



## PRINCE GEORGE'S COUNTY OFFICE OF THE COUNTY EXECUTIVE

**Bill:** HB 1195- Land Use- Rail Station Overlay Districts

**Sponsor:** Delegate Marvin Holmes

**Committee:** Environmental Matters

**Hearing:** February 23, 2012

**Contact:** Lori Valentine

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**Position:** SUPPORT

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The Office of the Prince George's County Executive **SUPPORTS HB 1195**, which authorizes a local jurisdiction to establish a rail station overlay district adjacent to a railroad station, metro station, or light rail station in its jurisdiction.

This legislation requires the Maryland Department of Planning (MDP) along with the Maryland Department of Transportation (MDOT) to establish standards and guidelines for which a local jurisdiction may establish an overlay district and a model ordinance for establishing an overlay district. Based upon these provisions, a local jurisdiction that formulates an overlay district may establish within its borders a tax increment financing district or a special taxing district to fund infrastructure improvements in that particular overlay district.

In addition, this legislation will offer support to Prince George's County's current process of creating transit overlay zones in order to encourage transit-oriented development (TOD) near areas with rail stations. The Prince George's County Planning Department, through its sector plans and the creation of TOD zones, are already in the midst of constructing various plans surrounding rail stations and our providing recommendations regarding the coordination of land use and transportation. The transit overlay zones will seek to encourage coordinated and integrated development for specific properties and areas within close proximity to existing as well as planned rail stations. The public financing offered by tax increment funding will allow the County to improve underdeveloped areas surrounding the rail stations such as the Naylor Road and Branch Avenue Metros, which is a priority of the County.

Furthermore, **House Bill 1195** will result in a strong impact on the Prince George's County small business, including Minority Business Enterprises (MBE), and further allow them to be an integral part in the development of Prince George's various jurisdictions.

For these reasons, the Office of the Prince George's County Executive **SUPPORTS HB 1195**, and asks for a **FAVORABLE** report.