



# ● Building Healthy, Sustainable, and Resilient Communities

**Session 5**  
Prince George's County  
Neighborhood Planning Academy

Nov 6, 2024

# SESSION 4

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# REFLECTION



# AGENDA

- Introductions
- Defining "environment" and "sustainability"
- Lecture
  - Exploring Prince George's County's Environment
  - Planning for Sustainability
  - Federal, State, and Local Policies
- Scenario Planning Exercise
- Post-Session Homework

# INTRODUCTIONS

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# PRESENTERS/GUEST SPEAKERS



**Tom Burke**

Planning Supervisor, Environmental Planning  
Countywide Planning Division



**Marian Honecny**

Planner III  
Countywide Planning Division

# SUSTAINABILITY and ENVIRONMENT

# DEFINING SUSTAINABILITY

- What are characteristics of sustainability?



# DEFINING SUSTAINABILITY

Avoidance of the depletion of natural resources to maintain an ecological balance

Meeting our own needs without compromising the ability of future generations to meet their own needs

Balance of the economy, society, and the environment

Enhance our current natural setting so that it becomes regenerative - repairing, restoring, and recharging.



# DEFINING ENVIRONMENT

- What are characteristics of environment?



# DEFINING ENVIRONMENT

- **Environment:** *the surroundings or conditions in which a person, animal, or plant lives or operates*
- **Natural Environment:** *ambient and indoor air, surface water and groundwater (including potable water, navigable water and wetlands), the land surface or subsurface strata, natural resources such as flora and fauna*
- **Built Environment:** *buildings, roads, infrastructure, etc.*

# LECTURE

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# ENVIRONMENT



**Environment is not just “nature.” It is everything around us.**

Consider: What is the difference between when someone is a “defender of the environment” versus a “product of their environment”?

# EXPLORING ENVIRONMENT IN GIS LAYERS

[www.pgatlas.com](http://www.pgatlas.com)

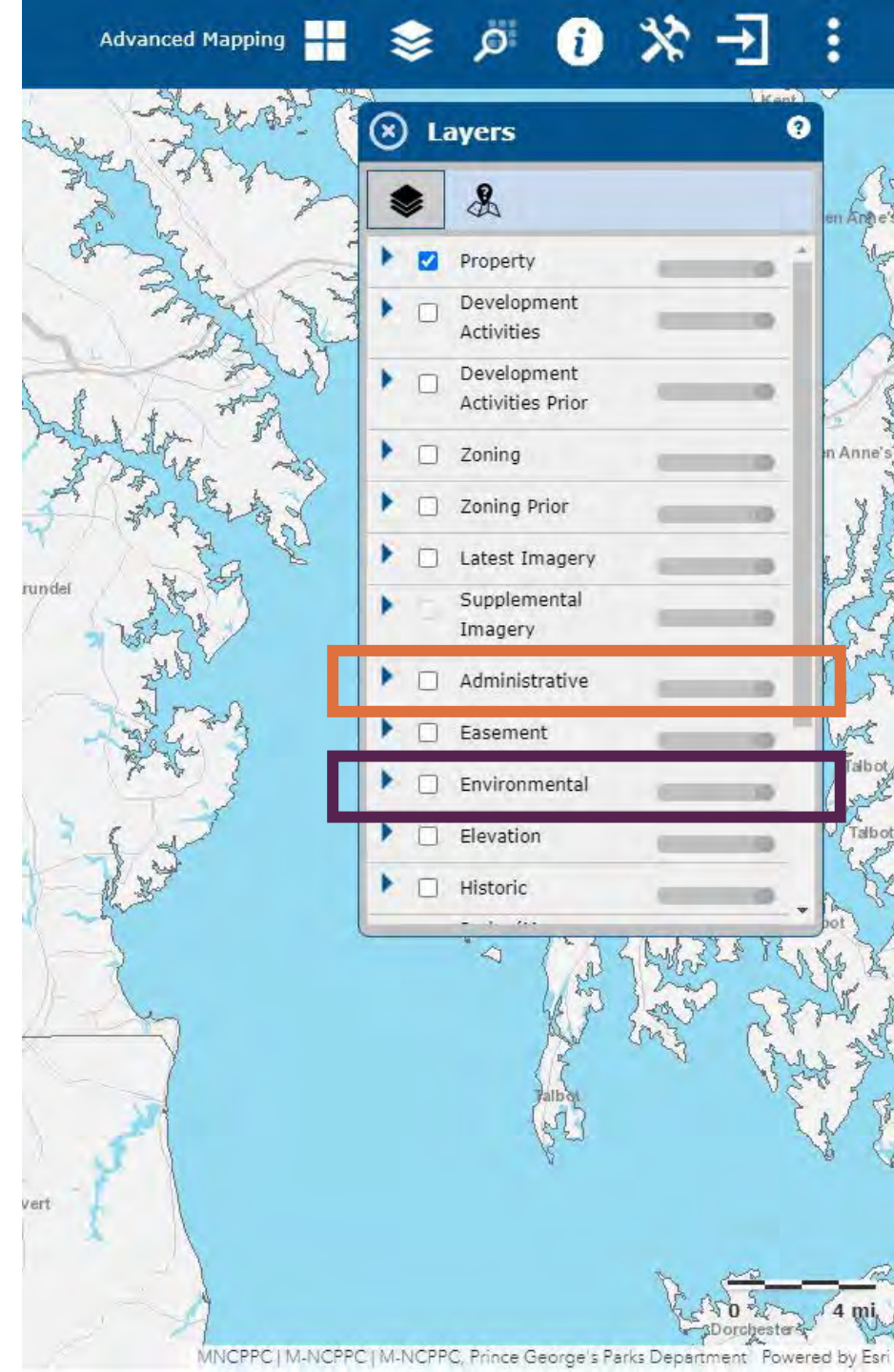
## Mapping Layers

### ● Major landscape features

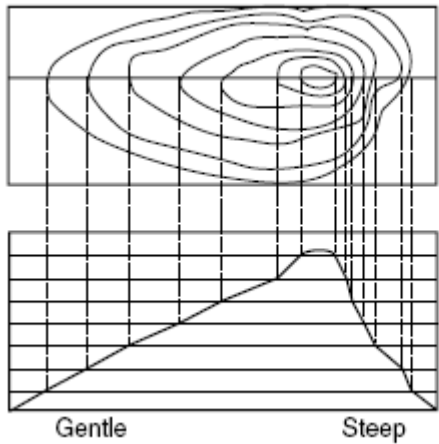
- Topography
- Tree Canopy
- Rivers, lakes and watersheds
- Floodplains (define 100 year, 500 year floodplains)

### ● Built Environment

- Impervious coverage (define)
- Roadways



# TOPOGRAPHY



Hill as shown  
on map.

Projection  
shows hill as it  
would look from  
the ground.

Source: National Wildfire Coordinating Group



# TREE CANOPY



Tree Canopy  
Source: Prince George's County Planning Department



# WETLANDS AND STREAMS



Western Branch, Patuxant River after rain event in 2015  
Source: Prince George's County Planning Department



# FLOODPLAIN



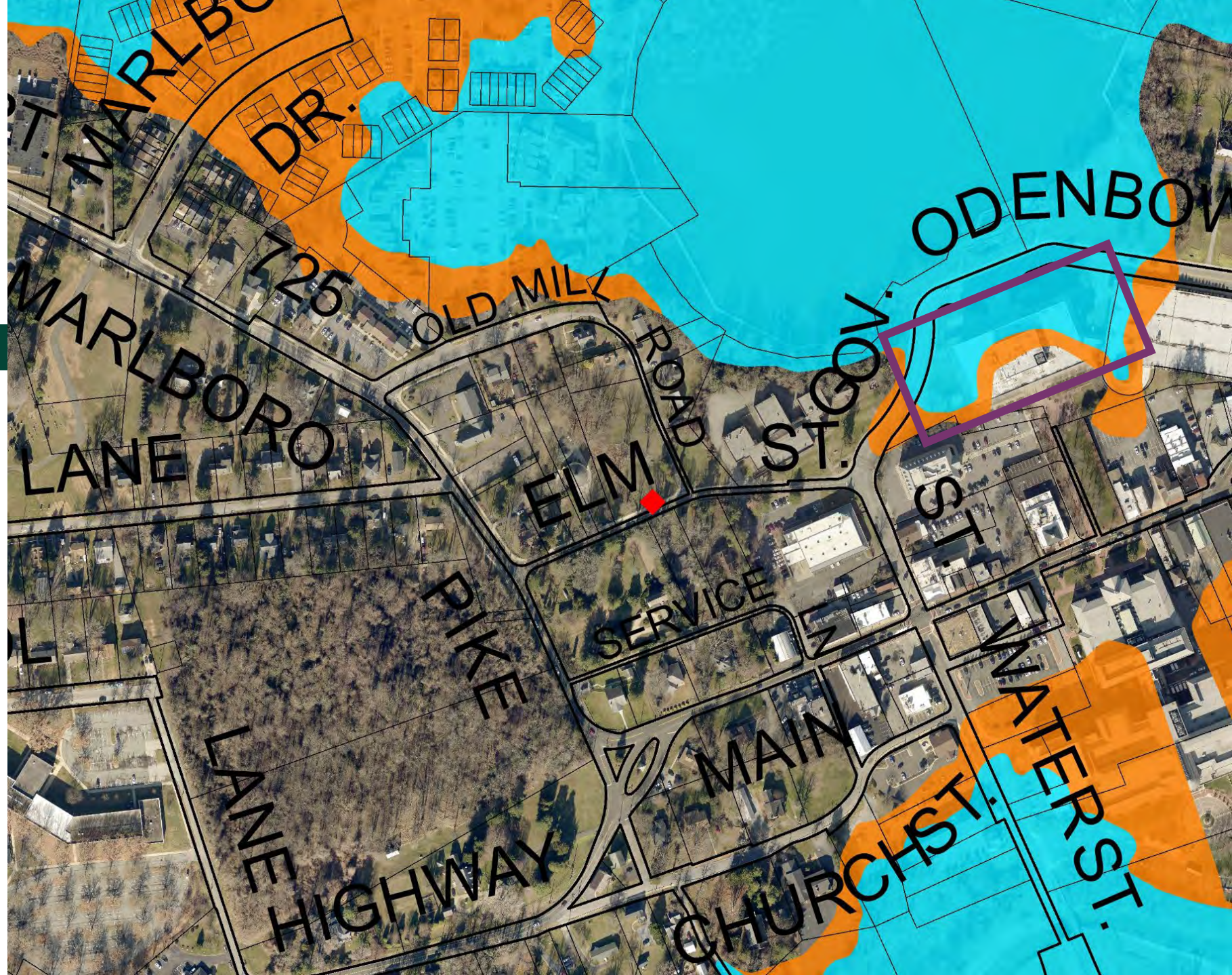
2011 Flood, Central Administration Building (CAB)  
Source: Prince George's County Planning Department



100-year floodplain



500-year floodplain



# IMPERVIOUS SURFACES



Parking Lot  
Source: Prince George's County Planning Department



# PERMEABLE ALTERNATIVES



Green Roof at University of Maryland, College Park  
Source: Joe Ryan/The Diamondback Newspaper

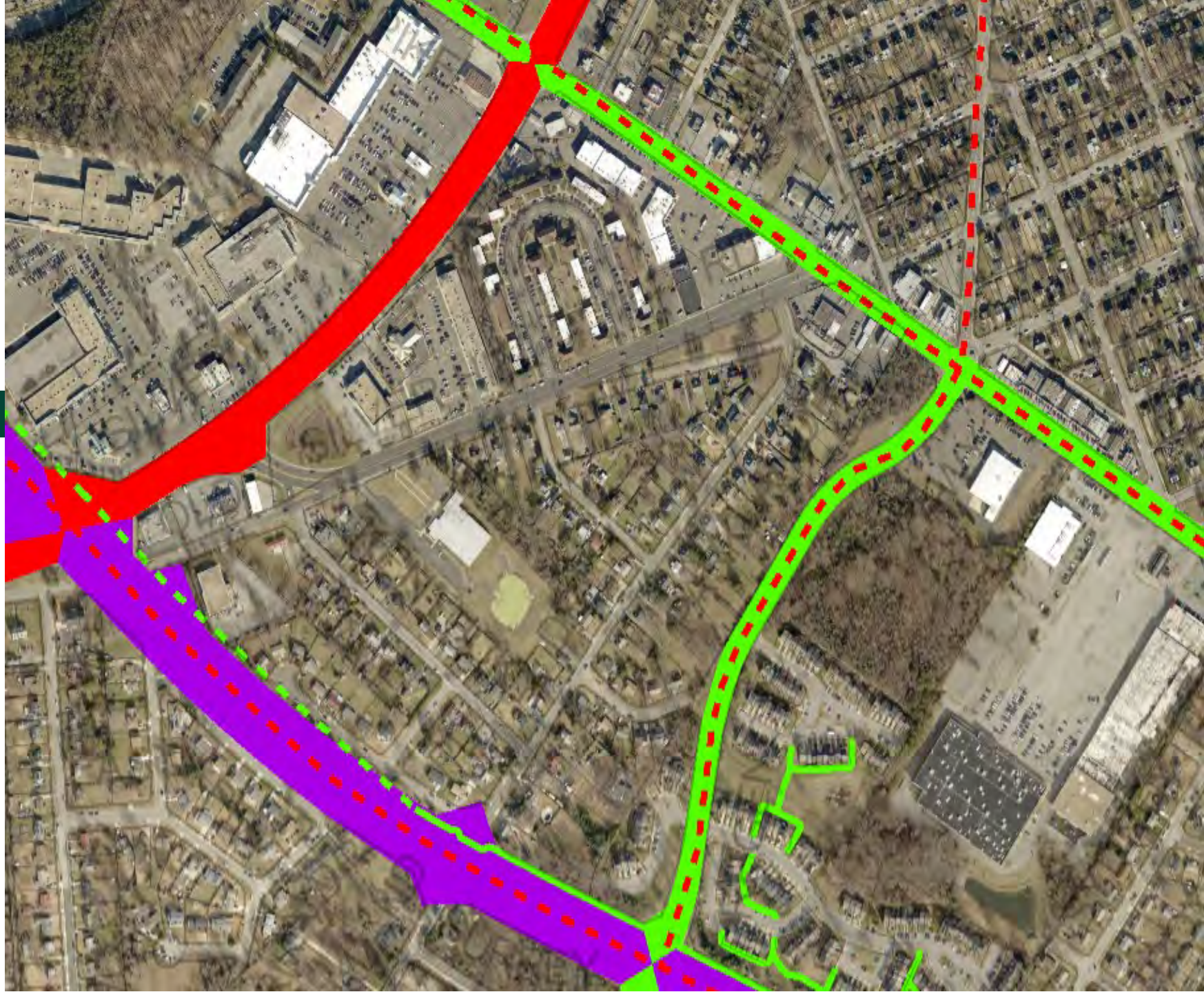


Permeable driveway Pavers  
Source: [www.belgard.com](http://www.belgard.com)



Curb cut to rain garden, bioswale  
Source: Prince George's County Planning Department

# MASTER PLAN RIGHT-OF-WAY



# ENVIRONMENTAL: ECOSYSTEM

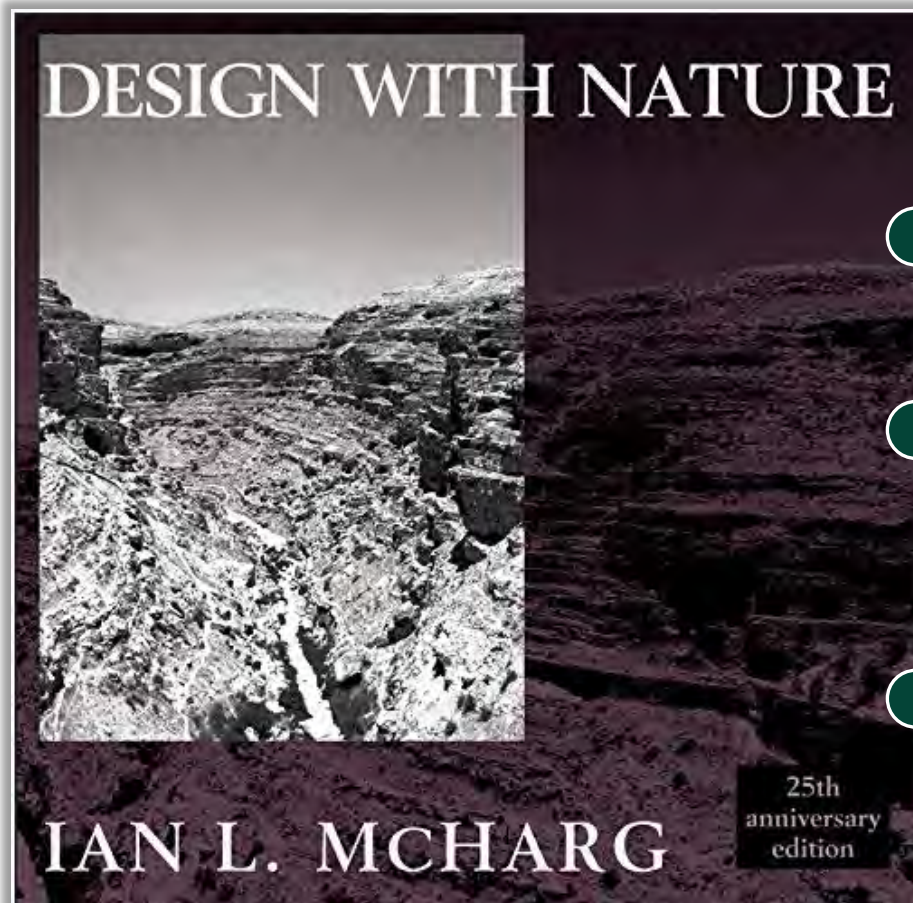


“The complex system of plant, animal, fungal, and microorganism communities and their associated non-living environment interacting as an ecological unit. Ecosystems have no fixed boundaries. Their parameters depend on the scientific, management, or policy question being examined. Depending upon the purpose of analysis, a single lake, a watershed, or an entire region could be considered an ecosystem.”

# QUESTIONS?

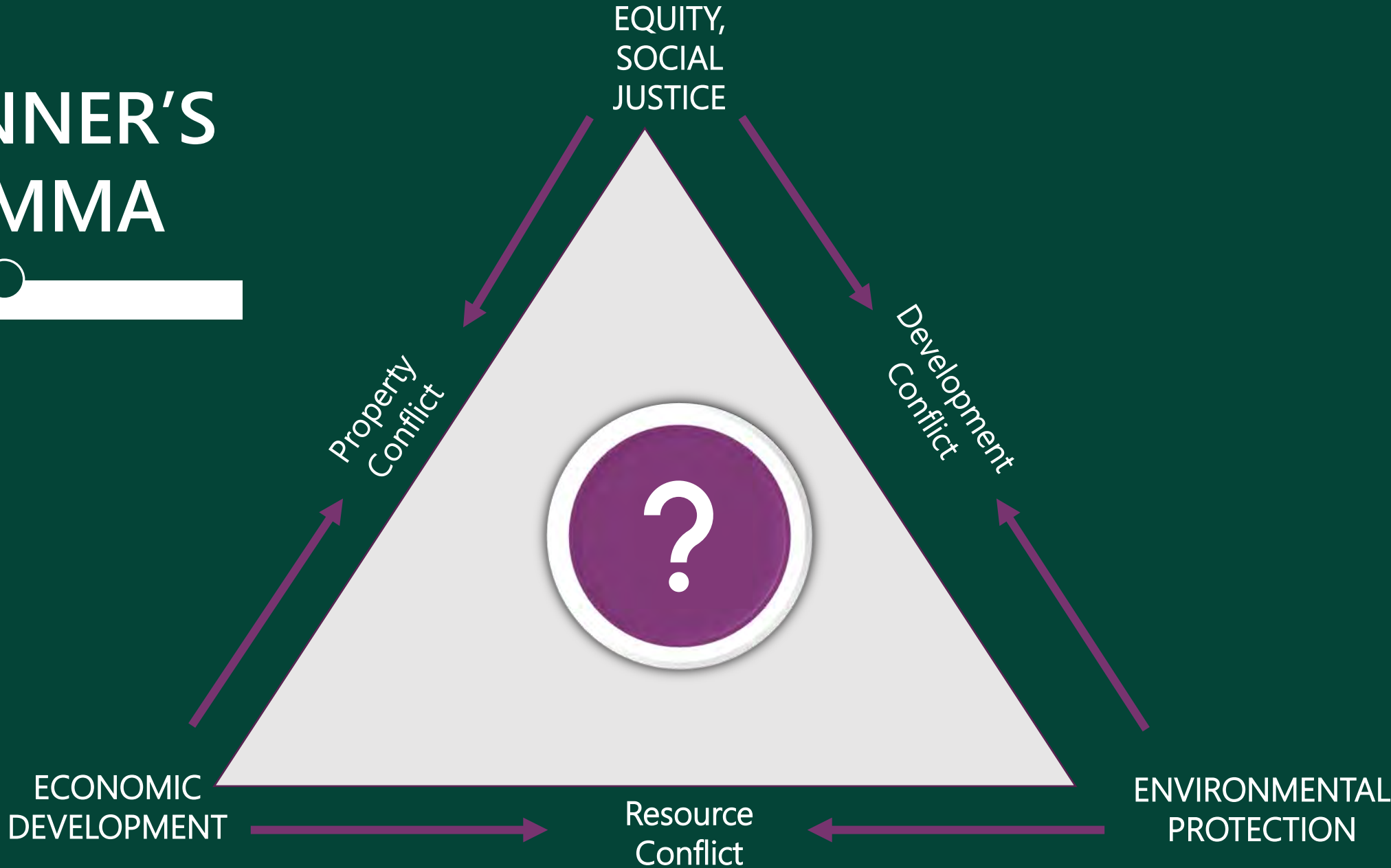
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# ENVIRONMENT

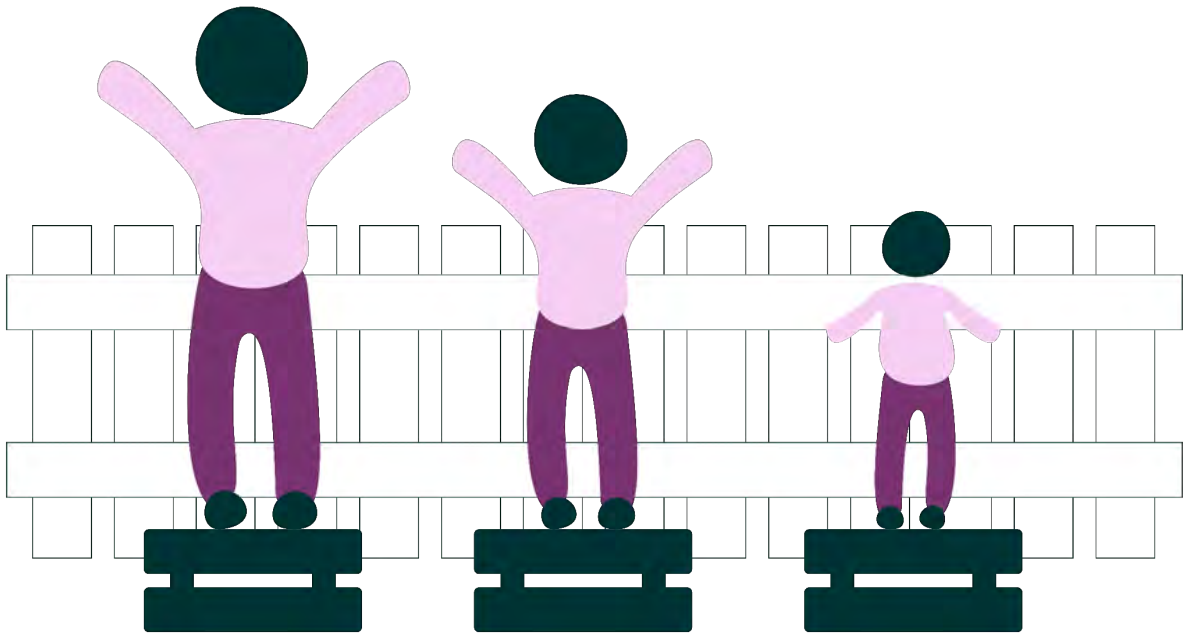


- Ecological Planning
- Nexus of Landscape Architecture, Urban Planning, and Policy
- “Sustainability analysis” that was a precursor to GIS, which involved layering maps over each other

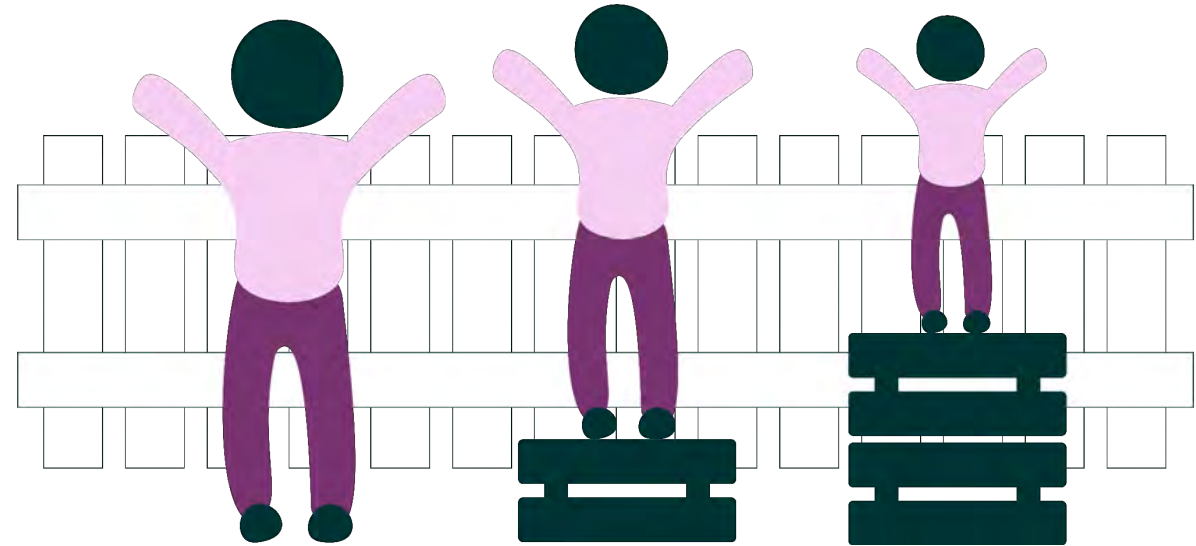
# PLANNER'S DILEMMA



Adapted from Scott Campbell's Green Cities, Growing Cities, Just Cities? Urban Planning and the Contradictions of Sustainable Development ©Journal of the American Planning Association (Summer, 1996)



EQUALITY



EQUITY

# SOCIAL: EQUITY

“The absence of avoidable or remediable differences among groups of people, whether those groups are defined socially, economically, demographically or geographically.”

- World Health Organization

# SOCIAL: FAIR HOUSING



“Regardless of your age, race, religion, family situation, or level of ability, you have the right to choose the housing that’s best for your needs—with no outside preferences or stereotypes being imposed.”

- *What Is Fair Housing? | FHCWM.org*

“Ensuring that members of society have a home in which to live, whether this is a house, or some other kind of dwelling, lodging, or shelter.”

- *Housing - Wikipedia*

# SOCIAL: FAIR HOUSING

Missing middle housing describes homes between detached single-family and large multi-family buildings



# SOCIAL: PUBLIC HEALTH



“Public health is the science of protecting and improving the health of people and their communities. This work is achieved by promoting healthy lifestyles, researching disease and injury prevention, and detecting, preventing and responding to infectious diseases. Overall, public health is concerned with protecting the health of entire populations. These populations can be as small as a local neighborhood, or as big as an entire country or region of the world.”

- *What is Public Health?*  
CDC Foundation

# SOCIAL: PUBLIC HEALTH

## What is Health?

The culmination of all interactions that an individual experiences within the built, natural, and social environment.



# SOCIAL DETERMINANTS OF HEALTH

■ More than 50% are built into the Community



Tobacco use



Diet & Exercise



Alcohol & Drug Use



Sexual Activity



Access to Care



Quality of Care



Education



Employment



Income



Family & Social Support



Community Safety



Air & Water Quality



Housing and Transit

# HEALTH IS EMBEDDED IN PLANNING

- A proactive vision using planning tools
  - Health impact assessments (HIAs) or environmental impact assessments (EISs)
  - Complete streets planning
  - Crime prevention through environmental design (CPTED)
  - Planning for abundant parks and recreational facilities, and agricultural resources
  - Planning for adequate public facilities like police and fire protection
  - Watershed planning

## Our Vision for the Future



In 2035, Prince George's County is the community of choice for families, businesses, and workers in the region. It is distinguished by strong, green, and healthy communities; a competitive, innovative, and adaptive economy; vibrant and walkable mixed-use centers; quality open space; restored ecosystems; and iconic destinations. It meets the diverse needs of all Prince Georgians and embraces and builds on the momentum generated by new residents, technology, and business opportunities.

# ● ECONOMIC: DEVELOPMENT



“The focus of federal, state, and local governments to improve our standard of living through the creation of jobs, the support of innovation and new ideas, the creation of higher wealth, and the creation of an overall better quality of life.”

- *What is Economic Development?*

*Definition & Examples - Video & Lesson Transcript | Study.com*

# ECONOMIC DEVELOPMENT



**Growth Opportunities:** Support innovation and entrepreneurship across and within targeted industry clusters.



**Human Capital:** Cultivating Talent and Connecting Prince George's County Residents with Economic Opportunity.



**Strong Places:** Strengthening Places Across Prince George's County and Improving the Core Business Environment



## ECONOMIC DEVELOPMENT STRATEGIC ACTION PLAN *FOR PRINCE GEORGE'S COUNTY*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Prince George's County Planning Department



2022

# POLICIES



## Federal

- The Clean Water Act
- The Clean Air Act
- The Fair Housing Act



## State

- The 2030 Greenhouse Gas Reduction Act Plan
- Climate Solutions Now Act of 2022
- Tree Solutions Now Act of 2021



## Local

- The DRAFT Climate Action Plan
- 2019 Prince George's County Comprehensive Housing Strategy

# QUESTIONS?

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# YOUR ROLE IN --- PLANNING

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- Subtitle 25 Update – Change regulations on woodland conservation and tree canopy by July 2024  
[pgplan.org/subtitle25](http://pgplan.org/subtitle25)
- Mandatory Referrals – If you receive a notification, sign up to provide comments; attend the Planning Board hearing  
<https://www.mncppc.org/544/Mandatory-Referral>
- Agricultural Resources Advisory Committee (ARAC): Meetings open to the public.

# ACTIVITY

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# SCENARIO PLANNING



*"Scenario planning enables professionals, and the public, to respond dynamically to an unknown future. It assists them with thinking, in advance, about the many ways the future may unfold and how they can be responsive, resilient, and effective, as the future becomes reality."*

*- American Planning Association*

# CREATE A PLAN FOR A SCENARIO



**1. Major goal(s)**  
that the County will  
want to achieve in  
the event of this  
scenario



**3. Policies** that need to be  
implemented to achieve the  
goals. *(Ex: restrict certain types of  
development in certain areas; plan  
for certain types of infrastructure  
in certain areas; provide  
incentives)*



**2. Strategies to achieve  
those goals** – which  
entities can help make it  
happen? *(federal/state/local  
agencies, institutions, businesses,  
other)*

# SCENARIO 1: CLIMATE COMPLEXITIES

The impacts of climate change intensify, leading to environmental destruction in Prince George's County.

Select  
One  
What if...



## Housing

100,000 people are displaced because their homes were destroyed by wildfires, flooding, high winds, etc.



## Heatwaves

Multiple times each summer, power is knocked out, endangering many people, particularly seniors or people with health conditions.



## Storms

Flooding becomes a persistent issue. Areas within 500-year floodplains are destroyed, affecting transit infrastructure (Metro stations) and places of employment. Job losses ensue.

# SCENARIO 1: CLIMATE COMPLEXITIES

The impacts of climate change intensify, leading to environmental destruction in Prince George's County.



## Storms

Flooding becomes a persistent issue. Areas within 500-year floodplains are destroyed, affecting transit infrastructure (Metro stations) and places of employment. Job losses ensue.

*What initiatives, projects, and policies might be necessary to be responsive, resilient, and effective?*

# Example: Draft Climate Action Plan

| Rec #             | Recommendation  |
|-------------------|---|
| <b>ADAPTATION</b> |   |
| A-1               | Integrate climate resilience criteria into long-range County plans, policies, and CIP programs by 2026                            |
| A-2               | Implement climate resilient stormwater management and <b>expand flood mitigation programs</b>                                     |
| A-3               | Prioritize preserving and restoring natural resource areas and <b>agricultural open space to reduce flood risk</b>                |
| A-4               | Evaluate and address climate risk to dams and levees  |
| A-5               | Require community-wide climate resilient green infrastructure   |
| A-6               | Expand information and assistance to the public regarding Impacts of climate risks and opportunities to implement climate actions |
| A-7               | Reduce exposure of vulnerable populations to extreme heat   |
| A-8               | Establish resilience hubs to serve the needs of vulnerable communities  |
| A-9               | Adopt codes, standards, and practices to support climate-ready green buildings and development                                    |
| A-10              | Promote a healthy food system supported by low-carbon, regenerative agricultural practices  |

# CREATE A PLAN FOR A SCENARIO



**1. Major goal(s)** that the County will want to achieve in the event of this scenario



**2. Strategies to achieve those goals** – initiatives or projects that can achieve the goals.



**3. Policies** that need to be implemented to achieve the goals. *(Ex: restrict certain types of development in certain areas; plan for certain types of infrastructure in certain areas; provide incentives)*

# SCENARIO 3: HOUSING HUSTLE

Both the District and Montgomery County take massive steps to increase the number of housing units in their jurisdiction. Through zoning changes and development incentives, each of these jurisdictions doubles their housing units through high-density development in urban, walkable districts.

Select  
One  
What if...



## **OUT MIGRATION**

The massive supply of housing significantly lowers rent and attracts new residents to those areas—and away from Prince George's County.



## **RECESSION**

The economy suddenly goes into recession after its recent boom. Inflation and interest rates massively increase and many families are rendered homeless.



## **SPRAWL**

Wealthy urban workers seek large homes with lots of land in rural fringe while young people/families and elderly want to live in/near transit-oriented development.

# SCENARIO 2: HOUSING HUSTLE

Both the District and Montgomery County take massive steps to increase the number of housing units in their jurisdiction. Through zoning changes and development incentives, each of these jurisdictions doubles their housing units through high-density development in urban, walkable districts.



## **SPRAWL**

Wealthy urban workers seek large homes with lots of land in rural fringe while young people/families and elderly want to live in/near transit-oriented development.

*What initiatives, projects, and policies might be necessary to be responsive, resilient, and effective?*

# Example: HOUSING OPPORTUNITY FOR ALL



Action 1.1. Support proposed zoning changes that expand and encourage “missing middle” and other diverse housing types (e.g., duplexes, live/work units, one-level homes).

Action 1.2. Align the County’s HITF and other development solicitations for public funding to support CHS goals and actions.

Action 1.3 Build more mixed-use and mixed-income developments.

Action 1.4. Identify opportunities for new housing development on publicly-owned land (including infill sites and brownfields).

Action 1.5. Target underused or obsolete properties for new housing production.

Action 1.6. Create additional resources to make it easier for persons with **disabilities to find and stay in a home.**

Action 1.7. Implement a comprehensive approach to support elderly households aging in place.

Action 1.8. Explore innovative, low-cost housing solutions to serve persons experiencing homelessness.

# HOMework

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# HOMework



How could you travel to your workplace, doctors' office, or other location **without the use of a car.**

- Possible from your neighborhood?
- How long would it take?
- What is the walk, bike, and transit score for the location you chose at [www.walkscore.com](http://www.walkscore.com)?

# PROJECT MILESTONES



**Week 1:** Pick an issue, challenge, or concern (topic) in your community.

**Week 2:** Research and analyze Plan 2035, Master or Sector Plan.

**Week 3:** Consider how, when, and who you might engage to implement a solution.

**Week 4:** Consider possible solutions, tradeoffs, and other perspectives.

**Week 5:** Complete a rough draft of the project.

**Week 6:** Finalize presentation and email project to [PGCNPA@ppd.mncppc.org](mailto:PGCNPA@ppd.mncppc.org)



# WEEKLY FEEDBACK

- Please fill out our 5-minute feedback form.
- [academy.pgplanning.com/fall2024](https://academy.pgplanning.com/fall2024)
- Password: NPAfall2024

# END OF SESSION

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If you need assistance before our next meeting,  
email us at [PGCNPA@ppd.mncppc.org](mailto:PGCNPA@ppd.mncppc.org)