOG 8.1 Projections, 2012

Dwelling Unit Change

GROWTH AREA TYPES	EXISTING UNITS, 2014		PLAN 2035 GROWTH MANAGEMENT GOALS			OBSERVED GROWTH, 2014-2019	
	EXISTING UNITS	EXISTING UNITS DISTRIBUTION	NEW UNITS GOAL (2035)	NEW UNITS GOAL (2019, interpolated)	NEW UNITS DISTRIBUTION GOAL	NEW UNITS	NEW UNITS DISTRIBUTION
REGIONAL TRANSIT DISTRICTS	15,065	4%	31,500	7,875	50%	4,035	25%
LOCAL CENTERS	33,315	10%	15,750	3,938	25%	3,401	21%
EMPLOYMENT AREAS	21,897	6%	2,520	630	4%	1,079	7%
ESTABLISHED COMMUNITIES	256,099	76%	12,600	3,150	20%	7,497	46%
FUTURE WATER AND SEWER SERVICE AREAS	6,218	2%	0	0	0%	304	2%
RURAL AND AGRICULTURAL AREAS	4,785	1%	630	158	1%	129	1%
PRINCE GEORGE'S COUNTY	337,379	100%	63,000	15,750	100%	16,445	100%

Source: MD SDAT Data 2014-18

Job Numbers Change

Total Primary Jobs (2014 to 2017)					
Growth Policy Map Areas	Estimated Primary Jobs 2014	Estimated Primary Jobs 2017	Change	Plan 2035 Goal	Percentage Change (2014-2017)
Regional Transit Districts	34,680	41,721	7,041	57,000	20%
Local Centers	45,347	46,159	812	22,800	0%
Local Transit, Neighborhood, and Campus	37,284	37,360	76	17,100	0%
Town Centers	8,063	8,799	736	5,700	9%
Employment Area	32,870	35,069	2,199	22,800	7%
Established Communities	158,558	164,887	6,329	10,260	4%
Future Water and Sewer Service Areas	4,005	3,868	(137)	-	-3%
Rural and Agricultural Areas	3,584	3,403	(181)	1,140	-5%
Total - Countywide¹	279,044	295,107	16,063	114,000	

Plan 2035 Indicators

Indicators	% Change		Target
POSITIVE PERFORMANCE			
Agricultural land preserved, acres	4%	↑	↑
Bike and pedestrian facilities constructed*		↑	↑
Commercial vacancy rates			
Flex	-31%	↓	↓
Industrial	-25%	↓	↓
Office	-24%	↓	↓
Retail	-20%	↓	↓
Commuting patterns	20%	↑	↑
Crime rates*	-28%	↓	↓
Foreclosure rates	-60%	↓	↓
Forest planted and preserved, acres	1%	↑	↑

Plan 2035 Indicators

Indicators	% Change		Target
POSITIVE PERFORMANCE			
Higher education attainment*	7%	↑	↑
Households burdened by housing costs, percent	-10%	↓	↓
Housing and transportation affordability	-3%	↓	↓
Impervious surfaces retrofit, acres		↑	↑
LEED® certified buildings*	10%	↑	↑
Occupied housing units	2%	↑	↑
Percent occupied	3%	↑	↑
Poverty rates	-20%	↓	↓
Regional share of employment	10%	↑	↑
Unemployment rates	-33%	↓	↓
Wage growth	1%	↑	↑

Plan 2035 Indicators

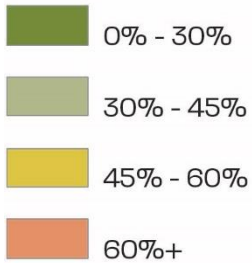
Indicators	% Change	Target
NEUTRAL PERFORMANCE		
Fast food restaurants, square feet	0 ↔	↓
Mode split—walk, bike, transit, and auto trips*	0 ↔	↑
Waterway health*		↑
NEGATIVE PERFORMANCE		
Commercial versus residential tax base	-9% ↓	↑
County greenhouse gas emissions	0.2% ↑	↓
Household net worth or wealth ⁺	-9% ↓	↑
Obesity/overweight rates		
Adults	24% ↑	↓
Youths	14% ↑	↓
Recycling rates	-5% ↓	↑
Vehicle miles traveled (per capita)	3% ↑	↓

Plan 2035 Indicators

- Review against element goals
- Review against available data
- Revise existing indicators
- Create new indicators

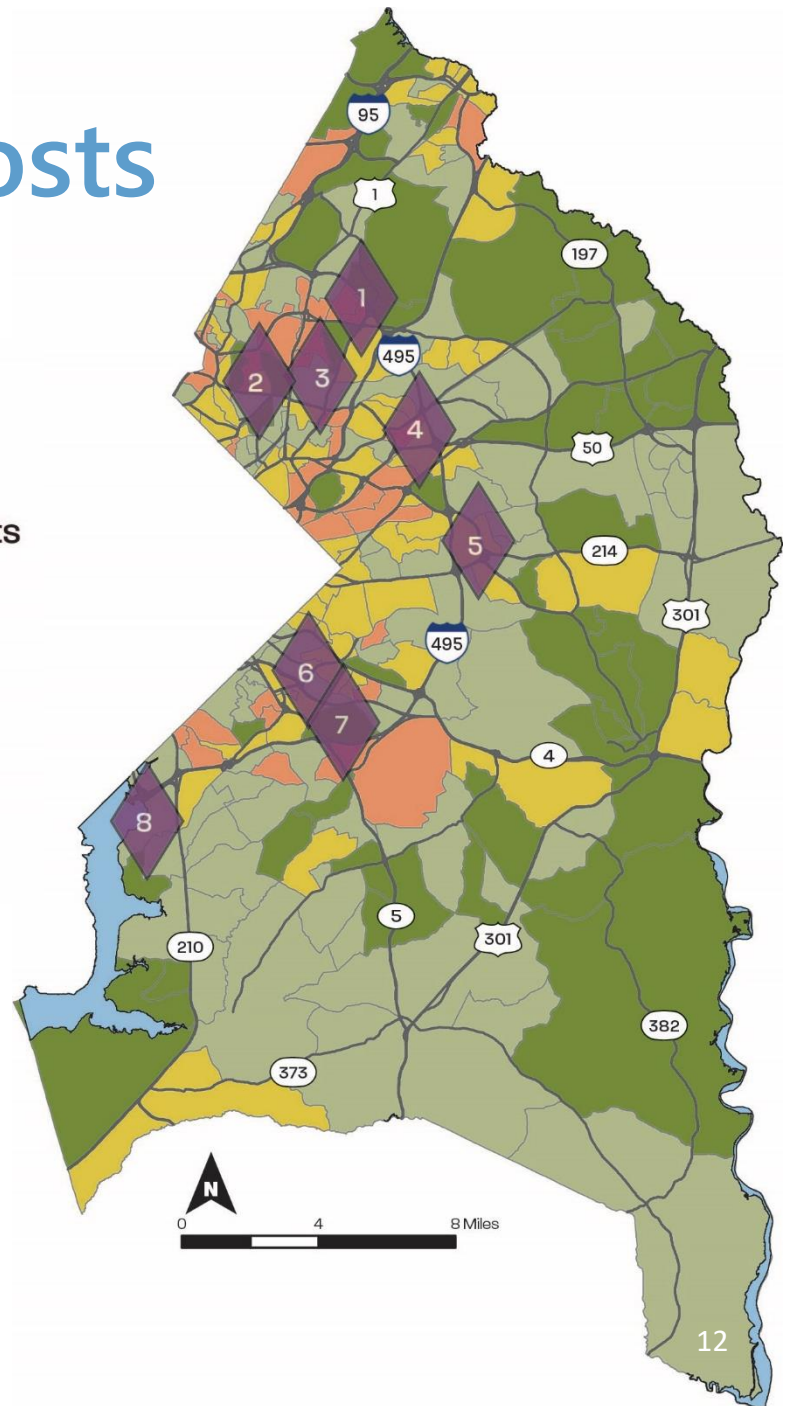
Household Costs

Percent of households
that spend more than 30%
of their income on housing



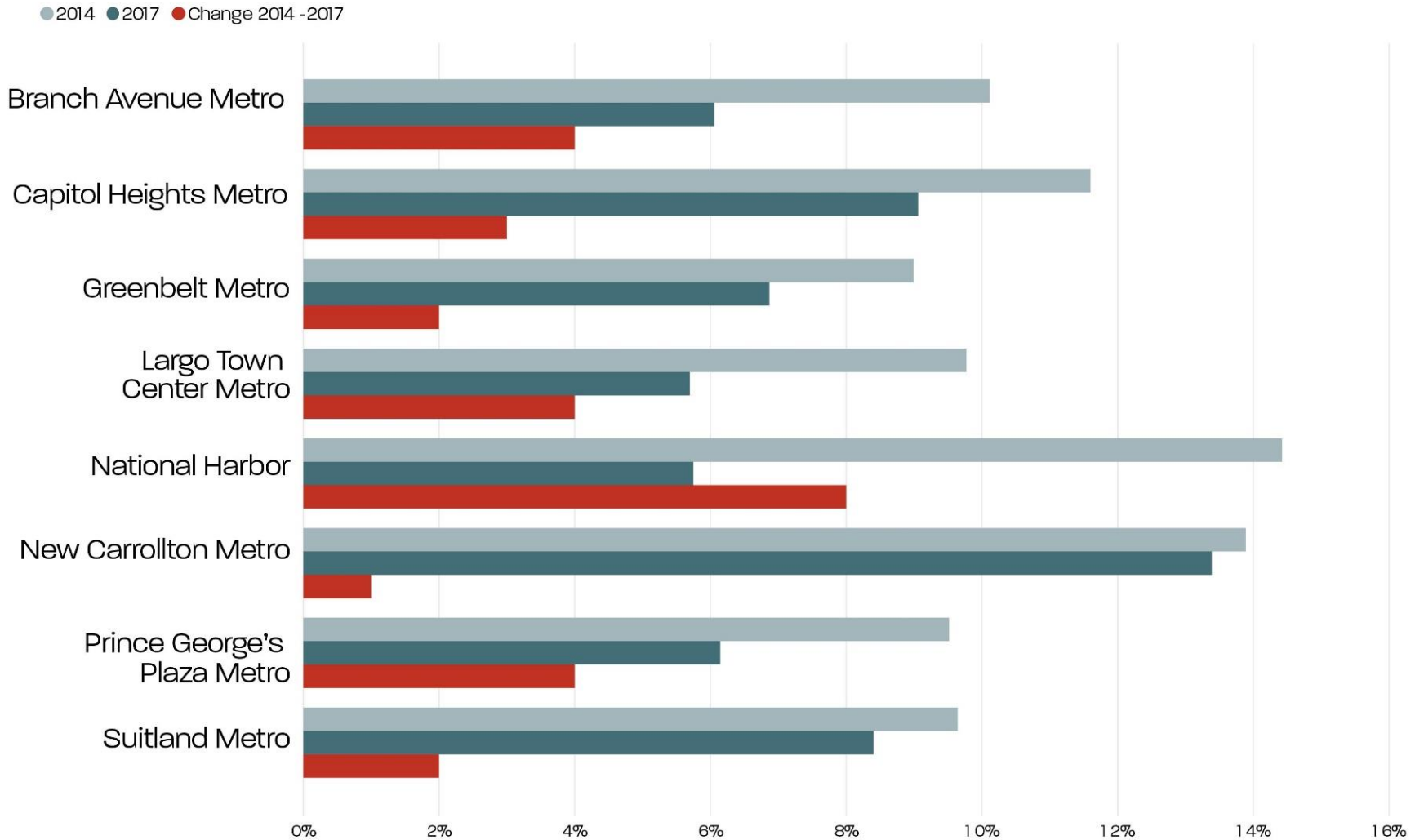
Regional Transit Districts

- 1 - Greenbelt Metro
- 2 - Prince George's Plaza
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- 7 - Brance Avenue Metro
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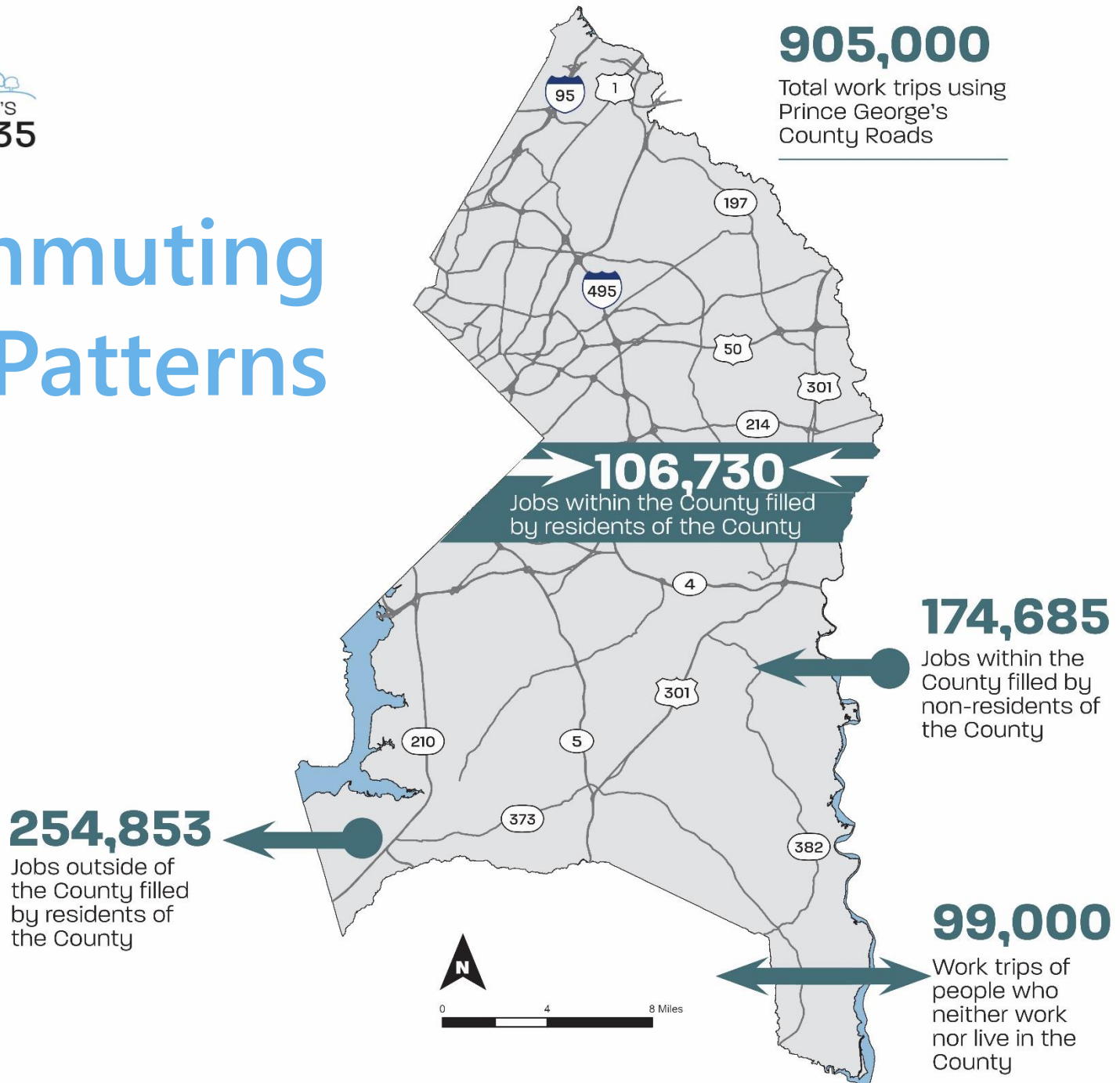


Unemployment rates

Regional Transit Districts: Employment Rates - Change from 2014-2019 (Percent)



Commuting Patterns



Commuting Patterns

Annual Vehicle Miles Traveled in Prince George's County in Millions

Year	Prince George's County	Maryland State	Percentage
2010	8,767	56,200	15.6%
2011	8,780	56,100	15.7%
2012	8,804	56,400	15.6%
2013	8,857	56,500	15.7%
2014	8,818	56,400	15.6%
2015	8,959	57,300	15.6%
2016	9,205	59,000	15.6%
2017	9,401	60,000	15.7%
2018	9,439	59,629	15.8%

Recommendations

- **Evaluation and monitoring**
 - Consolidate and coordinate data collection & annual monitoring
 - Prioritize strategies for implementation
 - Complete development pipeline data
- **Plan Elements**
 - Add new indicators to Land Use, Community Heritage Culture & Design, and Public Facilities
 - Revise indicators in Economic Prosperity, and Healthy Communities

Ongoing Opportunities

- Coordination with COG and jurisdictions
 - Data collection
 - Analysis
 - Monitoring

Next Steps

- Add monitoring data to Plan 2035 website
- Draft Implementation Action Plan – Winter 2021
- Finalize Plan 2035 Annual Monitoring procedures – Spring 2021



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