Moving from 2002 to 2035

Major Key Policy Changes
2002 General Plan vs. Plan 2035
– Policy Geographies

Development Tiers (Developed, Developing, and Rural)

Developed and Developing
The Developed and Developing Tiers created by the 2002 Prince George’s County Approved General Plan were found to be very similar in terms of their density and current land uses. These policy areas have been refined to include more targeted policy areas—Established Communities, Future Water and Sewer Service Areas, and Employment Areas.

<table>
<thead>
<tr>
<th>2002 General Plan Policy Area</th>
<th>Plan 2035 Policy Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Developed Tier</td>
<td>• Established Communities</td>
</tr>
<tr>
<td>• Developing Tier</td>
<td>• Future Water and Sewer Service Areas</td>
</tr>
<tr>
<td></td>
<td>• Employment Areas</td>
</tr>
</tbody>
</table>

Rural
The only change to the Rural Tier is its nomenclature. This change was made to better reflect the vision and intent of this part of the county for rural and agricultural preservation. No changes are being proposed to the water and sewer boundary, which constitutes the Growth Boundary.

<table>
<thead>
<tr>
<th>2002 General Plan Policy Area</th>
<th>Plan 2035 Policy Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Rural Tier</td>
<td>• Rural and Agricultural Areas</td>
</tr>
<tr>
<td></td>
<td>• Growth Boundary</td>
</tr>
</tbody>
</table>
Centers (Metropolitan, Regional, Community)

The 27 centers with their broad categories in the 2002 General Plan were not able to help the County prioritize investment in meaningful development of these areas. Plan 2035 designates eight Regional Transit Districts, which are targeted for the majority of residential growth over the next 20 years.

### 2002 General Plan Policy Area (As Amended)

27 total centers within three broad market orientations:

1. **Metropolitan**
   - Branch Avenue Metro
   - College Park/UM Metro
   - Greenbelt Metro
   - Largo Town Center Metro
   - National Harbor
   - New Carrollton Metro

2. **Regional**
   - Bowie
   - Konterra
   - Prince George’s Plaza Metro
   - Landover Mall
   - Landover Metro
   - Morgan Boulevard Metro
   - Naylor Road Metro
   - Oxon Hill
   - Suitland Metro
   - Takoma/Langley Crossroads
   - Westphalia

3. **Community**
   - Addison Road Metro
   - Bowie State MARC
   - Brandywine
   - Capitol Heights Metro
   - Cheverly Metro
   - Port Towns
   - Riverdale MARC (possible future)
   - Seabrook MARC (possible future)
   - Southern Avenue
   - West Hyattsville Metro

### Plan 2035 Difference

34 total centers (including Proposed Purple Line Centers) within two broad categories:

1. **Regional Transit Districts:**
   - Branch Avenue Metro
   - College Park/UM Metro/M Square
   - Greenbelt Metro
   - Largo Town Center Metro
   - National Harbor
   - New Carrollton Metro
   - Prince George’s Plaza Metro
   - Suitland Metro

2. **Local Centers** (further divided into four types):
   - **Local Transit Center**
     - Addison Road Metro
     - Capitol Heights Metro
     - Cheverly Metro
     - Landover Metro
     - Morgan Boulevard Metro
     - Naylor Road Metro
     - Takoma/Langley Crossroads
     - West Hyattsville Metro
   - **Neighborhood Center**
     - Annapolis Road/Glenridge*
     - Beacon Heights*
     - Muirkirk MARC
     - Oxon Hill
     - Port Towns
     - Riverdale MARC
     - Riverdale Park*
     - Seabrook MARC
     - Southern Avenue Metro
   - **Campus Center**
     - Bowie MARC
     - UMD Campus Center*
     - UMD East Campus*
     - UMD West Campus*
   - **Town Center**
     - Bowie
     - Brandywine
     - Konterra
     - Landover Gateway
     - Westphalia

*Proposed Purple Line Centers
Corridors

Plan 2035 removes the concept of corridors in favor of more targeted and descriptive center designations.

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<tr>
<th>2002 General Plan Policy Area</th>
<th>Plan 2035 Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 8 corridors along key transportation routes.</td>
<td>• Removed</td>
</tr>
</tbody>
</table>

Plan Elements

Plan 2035 includes the elements of the 2002 General Plan, but has been amended to include additional element areas—Healthy Communities and Community Heritage, Culture, and Design.

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<thead>
<tr>
<th>2002 General Plan Policy Area</th>
<th>Plan 2035 Difference</th>
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<tbody>
<tr>
<td>• Development Pattern</td>
<td>• Land Use</td>
</tr>
<tr>
<td>• Environmental Infrastructure</td>
<td>• Economic Prosperity</td>
</tr>
<tr>
<td>• Transportation Systems</td>
<td>• Transportation and Mobility</td>
</tr>
<tr>
<td>• Economic Development</td>
<td>• Natural Environment</td>
</tr>
<tr>
<td>• Housing Revitalization</td>
<td>• Housing and Neighborhoods</td>
</tr>
<tr>
<td>• Urban Design</td>
<td>• Public Facilities</td>
</tr>
<tr>
<td>• Historic Preservation</td>
<td>• Community Heritage, Culture, and Design</td>
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<tr>
<td></td>
<td>• Healthy Communities</td>
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</tbody>
</table>

Implementation

<table>
<thead>
<tr>
<th>2002 General Plan Policy Area</th>
<th>Plan 2035 Difference</th>
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</thead>
<tbody>
<tr>
<td>• Intergovernmental Cooperation and Public Participation</td>
<td>1. Priority Strategies:</td>
</tr>
<tr>
<td>• Future Planning Activity</td>
<td>• Strategic Investment Program and Map</td>
</tr>
<tr>
<td>• Regulatory Revisions</td>
<td>◊ Downtown Prince George’s</td>
</tr>
<tr>
<td>• Monitoring Progress: Biennial Growth Policy Updates</td>
<td>◊ Innovation Corridor</td>
</tr>
<tr>
<td></td>
<td>◊ Neighborhood Reinvestment Areas</td>
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<tr>
<td></td>
<td>◊ Priority Preservation Areas</td>
</tr>
<tr>
<td></td>
<td>2. Countywide Recommendations</td>
</tr>
<tr>
<td></td>
<td>3. Measuring Success</td>
</tr>
<tr>
<td></td>
<td>4. Plan Administration</td>
</tr>
<tr>
<td></td>
<td>5. Partnerships and Civic Engagement</td>
</tr>
</tbody>
</table>
Growth Policy Map

The Growth Policy Map visually communicates where and how we should grow and evolve as a county over the next 20 years, as well as which parts of the County will not experience substantial change. It introduces six new area classifications that replace the 2002 General Plan tier, center, and corridor designations.

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

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

Legend

- Employment Areas
- Future Water and Sewer Service Area
- Established Communities
- Rural and Agricultural Areas
- Growth Boundary
- Metrorail
- Proposed Purple Line Light Rail