

Preliminary Priority Preservation Area (PPA) Functional Master Plan Second Joint Public Hearing, January 24, 2012

Highlights and Supplements, Slides 2, 3, 5-8 of PPA Plan Presentation

- **Why complete a PPA Plan?:** The county started the process of seeking certification of our agricultural preservation program before legislation required a PPA Plan, in order to retain 75 percent of the funds from the agricultural land transfer tax that is collected, as opposed to only 33 percent, without certification. Millions in agricultural transfer tax funds collected were lost (not available for county use) due to the county's agricultural preservation program not being certified.
- **Why now?:** We are completing a PPA Plan now because the Agricultural Stewardship Act of 2006 (HB 2) requires that counties seeking certification of their agricultural preservation program must update their comprehensive plan with a Priority Preservation Area Element. The PPA Plan fulfills this requirement for Prince George's County. The PPA Plan, which focuses on the Rural Tier, is one step that must be completed before we submit an application to the Maryland Department of Planning and the Maryland Agricultural Land Preservation Foundation Board for certification.
- **HB 2 Criteria states that the PPA shall:**
 - Contain productive agricultural and forest soils
 - Be governed by local policies that stabilize the agricultural and forest land base
 - Be large enough to support the kind of agricultural operations the county seeks to preserve
 - Include the county's acreage goal for land to be preserved, which shall be equal to 80 percent of the remaining undeveloped land in the PPA
- **Other Criteria for Determining the PPA (in addition to HB 2 criteria):**
 - Areas of Class I, II, and III agricultural soils
 - Land in the Rural Tier and adjacent to the Rural Tier
 - Agriculturally-assessed properties for tax purposes
 - Areas with agricultural (farm and forest), equestrian, and other related land uses
 - Areas with known interest in agricultural land preservation among the landowners
 - Areas in Zones R-A, R-O-S, O-S, R-E, and R-R
 - Properties already permanently protected by HARPP, MALPF, and woodland conservation banks
 - Areas with parkland being farmed
 - Areas least compromised by development
 - Areas with forest resources

- **Areas of the Rural Tier not included in the PPA have one or more of the following characteristics:**
 - Isolated from the vast majority of the PPA
 - Size of the area too small to support agricultural operations
 - Areas characterized by development (buildings, structures, and/or subdivisions such as Timber Highlands)
 - Areas included in the priority funding area (PFA)
 - Lack of agricultural land (agriculturally-assessed)

- **Vision:** To reaffirm the 2002 *Prince George’s County Approved General Plan* Vision for the Rural Tier: “protection of large amounts of land for woodland, wildlife habitat, recreation, and agriculture pursuits, and preservation of the rural character and vistas that now exist.”

- **Goal:** To preserve 80 percent of the remaining undeveloped land within the PPA while maintaining and enhancing agricultural and forestry production on already protected farm and forest lands
 - Target Acreage Protection Goal: **44,423 acres** (*80% of remaining undeveloped land*)
 - Already Protected: **20,929 acres**
 - Remaining Protection Goal: **23,494 acres**

- **Objective:** To reaffirm the 2002 *Prince George’s County Approved General Plan* objective to “protect a countywide average of 1,500 acres per year of agricultural, strategic forest, or other sensitive lands through the use of Rural Legacy Program, county funded acquisitions, and other conservation programs.”

- **Agricultural Economy:** Agriculture is one of the most important industries in Maryland; one-third of the land base consists of farms and forests. Maintaining a source of locally grown food and an abundance of forested acres are important to the economy, the environmental health of the Chesapeake Bay region, the natural beauty of the landscape, and the high quality of life in Maryland.

Agricultural Preservation Tools and Programs

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| <ul style="list-style-type: none"> ○ Maryland Agricultural Land Preservation Foundation (MALPF) ○ Historic Agricultural Resource Preservation Program (HARPP) ○ Purchase of Development Rights (PDR) ○ Rural Legacy Program ○ Program Open Space | <ul style="list-style-type: none"> ○ Woodland Conservation Banking and Resource Preservation ○ Maryland Environmental Trust ○ Accokeek Foundation ○ Patuxent Tidewater Land Trust ○ Black Swamp Creek Land Trust |
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Highlights and Supplement to Slide 4 on Public Input Process

- Stakeholder interviews of 27 individuals, March-November 2010
- Development of a PPA Plan webpage shortly after initiation
- Mass mailing to civic organization leaders, July 27, 2010 (197 recipients)
- Three focus group meetings in Accokeek, Baden, and Bowie, August 2010
- Mass mailing to Rural Tier landowners in focus areas of Subregions 1, 5, and 6 and Bowie, October 7, 2010 (2,982 recipients)
- Three community outreach meetings for landowners in Accokeek, Baden, and Bowie, October-November 2010
- Ongoing citizen association briefings, email notifications, and updates to the Prince George's County Agricultural Preservation Workgroup
- Mailing to Rural Tier landowners and community groups, August 4 and 5, 2011 (692 recipients)
- Email notification to Planning Board email agenda list, August 5, 2011 and January 12, 2012
- Mailing to Rural Tier landowners, December 5, 2011 (6,285 recipients)
- Webpage notification of first and second joint public hearings
- Advertisements for hearings in newspapers of record, August 12, 2011 and December 23, 2011
- Planning Board Facebook page notice of meetings held on October 18, October 26, and November 4, 2010, and notice of first joint public hearing on September 13, 2011
- Planning staff distribution of flyers at Economic Development Town Hall gatherings (on November 1 and November 16, 2011)
- Press releases sent through Vocus (marketing and public relations software) on the dates shown:
 - On October 8, 2010 for three community outreach meetings in October/November 2010 (114 contacts)
 - On August 15, 2011 for first joint public hearing on September 13, 2011
 - On January 4, 2012 and week of January 16 for joint public hearing on January 24, 2012
- Planning Department staff distribution of flyers at various meetings in the past year
- Email notification to previous participants in PPA Plan process, January 11, 2012

Stakeholder Interviews

Christine Bergmark, Director
Southern Maryland Agricultural
Development Commission

Yates Clagett, President, Prince George's
Farm Bureau and Conservation Planner
Prince George's Soil Conservation District

Jim Coleman, Manager
Riverdale Park Farmers' Market

Cary Coppock
Member, Advisory Board
Former Board Member, Greenbelt Farmers'
Market

Joann Flynn, Farmer and Founding Member
Black Swamp Creek Land Trust
Board Member, Greater Baden Aquasco
Citizens Association

Harry Ketts, Farmer, Owner, At Last Farm
Member, Prince George's Farm Bureau
Member, Prince George's County
Agricultural Preservation Workgroup

Kyle Lowe, Park Ranger Supervisor
Department of Parks and Recreation (DPR)
M-NCPPC

Tim McChesney, Friends of Croom Civic
Association

Joe Meinert, Director
Planning and Economic Development
Department
City of Bowie

Matt Mulder, Director
Center for Agricultural and Environmental
Stewardship
Accokeek Foundation

Debra Naylor, Farmer
Owner, The Naylor Farm
Member, Prince George's County
Agricultural Preservation Workgroup

Jesse Oakley, Land Conservation Specialist
Accokeek Foundation

John Peter Thompson, President
National Agricultural Research Alliance –
Beltsville

Ed Maenner, Historian
City of Bowie

Sarah Urdaneta, Gardener
Riversdale House Museum and Youth
Gardening Initiative
Natural and Historic Resources Division
M-NCPPC/DPR

Dr. Christine Conn, Director
Strategic Land Planning, Office for a
Sustainable Future
MD Department of Natural Resources (DNR)

Donald VanHassent, Associate Director
Maryland Forest Service, DNR

Anne Hairston-Strang, Forest Hydrologist
Maryland Forest Service, DNR

Marian Honecny, Urban and Community
Forestry Program Manager
Maryland Forest Service, DNR

Daniel Rider, Forest Stewardship and Forest
Products Utilization
Maryland Forest Service, DNR

Tim Culbreth, Chesapeake Watershed
Forester
Maryland Forest Service, DNR

Pamela Williams, Manager
Historic Properties and Museum, City of
Bowie

Fannie Basim, Historian
City of Bowie

Frank Fladung, Historian
City of Bowie

Russ Davies, Sr.
Bowie Race Course and Training Center

Focus Group and Community Outreach Meetings

- Three Focus group meetings, August 2010
 - August 4, 2010 – Accokeek Library
 - August 11, 2010 – Baden Fire Hall
 - August 19, 2010 – Bowie (Patuxent 4-H Center)

- Three community outreach meetings, Fall 2010
 - October 18, 2010 – Accokeek Library
 - October 26, 2010 – Bowie (South Bowie Community Center)
 - November 4, 2010 – Baden Fire Hall

- Civic Association Briefings
 - Accokeek, Mattawoman, and Piscataway Creeks Communities Council Meeting, April 27, 2011
 - Greater Baden Aquasco Citizens Association/Croom Citizens Association Joint Meeting, July 20, 2011
 - Greater Baden Aquasco Citizens Association, January 18, 2012

PPA Plan Briefings

- County Council: July 18, 2011
- Historic Preservation Commission: September 20, 2011 and November 15, 2011
- Planning Board: January 19, 2012

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Errata (Corrections) to the PPA Functional Master Plan**

- Revise p. 1, p. 20, p. 21, to change remaining protection goal from 23,682 acres to 23,494 acres.
- Revise Policy 4, p. 4, to remove “quality of life” as in “Preserve farm and forest land as important natural resources for their environmental and economic value ~~quality of life.~~”
- Revise p. 6, at the end of the first paragraph, change “848 acres” to “1,036 acres” have been preserved through fee simple acquisition.
- Revise p. 6, at the end of the first paragraph on Woodland Conservation Banking and Resource Preservation, remove the sentence “Approximately 3,316 acres or 83 percent of the woodland conservation banking sites are in Subregion 6” and replace it with “Most of those acres in the PPA, approximately 3,316 acres or 83 percent, are located in Subregion 6.”
- Revise Table 1, p. 8, to change total acres in Patuxent Research Refuge from 12,841.00 acres (Prince George’s and Anne Arundel counties) to 4,284 acres (the number of acres in Prince George’s County). Change total from 40,456.90 to 31,899.90.
- Revise Figure 1, p. 9, between 1999 and 2011, 1,036 acres (not 848) of land has been acquired using Rural Legacy funds.
- Revise Map 4, p. 17, M-NCPPC Property and Leased Farmland, to include information in the list on Sites #41, 42, and 43. Show Site 41 on the map.
- Revise p. 20, change reference to total number of acres in PPA with the Beltsville Agricultural Research Center (BARC) and Patuxent Research Refuge (PRR) from 91,810 to 83,252 acres. Change total acreage in BARC and PRR from 19,657 to 11,099 acres. Also already protected number, change from 20,741 to 20,929 acres.
- Revise p. 21, to change reference to total number of acres in PPA with BARC and PRR from 91,810 to 83,252 acres. Also Table 2 on p. 21, the last two numbers should change from 20,741 to 20,929 acres (already protected), and from 23,682 to 23,494 acres (remaining protection goal).
- Revise Map 5, p. 22, for Subregion 1 to display the diagonal pattern on the westernmost portion of BARC (part of existing PPA).
- Revise p. 24, to remove “Area” from the end of the title “Proposed Priority Preservation Area in Langley Park - College Park – Greenbelt ~~Area.~~”
- Revise Map 7, p. 24, for the Langley Park-College Park-Greenbelt Area to display the correct diagonal pattern on the easternmost BARC property (part of the proposed PPA).
- Revise Map 8, p. 25, to correct spelling of “Preservation” in the legend.
- Revise Map 9, p. 26, to increase the font size of the legend.
- Revise Map 10, p. 27, to remove “Subregion 5 from the second line, “~~Subregion 5 Existing~~ Priority Preservation Area” (to be consistent with the other legends).

- Revise Map 14, p. 31, to add “Existing” to second line “Existing Priority Preservation Area” (to be consistent with the other legends).
- Revise Map 15, p. 32, (1) add to the title “and Vicinity” as in “Proposed Priority Preservation Area – Bowie and Vicinity”, and (2) add a space between “Bowie” and “Area” in the legend’s first line.
- Revise Map 16, p. 33, (1) add to the title “and Vicinity” as in “Proposed Priority Preservation Area – Bowie and Vicinity”, and (2) remove bold from the first line of the legend “Bowie Area” and the third line “Rural Tier” – they do not need to be in bold.
- Revise Map 17, p. 34, to remove the strip of land on southern border of the county that is not in the Rural Tier from the PPA (see Subregion 5 maps on pp. 26-27).

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Proposed Amendments (Additions) to the PPA Functional Master Plan**

- Include in the PPA the Antonioli property in Aquasco, which is:
 - Adjacent to the PPA
 - Has a MALPF easement on it
 - 160 acres: 65 acres of tillable ground, 90 acres of woodland, 5 acres – other
 - Working farm – grain crops
- On p. 1, add “in the Rural Tier” to the first sentence, as in “The goals, policies, and strategies necessary to plan for a continued vibrant and viable agricultural community in the Rural Tier are provided for in this plan.”
- On p. 1, add after the second sentence a reference to the PPA map: . . . This plan includes a summary of the programs . . . planning requirement for a Priority Preservation Plan. Map 1 is the Countywide Consolidated Priority Preservation Area.
- After p. 1: insert Map 1: Countywide Consolidated PPA which will become the new p. 2.
- On p. 2, under Policy 3, Strategy a: add “strengthen,” as in “Continue to implement, strengthen, and enforce the Right-to-Farm provisions to encourage agricultural preservation.”
- On p. 2, under Policy 3, add a strategy: c. adopt the Right-to-Farm legislation’s definition of a “farm/agricultural operation” for the PPA.
- On p. 4, add a sentence referring to the Technical Bulletin, at the end of the paragraph after the bullets starting with “This PPA Master Plan is one step . . . farm and forest preservation. The Technical Bulletin provides background on preservation programs and agency partners, background on the PPA in the Bowie area, and legislation relevant to the PPA.”
- On p. 7, add Patuxent Tidewater Land Trust as an agricultural preservation tool, with a description: “The Patuxent Tidewater Land Trust is a nonprofit organization that focuses on conservation, preservation, and protection of land and natural resources within the counties adjacent to the tidal Patuxent River. The Trust partners with individuals, academic institutions, government agencies, local community groups, and other land trusts and nonprofits, to retain the rural character of areas adjacent to and within the Patuxent River watershed, where small farms have endured over many generations. Five counties, including Prince George’s County, benefit from the work of the Trust through purchase or donation of conservation easements and land development rights in order to protect the diversity, natural resources, agricultural economy, and cultural heritage of southern Maryland.”
- On p. 39 under Acknowledgements, add under Technical and Administrative Assistance, “Susan Sligh, Publications Specialist, Office of Publications Services” after Michael Register.