



# SETTING THE STAGE

## History, Present, & Future of Prince George's County

### Session 1

Prince George's County  
Neighborhood Planning Academy

March 19, 2025

# FACILITATOR



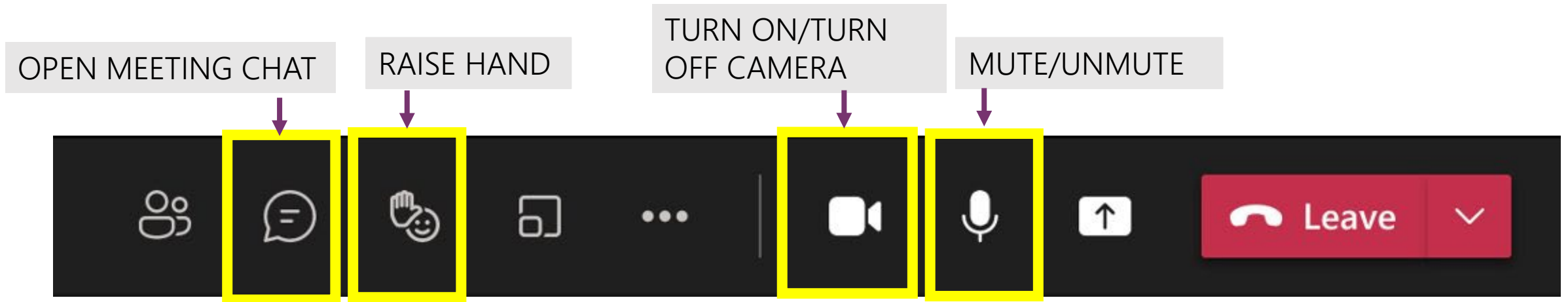
**Marian Honeczy**

Planner III

Countywide Planning Division

[Marian.Honeczy@ppd.mncppc.org](mailto:Marian.Honeczy@ppd.mncppc.org)

# HOW TO PARTICIPATE – TEAMS



- This meeting will be recorded
- Please MUTE yourself and turn OFF your video, until called upon.
- If you have a comment or question, type it in the chat.
- Raise your hand to ask a question during Q&A

# CURRICULUM OVERVIEW



# CURRICULUM

● Session 1 – Setting the Stage

● Session 2 – Planning 101

● Session 3 – PGAtlas and DAMS walkthrough

● Session 4 – Development Process

● Session 5 – Building Healthy, Sustainable  
and Resilient Communities

● Session 6 – Multimodal Transportation  
and Street Safety

● Session 7 – Final Project Presentations  
& Graduation

# SESSION 1

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# AGENDA

● Introductions

● Ice Breaker

● Community Agreements

● Lecture

- History of Prince George's County
- Overview of Prince George's County Government
- Role and Structure of the Planning Department

● Discussion

● Post-session Homework

# INTRODUCTIONS

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# SENIOR LEADERSHIP



**Peter Shapiro**

Chair

Prince George's County Planning Board

# SENIOR LEADERSHIP



**Lakisha Hull**

Planning Director

Prince George's County Planning Department

# GUEST SPEAKER



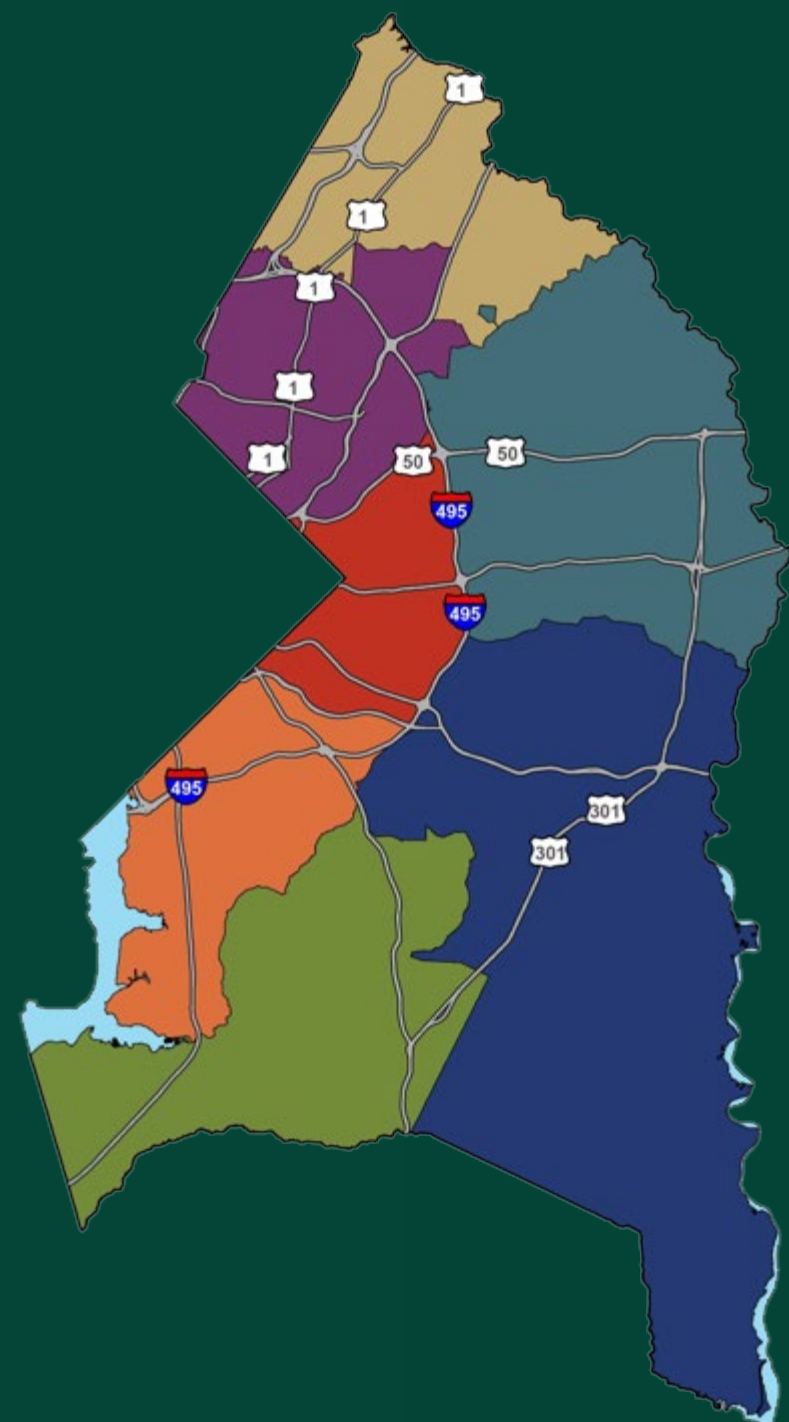
**Tom Gross**

Planning Supervisor, Historic Preservation Section  
Prince George's County Planning Department

# ICE BREAKER

Poll: How long have you lived in Prince George's County?

- Less than 1 year
- 1 to 3 years
- 3 to 5 years
- 5 to 7 years
- 7 to 10 years
- 10 to 15 years
- 15 to 20 years
- More than 20 years
- Prefer not to answer



# ICE BREAKER

Think about the places in Prince George's County that you enjoy visiting.

WordCloud: Please enter the name of the place.





**In your breakout room:**

1. If you wish, turn on your camera.
2. Round robin, say your name.
3. Select a reporter.
4. Share one thing you are hoping to get out of the Neighborhood Planning Academy.
5. If time allows, repeat step 4.

**When you return to the main room:**

Reporter share 1 thing the group is hoping to get out of the Academy.

# Community Agreement

Basic ground rules—how we interact and share as a group.

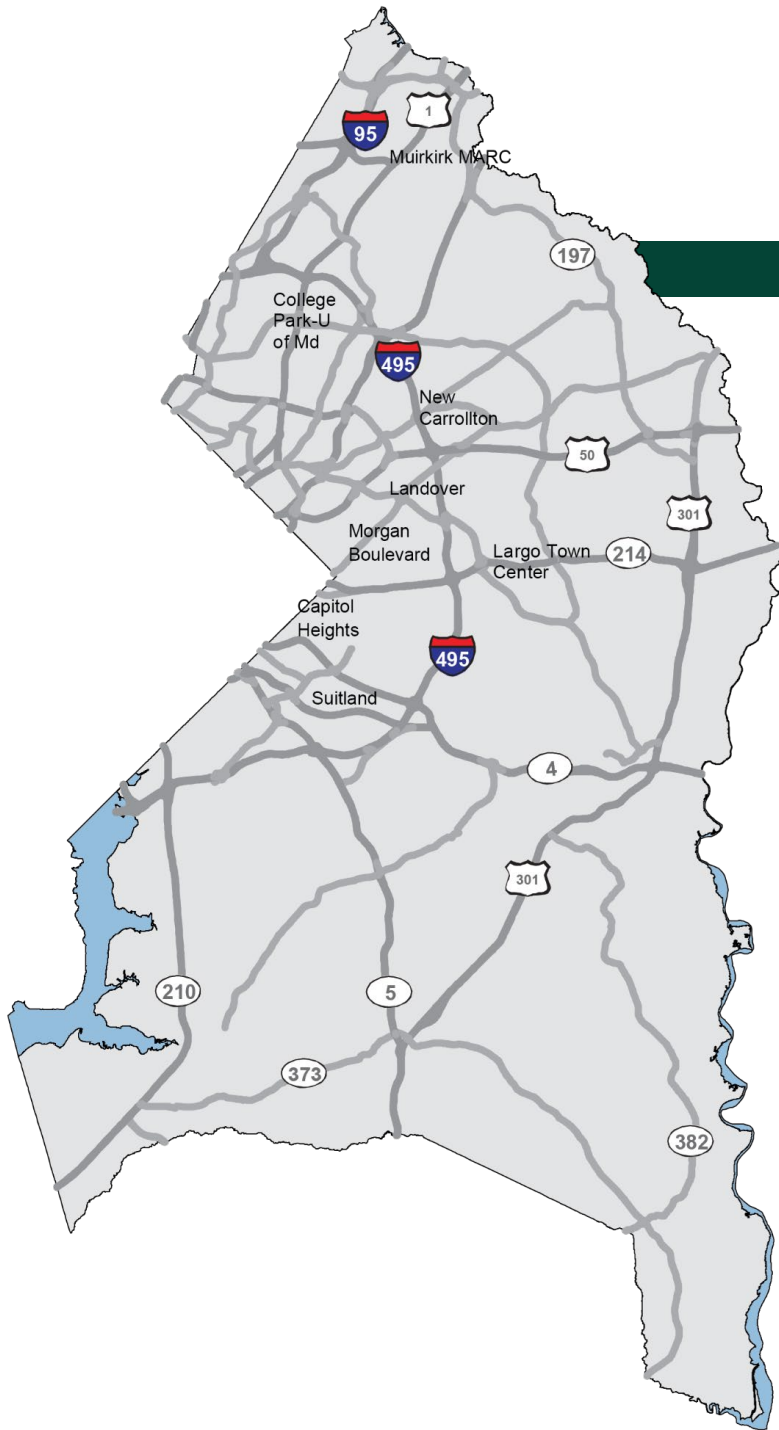
- Be Present
- Use “I” not “We” statements
- Space for learning and sharing different perspectives

[Additional Rules Here]

# LECTURE

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# PRINCE GEORGE'S COUNTY



~500 Square Miles



27 municipalities



364,027 housing units (Census 2022)



351,460 households (ACS 2023 1-year est.)

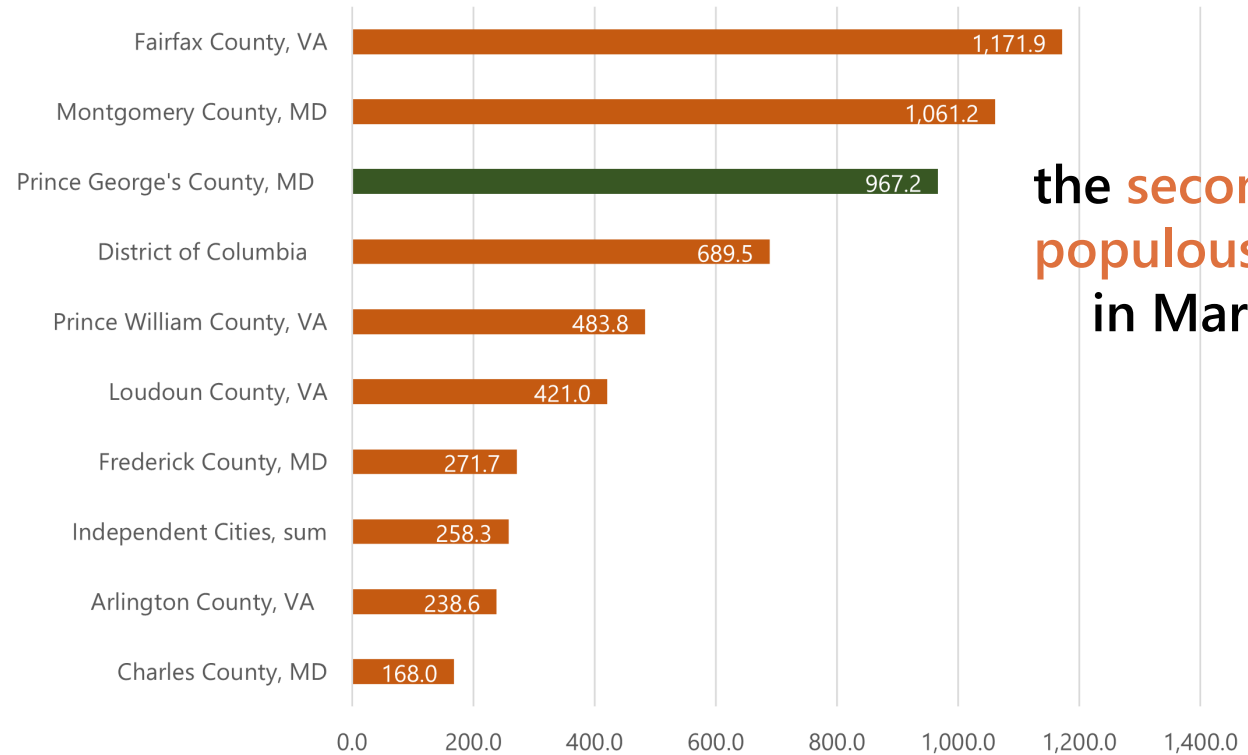


\$98,027 median household income (in 2023 dollars) (ACS 2023 1-year est.)

# PRINCE GEORGE'S COUNTY



Metropolitan Region Population in 2020 by Jurisdiction  
(Thousands)



**the second-most  
populous county  
in Maryland**

Source: Metropolitan Washington Council of Governments (MWCOG), Bylaws, <https://www.mwcog.org/transportation/about-tpb/more-about-the-tpb/bylaws/>

Source: Metropolitan Washington Council of Governments (MWCOG) Cooperative Forecasts: Round 10.0 Summary Tables Adopted June 14, 2023

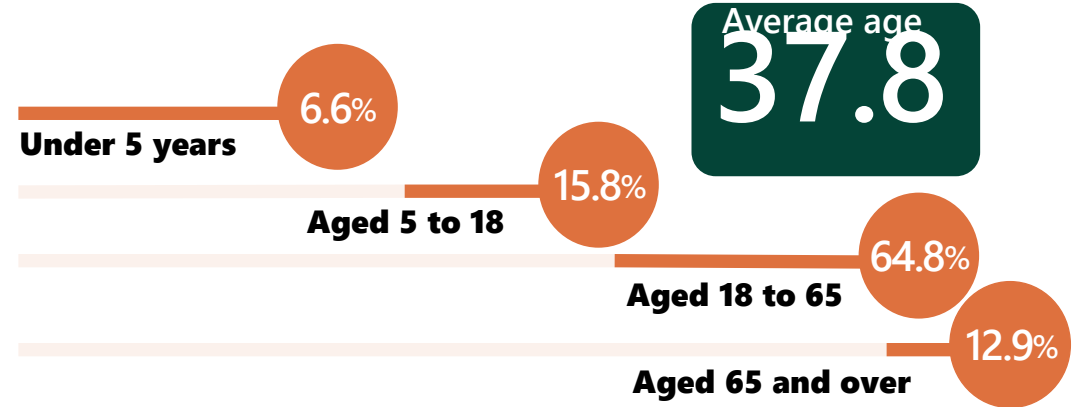
# WHO WE ARE



In PGCPS, 27,000+ English Learners from 104 countries who speak 107 different languages



23.4% Foreign born, ACS 2017-2021





A BRIEF HISTORY OF  
**PRINCE  
GEORGE'S  
COUNTY**

## LAND USE

What drives land use at the macro level?

1. Transportation
2. The Local Economy
3. Where People Want to Live



## **8000 B.C.: The County's First Residents**

Original inhabitants include the Piscataway, Mattaponi, Chickahominy, Monacan, Nachotank, and Powhatan Indigenous Nations; descendant communities continue to live in Prince George's County



## **1634: European Settlement**

Prince George's County formally established by Council of Maryland from portions of Charles and Calvert Counties. Montgomery County was created in 1748 from part of Prince George's County.



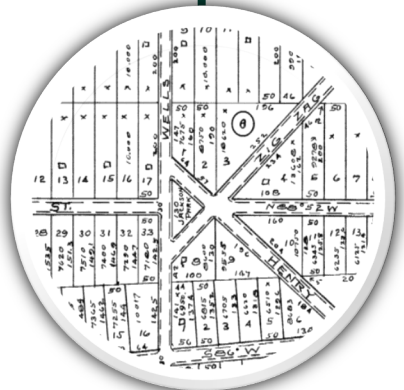
## **18<sup>th</sup>&19<sup>th</sup> Centuries: Tobacco and Slavery**

Economic growth driven by tobacco growing and exportation, made possible by large population of enslaved persons; Prince George's County had largest enslaved population in Maryland



## **1860s-1880s: Emancipation, Outmigration, and Railroads**

Civil War and emancipation of the enslaved population lead to collapse of the plantation-based economy and outmigration of many African Americans from Prince George's County; development concentrated along railroad (and later streetcar) lines



## **1880s-1920s: Streetcars**

Development of suburbs adjacent to Washington, D.C., many with racially restrictive deed covenants; areas without such restrictions, including Fairmount Heights and North Brentwood, become thriving African American communities but remain disadvantaged in terms of public services



## **1920s-1940s: Suburbanization and the Federal Government**

Maryland-National Capital Park and Planning Commission established in 1927 to promote the orderly development of Washington, D.C. suburbs; Prince George's County Commissioners approve first zoning proposals in April 1928; population growth driven by expansion of Federal workforce



## 1950s-1960s: Cars are King

Suburban growth accelerates in the postwar period, with de facto housing segregation persisting despite the invalidation of racial deed covenants by the Supreme Court in 1948; ; urban renewal and freeway construction (e.g. Capital Beltway) bring uneven benefits as historic African American communities are disproportionately impacted



## 1970s-1980s: Metrorail

Metro provides greater connectivity to established communities but is slow to catalyze infill or redevelopment; proliferation of subdivisions in the “developing tier” transforms the landscape and puts pressure on road networks, environmental assets, and historic resources



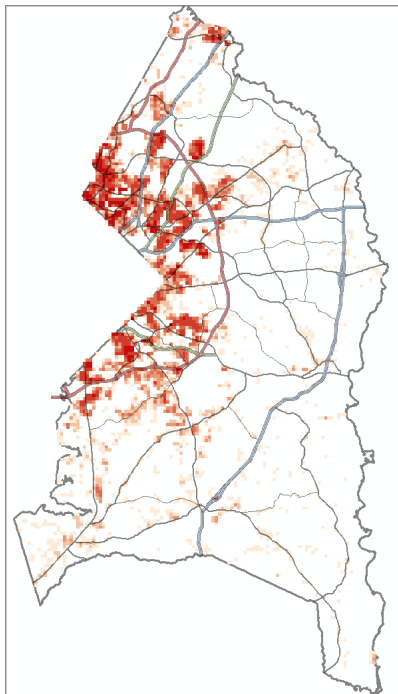
## 1990s—Present: Diversity, Affluence and TOD

County population (again) becomes majority African American by 1990 Census, driven by influx of middle-class and affluent residents from Washington D.C. and other regions; suburbs (particularly northwest) see growth in Hispanic population

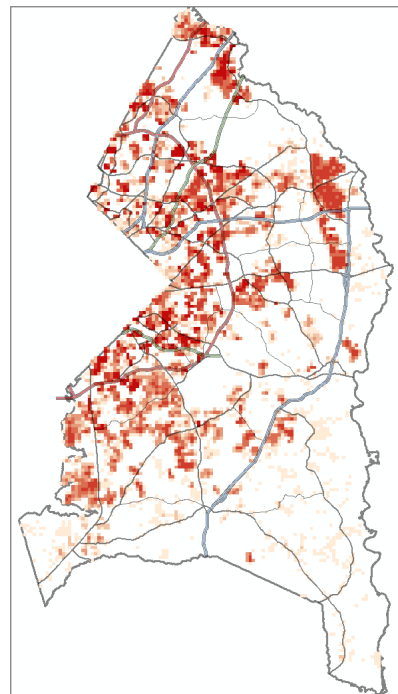
# RESIDENTIAL GROWTH PATTERNS

PERSPECTIVE: 100 YEARS OF GROWTH

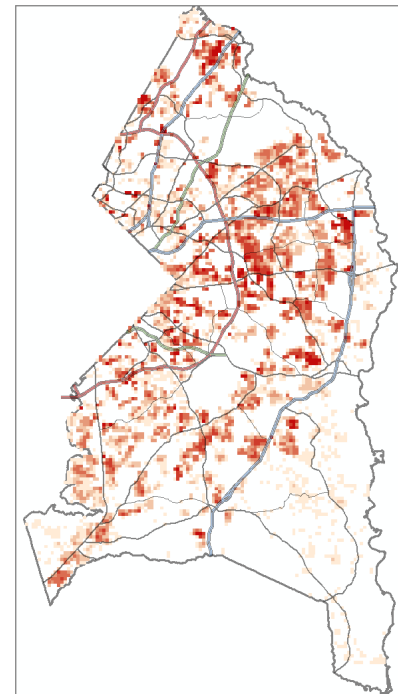
**1935-60**  
**Suburbanization**



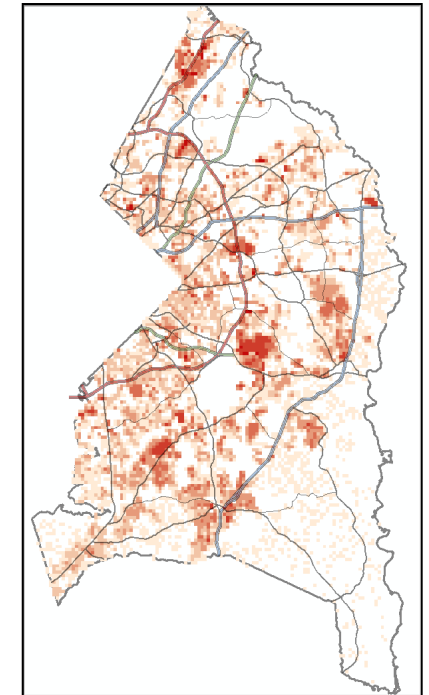
**1960-85**  
**Leap-frog development**



**1985-2010**  
**Sprawl**



**2010-2035**  
**Forecast**



# QUESTIONS

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# COUNTY GOVERNMENT



**Prince  
George's  
County  
Executive**



**Prince  
George's  
County Council**

- Board of Health
- District Council



**Prince  
George's  
Circuit Court**

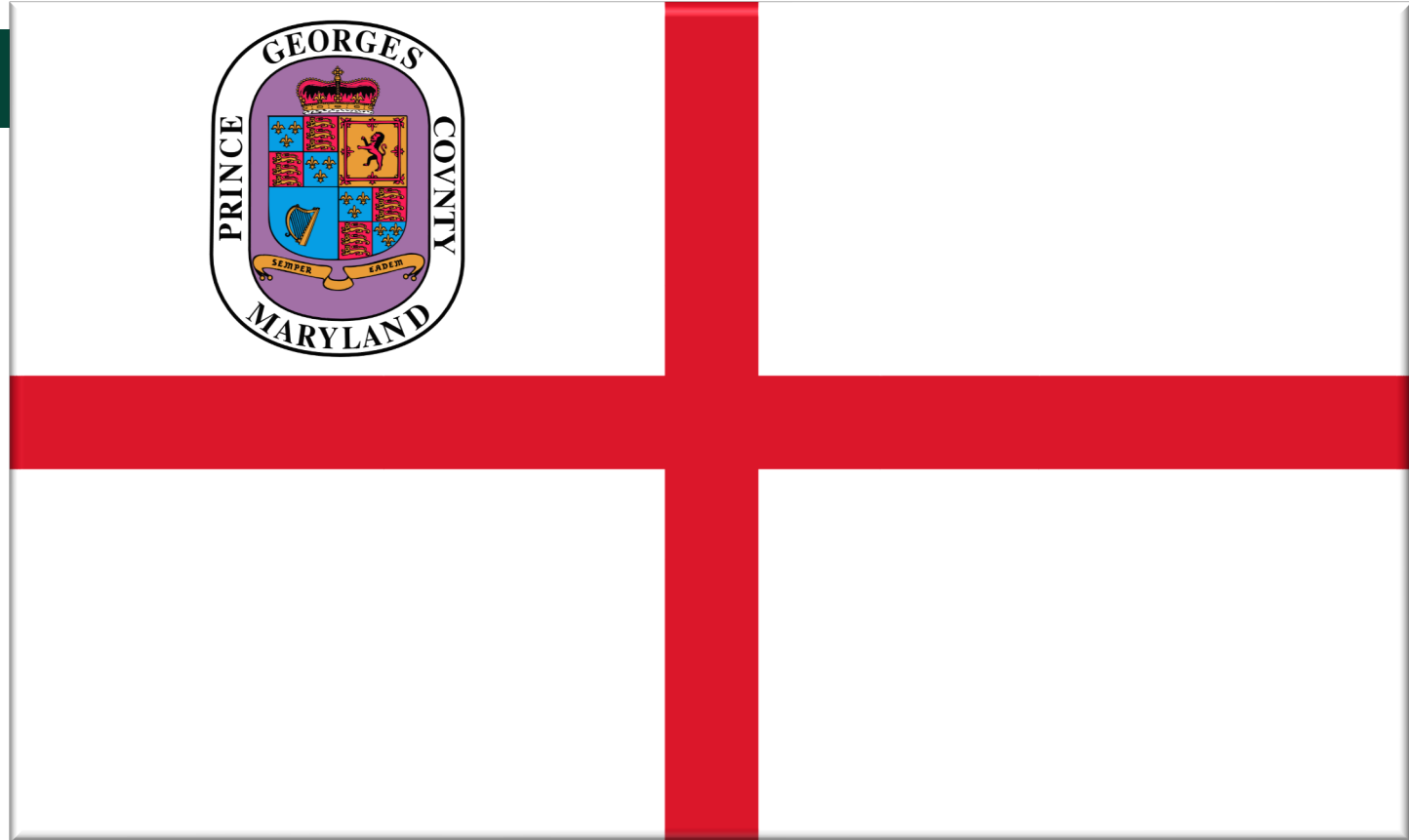


**Independent  
Agencies**

# EXECUTIVE BRANCH

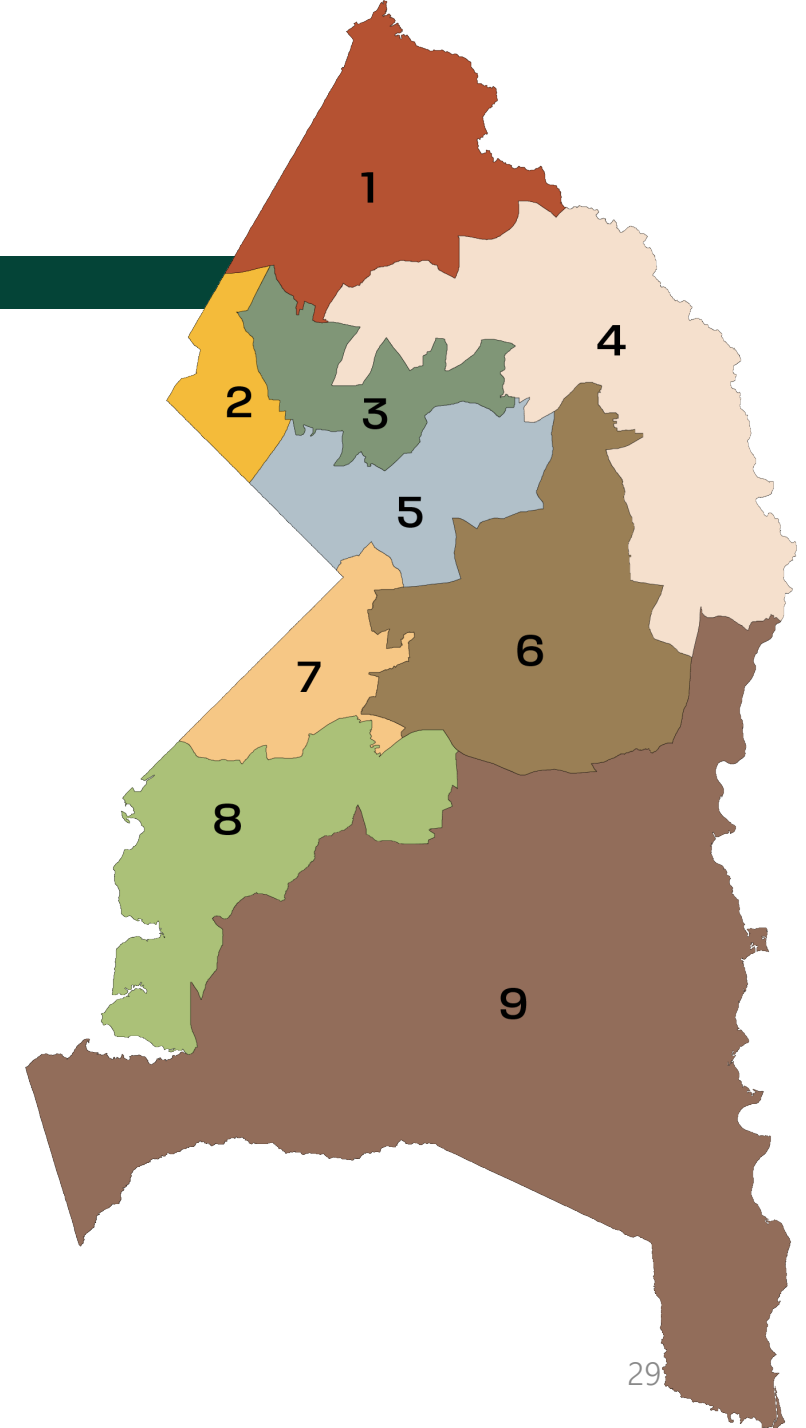
## County Executive

- Department of Permitting, Inspections, and Enforcement (DPIE)
- Department of Public Works and Transportation (DPW&T)
- Department of Environment (DoE)
- Health Department
- Department of Housing and Community Development (DHCD)



# LEGISLATIVE BRANCH

- 2 At-Large; 9 District representatives
- Sits as Board of Health & District Council
- Standing Committees
  - Education and Workforce Development
  - Health, Human Services, and Public Safety
  - **Planning, Housing, and Economic Development**
  - Government Operations and Fiscal Policy
  - Transportation, Infrastructure, Energy, and Environment
  - General Assembly

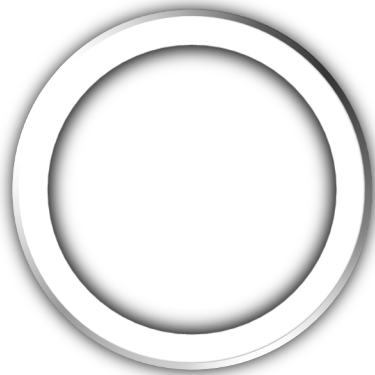




Jolene Ivey  
Chair, District 5



Edward P. Burroughs III  
Vice Chair, District 8



Vacant  
At large



Calvin Hawkins II  
At large



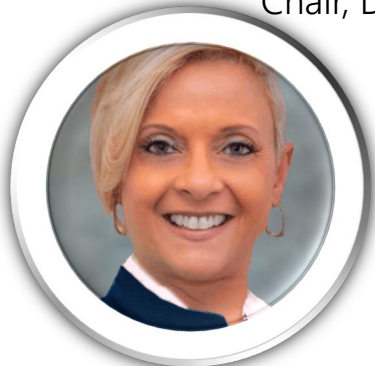
Thomas E. Dernoga  
Chair, District 1



Wanika B. Fisher  
District 2



Eric C. Olson  
District 3



Ingrid S. Watson  
District 4



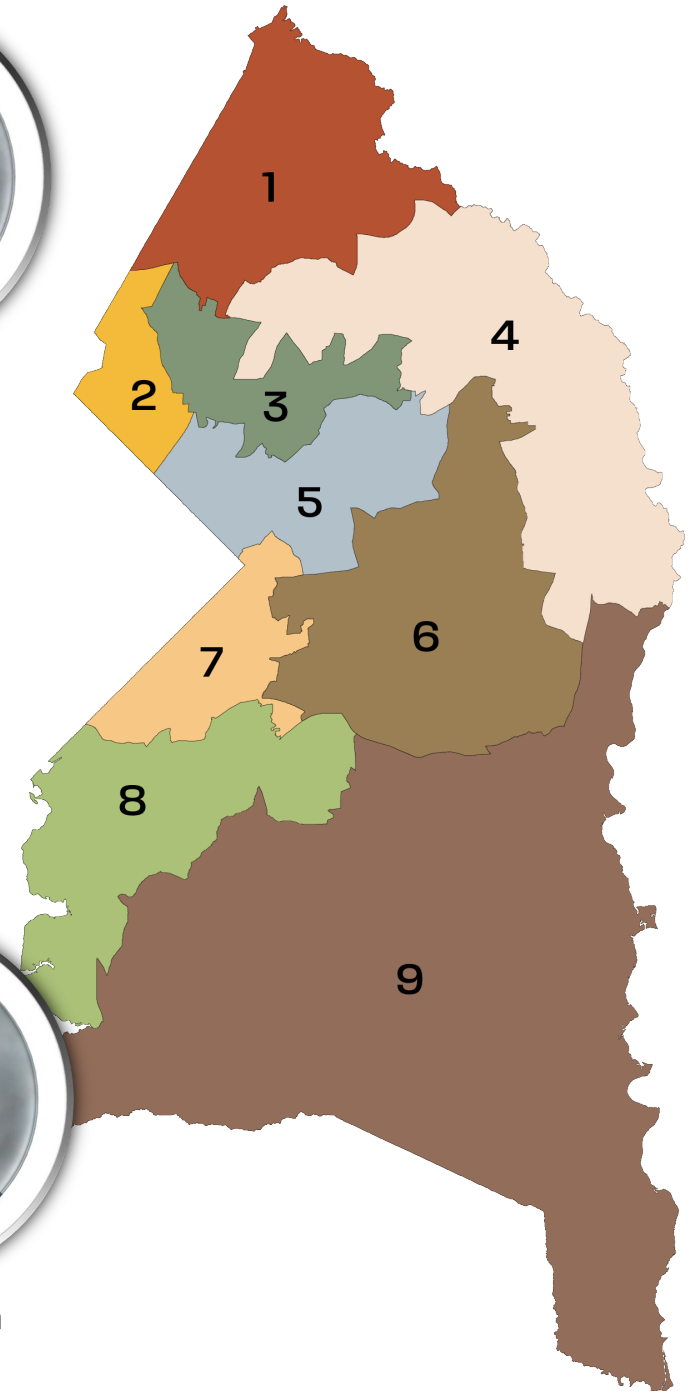
Wala Blegay  
Vice Chair, District 6



Krystal Oriadha  
District 7



Sydney J. Harrison  
District 9



# CIRCUIT COURT

Hon. DaNeeka V. Cotton, Chief Administrative Judge

General jurisdiction trial court

- Civil and criminal matters
- Non-jury trials in equity matters involving family law and other matters



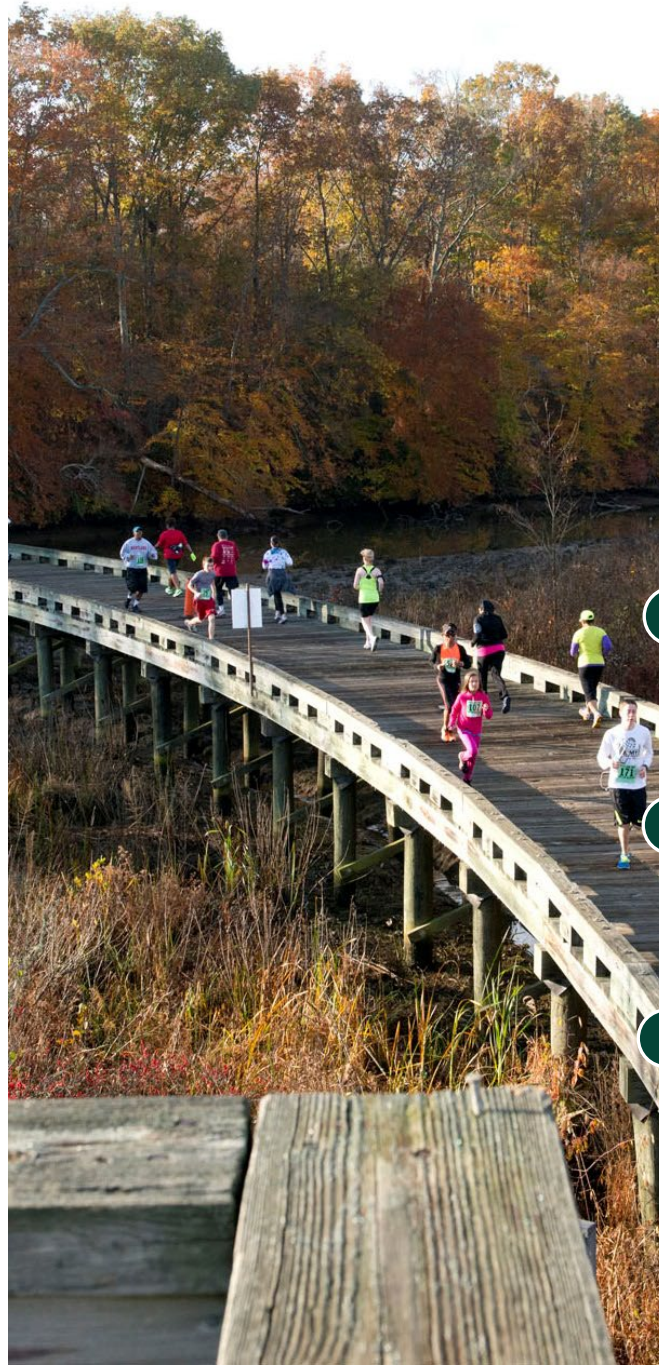
# INDEPENDENT AGENCIES

- Washington Suburban Sanitary Commission
- Prince George's County Economic Development Corporation
- Prince George's County Redevelopment Authority
- **The Maryland-National Capital Park and Planning Commission**

# WHAT IS M-NCPPC

The Maryland-National  
Capital Park and  
Planning Commission

A bi-county  
agency covering  
Montgomery and Prince  
George's Counties



An independent agency charged with improving the quality of life for all the citizens of Prince George's and Montgomery Counties.

- Manage physical growth and plan communities.
- Protect and steward natural, cultural and historic resources.
- Provide leisure and recreational experiences.

Image: Boardwalk at Merkle State Wildlife Sanctuary & Visitor's Center



# PRINCE GEORGE'S COUNTY PLANNING BOARD

Peter A. Shapiro, Chair

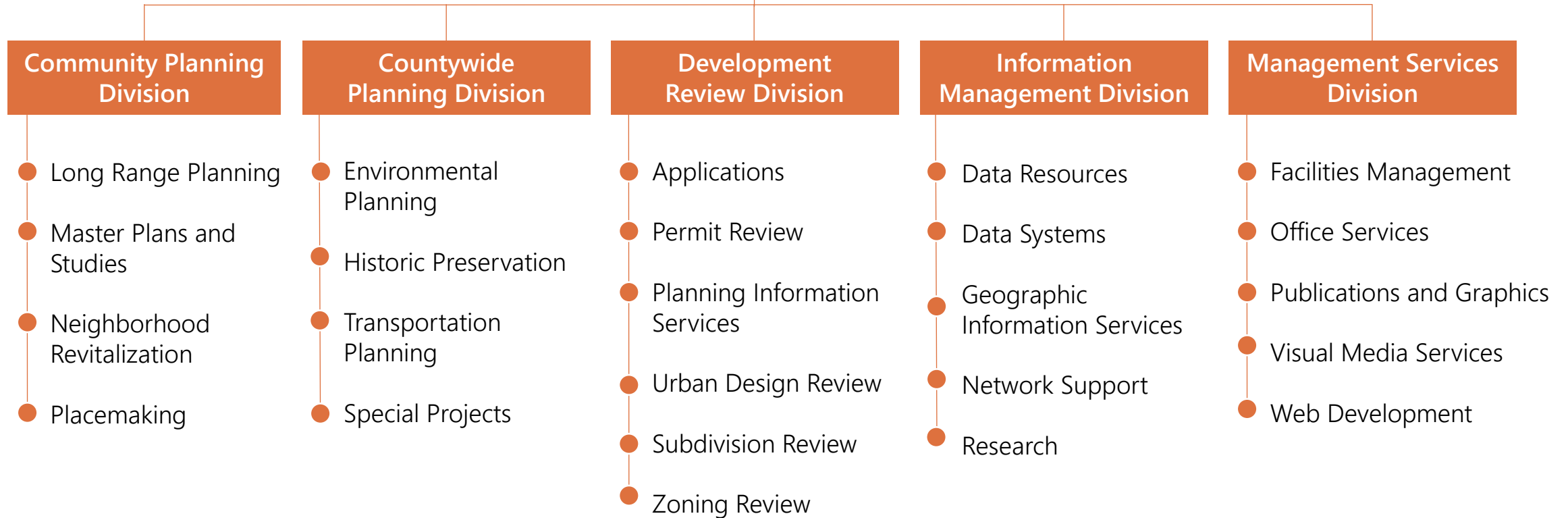
- Five-Member Body
- Prepares master plans and zoning maps subject to Council review
- Approves subdivisions
- Approves site plans subject to Council review
- Advises the County Council on changes to the text of the zoning ordinance



# PLANNING DEPARTMENT

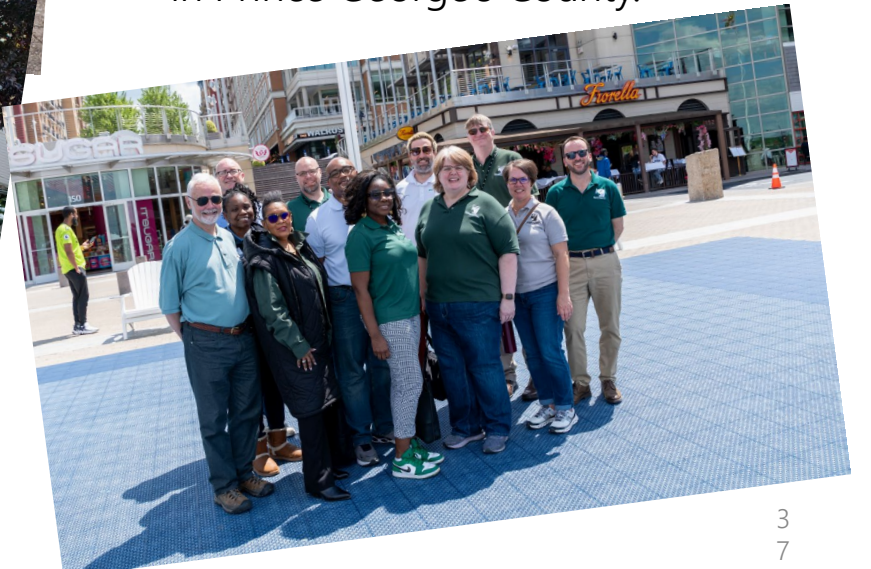
## Office of the Planning Director

Human Resources —●— Finance



# WHAT DRIVES US

The mission of the **Prince George's County Planning Department** is to promote economic vitality, environmental stability, design excellence, and quality development in Prince George's County.



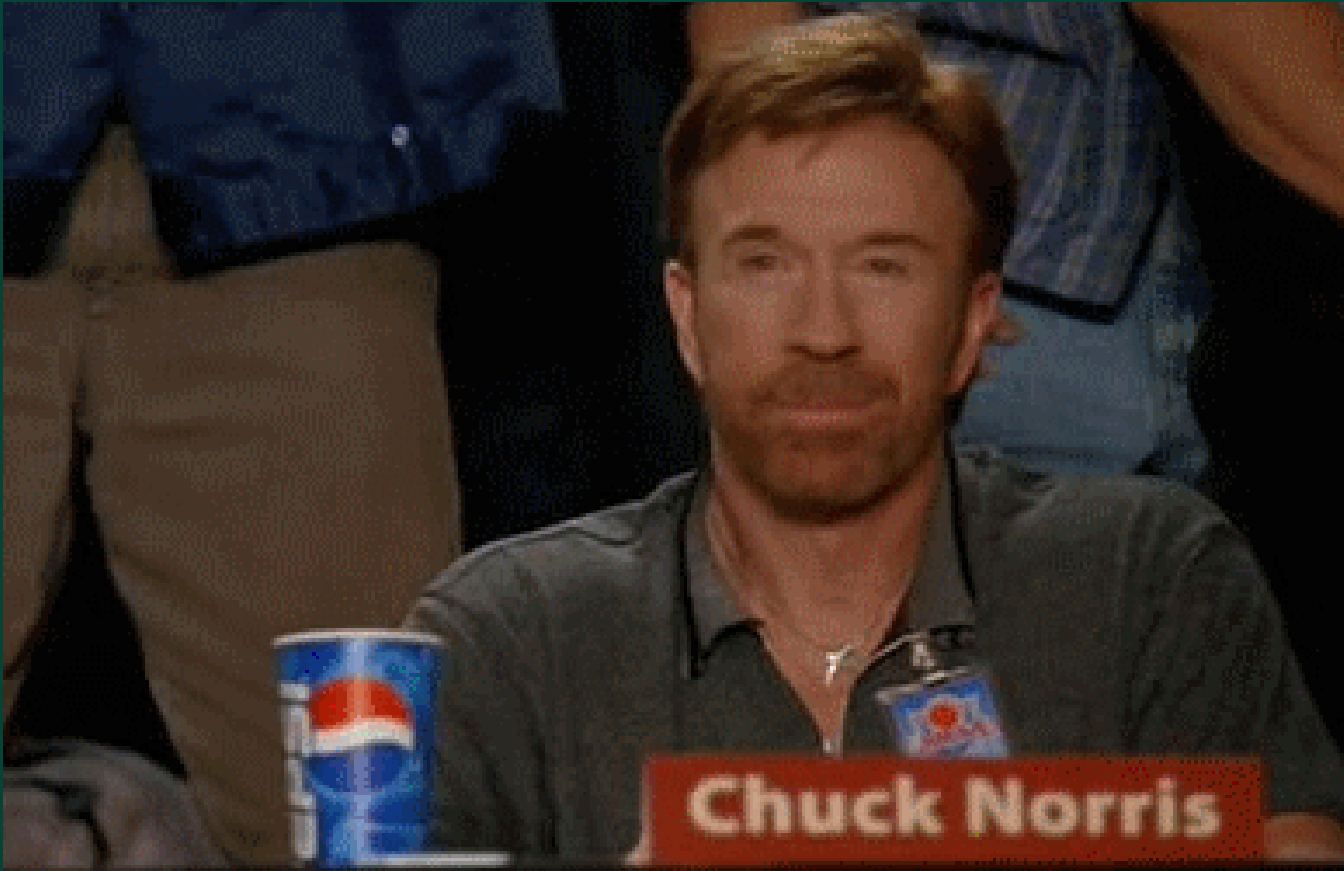
# QUESTIONS

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# DISCUSSION

# YOUR ROLE IN --- PLANNING

# GET INVOLVED



## EARLY

Things you can do at **any time** to be a part of the process:

- Attend meetings
- Share information with neighbors
- Citizen Registry at [pgplan.org/record](https://pgplan.org/record)
- Civic Association Registration at [pgplan.org/association](https://pgplan.org/association)
- Weekly Development Activity Notification at [notify.pgatlas.com](https://notify.pgatlas.com)
- Join our email lists at [pgplan.org/email](https://pgplan.org/email)
- Follow us on social media @PGPlanningMD



# INTRODUCTION OF FINAL PROJECT

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# FINAL PROJECT

## BRIEF

Describe a planning related issue, challenge, or concern (topic) in your community. Research existing planning policies, strategies, and recommendations related to your selected topic. Consider how, when, and who you might engage to implement a solution to your topic. Consider possible solutions, tradeoffs, and other perspectives. Present an action plan or project.

Sample topics and one of many possible solutions:

- Issue: an area floods all the time, a possible solution: a green infrastructure installation
- Issue: not safe for kids to bike to school; a possible solution: protected bicycle lanes
- Issue: no grocery store within walking or biking distance; a possible solution: healthy corner stores



# FINAL PROJECT

## Presentation Formats and Deadline

Share the results of your work in one of the following formats:

- Written Essay/Speech, no longer than 350 words
- Collage of images with a brief speech/description
- Image slideshow with a brief narrative (2-3 minutes in length)
- Video with your own commentary (2-3 minutes in length)
- 3D Model

Submit your multimedia essay to [PGCNPA@ppd.mncppc.org](mailto:PGCNPA@ppd.mncppc.org) by **Friday, April 25 at 8 AM**, sooner is better.

Let us know your preferred format before the start of Session 2.

# 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)

# HOMework

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# HOMWORK ASSIGNMENT

- Take some time for introspection.
- List five words to describe your ideal community.
- After you've considered your community ideals, consider what might be needed to make this happen.
- Start final project: Identify an issue/challenge/concern in your community and/or the County and decide your project format.



# WEEKLY FEEDBACK

- Please fill out our 5-minute feedback form.
- [academy.pgplanning.com/spring2025](https://academy.pgplanning.com/spring2025)
- Password: NPAspring2025

# 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)