



**Priority Preservation Area (PPA)
Functional Master Plan
Joint Public Hearing
September 13, 2011**

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Maryland-National Capital Park and Planning Commission**

Overview



Project Background



Establishing the Countywide Consolidated Proposed Priority Preservation Area



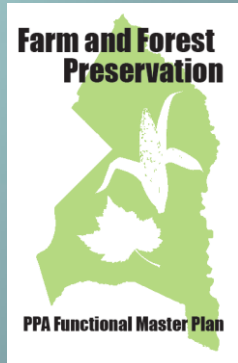
Priority Preservation Area (PPA) Plan Goal:
Preserve 80 percent of PPA



Objective, Policies and Strategies for the PPA



Errata and The Plan Schedule



Project Background

- ❑ Certification application for agricultural preservation program was submitted before effective date of Agricultural Stewardship Act of 2006 (HB 2)
- ❑ Passage of HB 2 requires the PPA Element to be part of the General Plan
 - PPA Plan is a necessary step toward certification of the county's agricultural preservation program
 - Certification brings the benefit of retaining 75 percent of agricultural transfer tax funds collected in the county for agricultural preservation
 - Lack of certification has cost us \$8 million, 2004-2010
- ❑ Initiation and Approval – June-July 2010
- ❑ Permission to Print – June 2011



Establishing the PPA

- ❑ Agricultural Preservation was an Established Priority: 2002 *General Plan*
- ❑ PPAs designated in Subregions 1, 5, and 6 prior to this plan
- ❑ State Law: Agricultural Stewardship Act of 2006 (HB 2) states that a PPA shall be based on the following criteria:
 - Contain productive agricultural or forest soils
 - Be capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking
 - Be governed by local policies that stabilize the agricultural and forest land base
 - Be large enough to support agricultural operations
 - Be accompanied by a goal to preserve 80 percent of the PPA

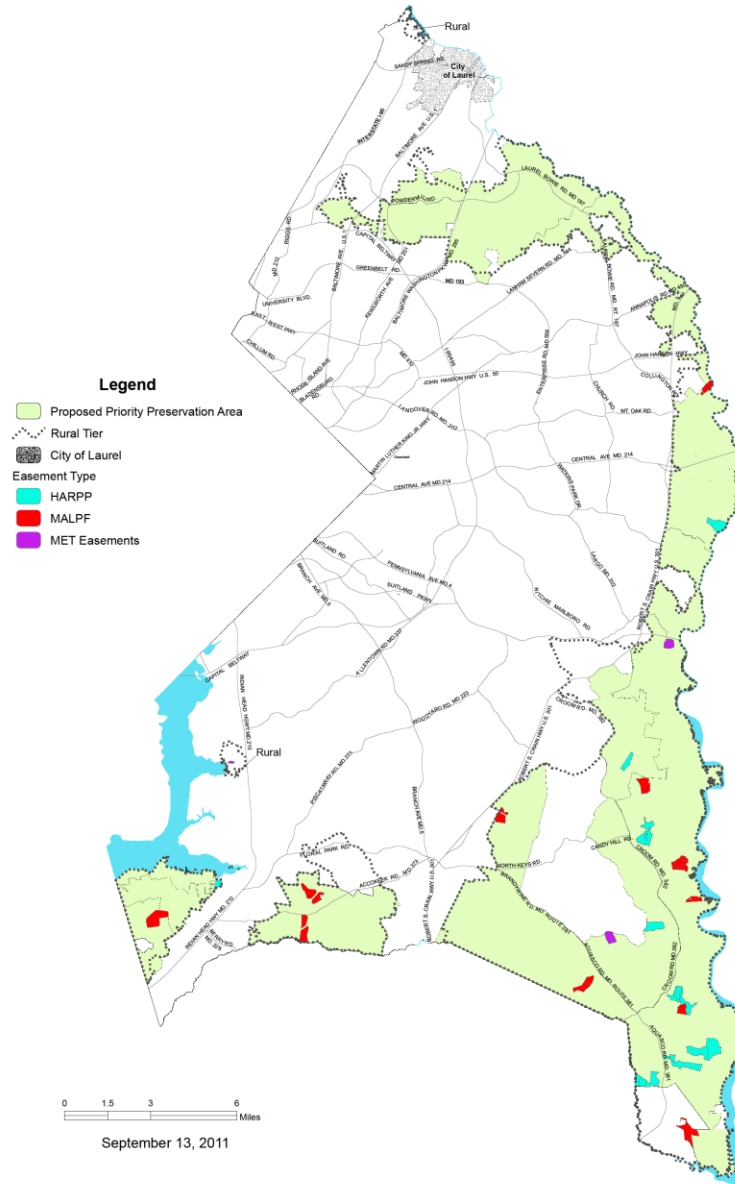


Other Criteria for Establishing the Priority Preservation Area

- Agriculturally-assessed properties
- Rural Tier and close to Rural Tier
- Zoning:
 - R-A (Residential-Agricultural)
 - R-O-S (Reserved Open Space)
 - O-S (Open Space)
- Areas with known interest in agricultural land preservation among the landowners
- Areas with forest resources
- Areas least compromised by development
- Next to areas already protected by HARPP, MALPF, woodland conservation banks
- Areas with parkland being farmed
- Areas with agricultural (farm and forest) land uses, equestrian and other related uses



Easements and Countywide Proposed Priority Preservation Area



M-NCPPG



PPA Plan Goal

Preserve 80 percent of the remaining undeveloped land within the priority preservation area, while maintaining and enhancing agricultural and forestry production on already protected farm and forest lands

- Total area to be protected* = More than one-fifth of the county land base (63,000+ acres)
- Of the 63,000+ acres, 40,000+ is already protected
- This goal is reasonable, achievable
- Proposed PPA is more than 85 percent of the Rural Tier

*Includes Beltsville Agricultural Research Center and Patuxent Research Refuge



Agricultural Preservation Tools and Programs for Achieving the PPA Plan Goal

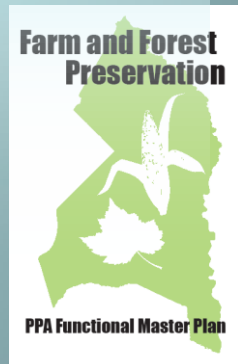
- Maryland Agricultural Land Preservation Foundation (MALPF)
- Historic Agricultural Resource Preservation Program (HARPP)
- Rural Legacy Program
- Program Open Space
- Woodland Conservation Banking and Resource Preservation
- Maryland Environmental Trust
- Accokeek Foundation
- Black Swamp Creek Land Trust



Objective

This Plan reaffirms the 2002 General Plan objective:

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



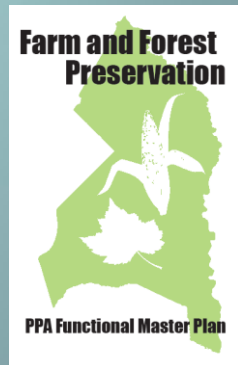
Policies

- Maximizing the value of farm and forest land
- Actively seeking all available funding
- Minimizing development not consistent with rural character
- Preservation for environmental and economic value
- Reclaiming natural resource areas for agriculture
- Support for new farm and forest enterprises



Errata Sheet for Draft PPA Plan

- ❑ Between 1999 and 2011, 1,036 acres (not 848) of land has been acquired using Rural Legacy funds. (Revise Figure 1, p. 9)
- ❑ Remove the strip of land on southern border of the county that is not in the Rural Tier from the PPA (Revise Map 17, p. 34).
- ❑ 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~~.”



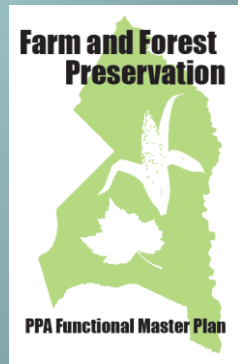
Errata Sheet for Draft PPA Plan (continued)

- Revise Map 5, p. 22, for the Subregion 1 to display the diagonal pattern on the westernmost portion of BARC (part of existing PPA)
- Revise Map 7, p. 24, for the Langley Park-College Park-Greenbelt Area to display the 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.



Amendments to Draft PPA Plan

- ❑ Include in the PPA the Antonioli property in Aquasco, which is:
 - Adjacent to the PPA
 - Has a MALPF easement on it
 - 160 acres
 - Working farm – grain crops
 - 65 acres of tillable ground
 - 89 acres of woodland



PPA Plan Schedule

Adoption and Approval

- Permission to print, June 2, 2011
- First joint public hearing, September 2011
- Planning Board Work Session, October 2011
- Planning Board adopts plan, October 2011
- Transmit to Council, October-November 2011
- Council approves and/or sets second public hearing, February 2012
- Second public hearing (if required), February-March 2012
- Approval, March 2012



Questions?

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For more information on the PPA Plan go to
www.pgplanning.org/prioritypreservation.htm

