

## 1 1.0 Land Use

### 2 1.1 Introduction

3 This Technical Memorandum describes the land use in the Proposed Action's Region of Influence (ROI)  
4 and potential impacts on land use from the Proposed Action (i.e., Preferred Alternative) and No Action  
5 Alternative. Measures to reduce potential adverse effects on land use from the Proposed Action are also  
6 identified.

7 Land use includes two primary categories: natural and human-modified. Examples of natural land use  
8 include woodlands, grasslands, and other undeveloped areas. Examples of human-modified land use  
9 include residential, commercial, industrial, agricultural, and other developed areas. Land use is typically  
10 guided and regulated by management plans, policies, regulations, and ordinances (i.e., zoning) that both  
11 determine the type and extent of land use allowable in specific areas and protect specially designated or  
12 environmentally sensitive areas.

13 Treasury received comments related to land use from stakeholders during the public scoping period.  
14 Scoping comments expressed concern over the potential land use impacts of the Proposed Action, such  
15 as the conversion of agricultural land to an industrial facility and the potential lost benefits of maintaining  
16 undeveloped land. Please refer to Treasury's [Public Scoping Report](#) for further details on the comments  
17 received during the scoping period. Concerns expressed during public scoping regarding land use are  
18 considered and addressed in this analysis.

### 19 1.2 Affected Environment

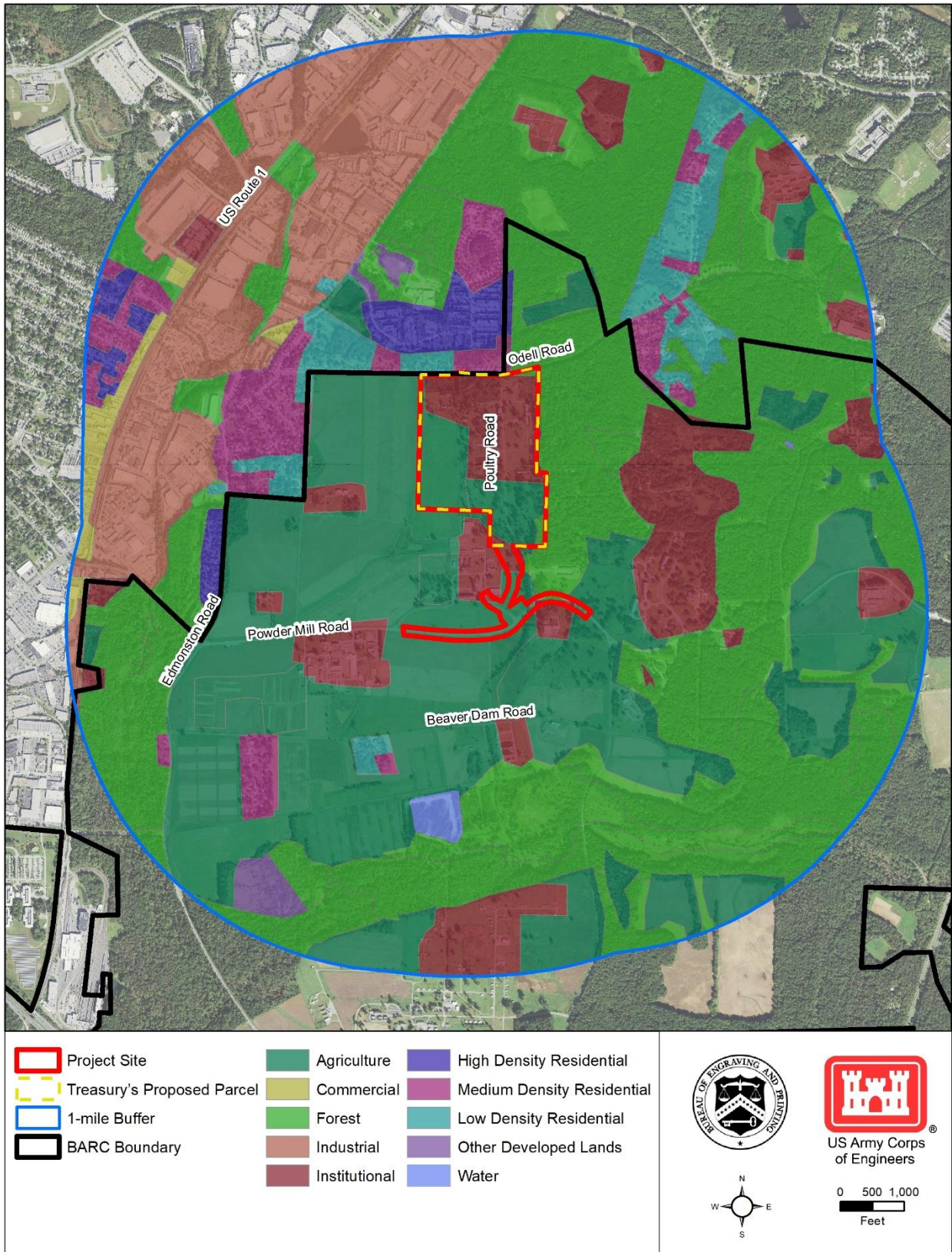
#### 20 1.2.1 Region of Influence

21 The ROI for this analysis includes the Project Site and all areas within one mile of the Project Site (see  
22 **Figure 1**). These areas may be influenced, directly or indirectly, by activities associated with the Proposed  
23 Action.

#### 24 1.2.2 Applicable Guidance

25 **Table 1** identifies federal, state, and local guidance and regulations relevant to this land use analysis. Per  
26 the United States (US) Constitution, state and local agencies cannot regulate land use on or zone federal  
27 property. Treasury, however, considered the land use and zoning designations and guidance within the ROI  
28 as part of this analysis.

29 Further to the above, local planning authorities have developed policies and goals for preservation of  
30 agricultural areas and open space within the ROI; some of these plans identify the Beltsville Agricultural  
31 Research Center (BARC) specifically. These local plans, policies, and goals related to agricultural land  
32 preservation are considered in this analysis.



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Figure 1: Existing Land Use within the ROI

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**Table 1: Land Use Applicable Guidance and Regulations**

Guidance/Regulation	Description/Applicability to Proposed Action
<p><a href="#"><u>Maryland Sustainable Growth and Agricultural Preservation Act (General Assembly of Maryland, 2012)</u></a></p>	<p>Requires counties/municipalities to establish development tiers within their jurisdictions that regulate how wastewater may be managed for future major residential subdivisions (i.e., 8 houses or more). This mapping is intended, in part, to focus development in suitable areas and restrict it from existing agricultural and environmental areas. <a href="#"><u>Prince George's County includes BARC in Tier IV</u></a>, the strictest development tier, wherein no major subdivisions are permitted without an exemption.</p>
<p><a href="#"><u>Prince George's County Zoning Ordinance Regulations (Prince George's County Code, Subtitle 27, Part 2)</u></a></p>	<p>Specifies permitted land use activities within Prince George's County. It does not regulate the land use of property owned by the federal government, such as at the Project Site.</p>
<p><a href="#"><u>M-NCPPC Plan Prince George's 2035 Approved General Plan (M-NCPPC, 2014)</u></a></p>	<p>Developed by Maryland-National Capital Park and Planning Commission (M-NCPPC), this plan provides comprehensive recommendations for guiding future development within Prince George's County; it identifies an Innovation Corridor, which encompasses BARC, as an area having the highest concentrations of economic activity and potential for job growth, research, and innovation.</p>
<p><a href="#"><u>Prince George's County Priority Preservation Area Functional Master Plan (M-NCPPC, 2012)</u></a></p>	<p>Identifies the Priority Preservation Area in Prince George's County intended to protect large amounts of land for environmental, recreational, and agricultural pursuits, and establishes goals, policies, and strategies for the preservation of this area. BARC is located within the Priority Preservation Area; this plan further considers BARC to be already permanently preserved since its agricultural land use cannot be significantly changed without Congressional authorization.</p>
<p><a href="#"><u>The Comprehensive Plan for the National Capital, Federal Elements (NCPC, 2016)</u></a></p>	<p>The National Capital Planning Commission (NCPC) establishes goals and policies that guide federal development and provide a decision-making framework for future federal initiatives in the National Capital Region (NCR), which encompasses Prince George's County. Further, the <a href="#"><u>Parks and Open Space Element</u></a> of this plan encourages the management of a regional parks and open space network for recreational, commemorative, social/civic, environmental, cultural, and educational benefits; BARC is considered a component of this regional network (NCPC, 2018).</p>

36 **1.2.3 Existing Conditions**

37 The Project Site, including Treasury's proposed parcel, is located in Prince George's County and the NCR<sup>1</sup>  
 38 planning district, approximately 2.5 miles east of Interstate 95 and 1.5 miles west of Interstate 295. It is part  
 39 of the US Department of Agriculture (USDA)-owned BARC and supports agricultural research. The Project  
 40 Site includes 24 buildings (mostly in disrepair), asphalt-paved/unpaved roads, one gravel parking area, an  
 41 approximately 21-acre agricultural research plot, cropland, forest, grassland/meadows, and wetlands.

<sup>1</sup> The NCR encompasses Washington, DC; Montgomery and Prince George's Counties in Maryland; Arlington, Fairfax, Loudoun, and Prince William Counties in Virginia; and the incorporated cities of Alexandria, Falls Church, Fairfax, and Manassas in Virginia.

42 Land use in the ROI is typical of the NCR; it consists of an established mixed community including  
 43 residential, commercial, industrial, and open space uses. Land uses in the northern and western portions  
 44 of the ROI, particularly north of Odell Road and west of Edmonston Road, include mostly private residential  
 45 areas, commercial and retail establishments, and light and heavy industry. Existing land use and associated  
 46 acreages within the ROI, Project Site, and Treasury’s proposed parcel are summarized in **Table 2** and  
 47 illustrated on **Figure 1**.

48 **Table 2: Existing Land Use within the ROI, Project Site, and Treasury’s Proposed Parcel**

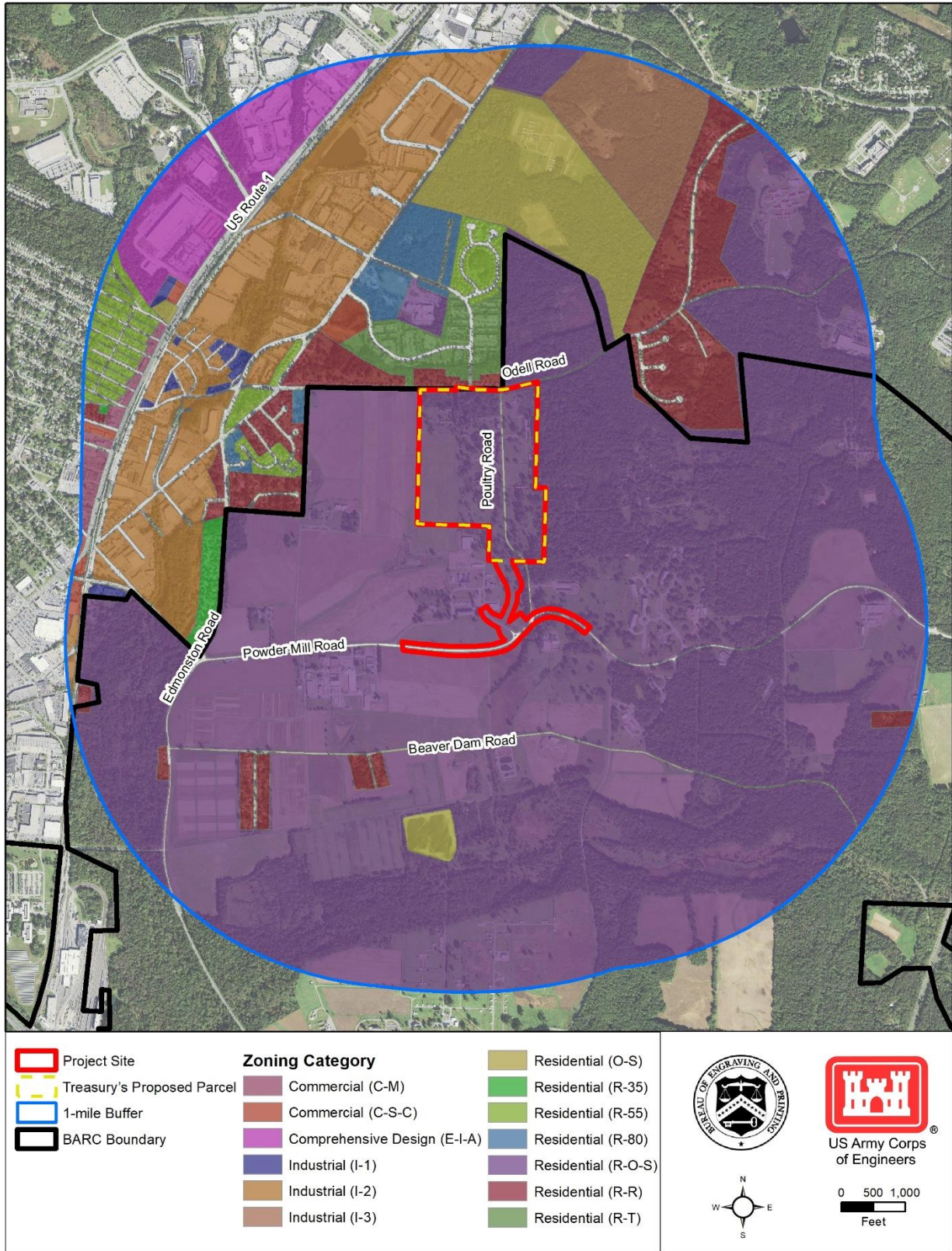
Existing Land Use	ROI (acres)	Project Site (acres)	Treasury’s Proposed Parcel (acres)
<b>Agricultural</b>	1,064.6	60.7	47.6
<b>Commercial</b>	32.4	0.0	0.0
<b>Forest</b>	1,447.8	3.8	3.1
<b>Industrial</b>	457.7	0.0	0.0
<b>Institutional</b>	385.7	57.7	53.5
<b>Residential – Low Density</b>	122.4	0.0	0.0
<b>Residential – Medium Density</b>	165.9	0.0	0.0
<b>Residential – High Density</b>	73.1	0.0	0.0
<b>Other Developed Lands</b>	25.1	0.0	0.0
<b>Water</b>	12.2	0.0	0.0
<b>Total</b>	<b>3,786.9</b>	<b>122.2</b>	<b>104.2</b>

49 Source: (M-NCPPC, 2020a)

50 Prince George’s County (i.e., approximately 278,761 acres of zoned land) consists of five major zoning  
 51 types. From most to least abundant, these include: Residential, Comprehensive Design, Industrial,  
 52 Commercial, and Mixed-Use and Planned Community. Each of these major zoning types contains one or  
 53 more zoning classifications that vary according to their specific requirements within the more general major  
 54 zoning type. Please refer to the Prince George’s County [Guide to Zoning Categories](#) for further information  
 55 (M-NCPPC, 2010).

56 The Project Site, including Treasury’s proposed parcel, is zoned under the Reserved Open Space<sup>2</sup> zoning  
 57 classification within the Residential major zoning type (M-NCPPC, 2020b). Reserved Open Space currently  
 58 accounts for 65.8 percent of zoned land within the ROI. [Existing zoning types and classes](#) within the ROI,  
 59 Treasury’s proposed parcel, and Project Site, including associated acreages, are summarized in **Table 3**  
 60 and depicted on **Figure 2**.

<sup>2</sup> The Reserved Open Space zoning classification includes a limited range of public, recreational, and agricultural uses (M-NCPPC, 2020c).



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Figure 2: Existing Zoning within the ROI

63 **Table 3: Existing Zoning Categories within the County, ROI, Project Site, and Treasury’s Proposed**  
 64 **Parcel**

Zoning Type	County Land Area (%)	Zoning Class	ROI (acres)	Project Site (acres)	Treasury’s Proposed Parcel (acres)
<b>Commercial</b>	2.0%	Commercial Miscellaneous (C-M)	15.6	0.0	0.0
		Commercial Shopping Center (C-S-C)	15.9	0.0	0.0
<b>Comprehensive Design</b>	5.3%	Employment and Institutional Area (E-I-A)	119.4	0.0	0.0
<b>Industrial</b>	5.1%	Light Industrial (I-1)	11.5	0.0	0.0
		Heavy Industrial (I-2)	332.1	0.0	0.0
		Planned Industrial/Employment Park (I-3)	98.8	0.0	0.0
<b>Residential</b>	84.7%	Open Space (O-S)	156.6	0.0	0.0
		One-Family Semidetached, and Two-Family Detached, Residential (R-35)	14.6	0.0	0.0
		One-Family Detached Residential (R-55)	63.6	0.0	0.0
		One-Family Detached Residential (R-80)	45.0	0.0	0.0
		Reserved Open Space (R-O-S)	2,493.3	118.2	102.7
		Rural Residential (R-R)	206.5	0.0	0.0
		Townhouse (R-T)	44.9	0.0	0.0
<b>Mixed Use and Planned Community</b>	3.0%	No Mixed Use/Planned Community zones are located within the ROI.	0.0	0.0	0.0
Roadways			169.1	4.0	1.5
<b>Total</b>	<b>100%</b>	<b>N/A</b>	<b>3,786.9</b>	<b>122.2</b>	<b>104.2</b>

65 Source: (M-NCPPC, 2020b)

### 66 1.3 Environmental Effects

67 This section analyzes potential effects on land use within the ROI that could occur under the Proposed  
 68 Action (i.e., Preferred Alternative) and No Action Alternative. Measures to reduce potential adverse effects  
 69 on land use from the Proposed Action are also identified.

#### 70 1.3.1 Approach to the Analysis

71 For this analysis, Treasury defined a significant adverse impact as one that would result in:

- 72 • A new land use that would result in discontinuation of or substantial change in existing adjacent  
 73 land uses.
- 74 • Induced activities within the ROI, but beyond the Project Site, that are inconsistent with existing  
 75 zoning designation(s).

#### 76 1.3.2 No Action Alternative

77 Under the No Action Alternative, Treasury would not construct the proposed Currency Production Facility  
 78 (CPF). Land use and zoning within the ROI would not change due to the Proposed Action. The existing

79 facilities within the Project Site would continue to fall into disrepair, potentially resulting in a continued **less-**  
80 **than significant adverse impact** on land use in the Project Site and ROI.

81 Further, the Project Site would remain available as a viable location for federal proponent(s) to redevelop  
82 for other purposes with Congressional authorization. Thus, future redevelopment of the Project Site would  
83 not be precluded under the No Action Alternative.

### 84 **1.3.3 Preferred Alternative**

#### 85 **Land Use**

##### 86 *Construction*

87 During construction of the proposed CPF, the majority of the Project Site (i.e., all areas except the northern  
88 forested buffer and the wetland area in the southeast corner of Treasury’s proposed parcel) would become  
89 an active construction area, including demolition, excavation, grading, filling, paving, building, landscaping,  
90 and other development activities. All activities would be confined to the Project Site. Construction impact-  
91 reduction measures would be implemented to minimize adverse impacts from dust, noise, or road closures  
92 to nearby residential areas and receptors (see the [Air Quality Technical Memorandum](#), [Noise Technical](#)  
93 [Memorandum](#), and [Traffic and Transportation Technical Memorandum](#)). Construction access to and  
94 from the Project Site would be from Powder Mill Road, thereby avoiding potential direct impacts (such as  
95 fugitive dust and traffic concerns) along Odell Road. Additionally, temporary privacy fencing would be  
96 erected along Odell Road and along the proposed entrance road, where needed, to supplement existing  
97 vegetative buffers and to obstruct the view of most construction activities from public areas (see the [Visual](#)  
98 [Resources Technical Memorandum](#)).

99 As evidenced by the established mixed-use community within the ROI, similar construction activities have  
100 occurred within the ROI throughout the past several decades. Thus, construction of the Proposed Action  
101 would be typical for the area and shielded from direct view off-site, resulting in a **less-than-significant**  
102 **adverse impact** on land use in the ROI.

##### 103 *Operation*

104 Under the Preferred Alternative, the USDA would transfer the 104.2-acre proposed parcel to Treasury; thus,  
105 the site would remain under federal ownership, which is consistent with the NCPC Comprehensive Plan  
106 and M-NCPPC Plan (see **Table 1**). Further, Treasury would use the site for innovative industrial  
107 technologies and employ approximately 1,200 staff, also consistent with the M-NCPPC Plan (M-NCPPC,  
108 2014). Designated land use, however, would permanently change from “Agricultural” (47.6 acres),  
109 “Institutional” (53.5 acres), and “Forest” (3.1 acres) to “Industrial” (104.2 acres) land use, effectively  
110 converting land use from agricultural production and research to industrial manufacturing (see **Figure 1**).  
111 No change in land use would occur outside Treasury’s proposed parcel; the proposed entrance road and  
112 Powder Mill Road rights-of-way would remain under the USDA’s ownership and classified according to their  
113 existing land use (i.e., “Institutional” and “Agricultural”).

114 During operation, Treasury would conduct its manufacturing activities (i.e., currency production) inside a  
115 secure facility; thus, activities would not be visible to other land uses (i.e., Residential) within the ROI. The  
116 proposed CPF would be access-controlled, fenced, and professionally landscaped. Treasury would  
117 maintain forested areas along the northern boundary to further limit views of the facility from Odell Road.  
118 In general, Treasury’s operational activities in its proposed parcel would be consistent with other industrial  
119 facilities in the ROI in terms of intensity. Treasury anticipates that no existing adjacent land uses would be  
120 discontinued as a result of the Preferred Alternative.

121 Currently, 21.1 acres of the 60.7 acres of designated “Agricultural” land within the approximately 122-acre  
122 Project Site is actively used for agricultural purposes (i.e., row crops; see [Biological Resources Technical](#)  
123 [Memorandum](#)). BARC contains approximately 6,523 acres of land for general agricultural use (i.e., to  
124 support BARC’s mission), of which approximately 2,207 acres are in agricultural production (i.e., cropland)  
125 (USDA, unpublished data). Therefore, the conversion of 21.1 acres of active cropland under the Preferred  
126 Alternative would reduce active cropland at BARC by approximately 1.0 percent. The permanent conversion  
127 of this land would not require the USDA to increase agricultural land or production elsewhere on BARC to  
128 meet its mission, as sufficient agricultural capacity exists on BARC currently and with implementation of the  
129 Proposed Action.

130 Further, agricultural land is abundant within the ROI and Prince George’s County, which include 1,064.6  
131 acres and 34,399 acres of farmland, respectively (USDA, 2019). Treasury operations would only reduce  
132 designated “Agricultural” land use by 4.5 percent in the land use ROI and 0.01 percent in the county.

133 BARC, however, is included in Prince George’s County’s Priority Preservation Area and the NCPC’s  
134 regional parks and open space network (M-NCPPC, 2012; NCPC, 2018). Converting Treasury’s proposed  
135 parcel to industrial land use would conflict with these local plans and associated planning goals (see **Table**  
136 **1**). Therefore, the conversion of agricultural land use, including both active cropland and general agricultural  
137 land use, within the ROI would have a **less-than significant adverse impact** on land use and local  
138 planning objectives for agricultural land preservation.

139 Due to the increased presence of Treasury employees, the Proposed Action could create an incentive for  
140 the development (or redevelopment) of other, non-BARC properties near the Project Site. Potential  
141 development could include the establishment of retail and commercial uses and possibly additional housing  
142 (e.g., apartments, condominiums, and townhomes). The possibility of any such development in the ROI in  
143 response to the development of the proposed CPF, however, is speculative and would be dependent on  
144 market conditions and other factors that are not related to the Proposed Action. Additionally, such residential  
145 or retail uses would comply with current zoning in the ROI. Treasury operations have no potential to induce  
146 the development of incompatible land uses or changes outside of the ROI. Therefore, the potential  
147 contribution of the Proposed Action to regional development would have **no or negligible impact** on land  
148 use within the ROI.

#### 149 **Zoning**

150 The USDA would transfer custody and control of the 104.2-acre parcel to Treasury as agreed upon under  
151 the Memorandum of Agreement (MOA). Treasury would construct and operate an “Industrial” facility within  
152 its proposed parcel, which is and would continue to be zoned as “Residential” (Reserved Open Space) land  
153 (approximately 102.7 acres) and existing roadways (1.5 acres) (see **Figure 2** and **Table 3**). As shown in  
154 **Table 3**, “Residential” zoning currently comprises large majorities of the ROI and county at 79.9 percent  
155 and 84.7 percent, respectively; more specifically, “Reserved Open Space” currently comprises 65.8 percent  
156 of the ROI. Treasury’s proposed parcel occupies only 2.8 percent of the ROI, so its use would not  
157 substantially affect the area available for “Residential” (Reserved Open Space) uses in the ROI. Therefore,  
158 Treasury’s use of its proposed 104.2-acre parcel for operations incompatible with existing zoning would be  
159 a **less-than-significant adverse impact** on local zoning. No incompatible operations would occur or likely  
160 be induced in the ROI outside Treasury’s proposed parcel under the Preferred Alternative.

#### 161 **1.4 Impact-Reduction Measures**

162 As part of the Proposed Action, Treasury would implement the following impact-reduction measures to  
163 minimize potential adverse impacts to land use:



- 164 • Execute the land transfer of Treasury’s proposed parcel from the USDA to Treasury.
- 165 • Route construction access from Powder Mill Road north onto Poultry Road and avoid transporting
- 166 construction materials or operational traffic along Odell Road to avoid impacts to residential land
- 167 uses along this road.
- 168 • Install privacy fencing along Odell Road and around the proposed entrance road during
- 169 construction to minimize views of construction activities.
- 170 • Maintain professionally landscaped grounds around the proposed CPF and the forested border
- 171 between the facility and Odell Road during operation.

## 172 1.5 Mitigation Measures

173 Treasury should implement the following project-specific mitigation measure to reduce the potential for

174 adverse zoning impacts:

- 175 • Although not required, obtain a zoning reclassification of Treasury’s proposed parcel from the
- 176 Prince George’s County Planning Department’s Development Review Division from “Residential”
- 177 to “Industrial.”

## 178 1.6 References

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