

# CITY OF MOUNT RAINIER

## ARCHITECTURAL CONSERVATION PLAN AND ARCHITECTURAL CONSERVATION OVERLAY ZONE

### MAYOR AND COUNCIL WORK SESSION BRIEFING

09.16.14

Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission (M-NCPPC)  
*In partnership with the City of Mount Rainier*



# AGENDA

- Introductions
- Briefing Purpose
- Overview
- Project Area
- Project Schedule
- Community Outreach
- Contact

# BRIEFING PURPOSE

- Architectural Conservation Plan (ACP)  
Project Introduction
- History of ACP
  - Municipal concerns
  - Legislative Action
- Municipal Involvement

# OVERVIEW



- Preserve and protect the architectural and historic character and scale of the City of Mount Rainier's single-family neighborhoods
- Promote context-sensitive infill, additions, and renovations

# PROJECT TEAM

- M-NCPPC
- Cunningham Quill Architects
- EHT Traceries
- R. McGhee & Associates
- City of Mount Rainier

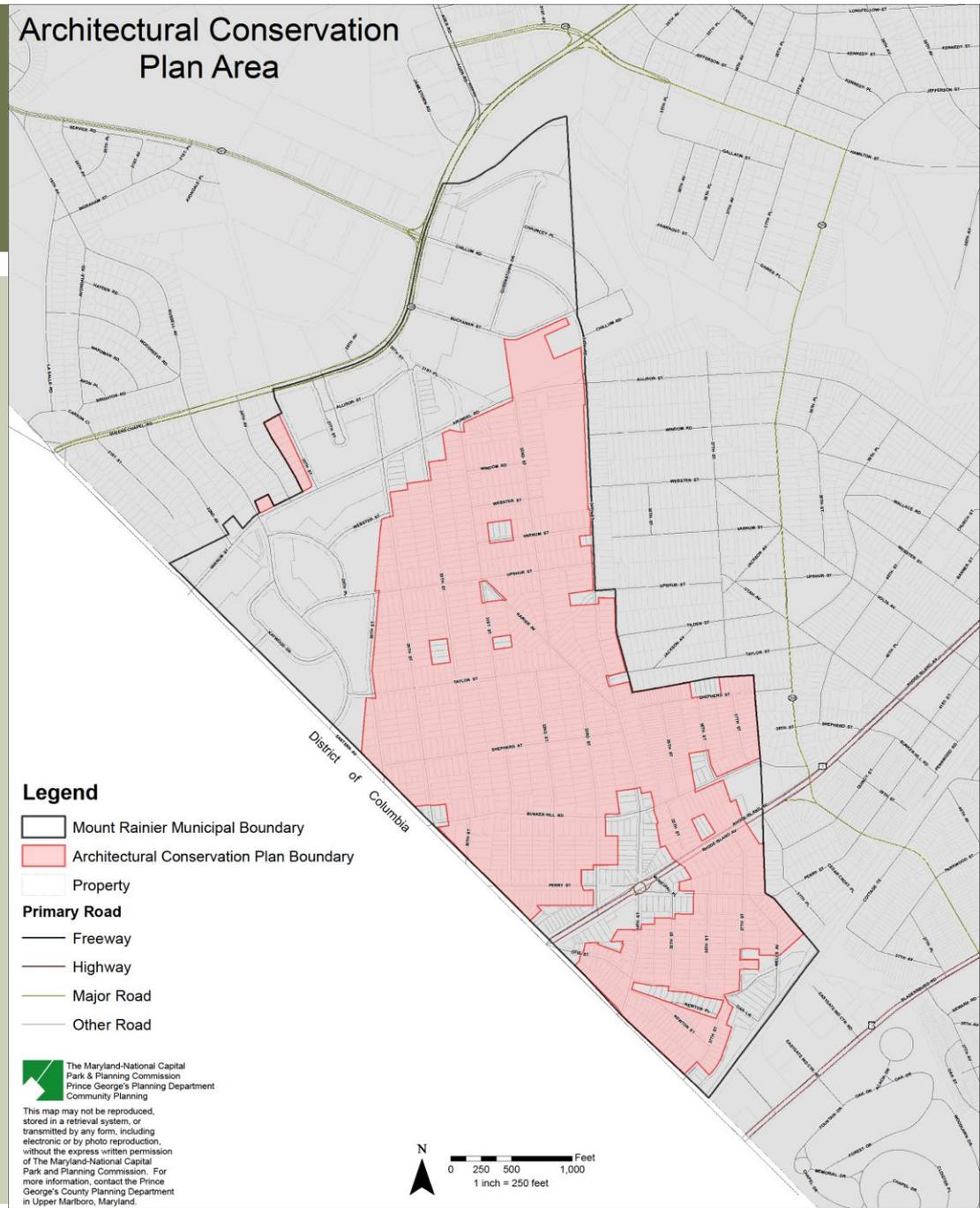


# PROJECT AREA

■ All single-family residential zones in the City of Mount Rainier

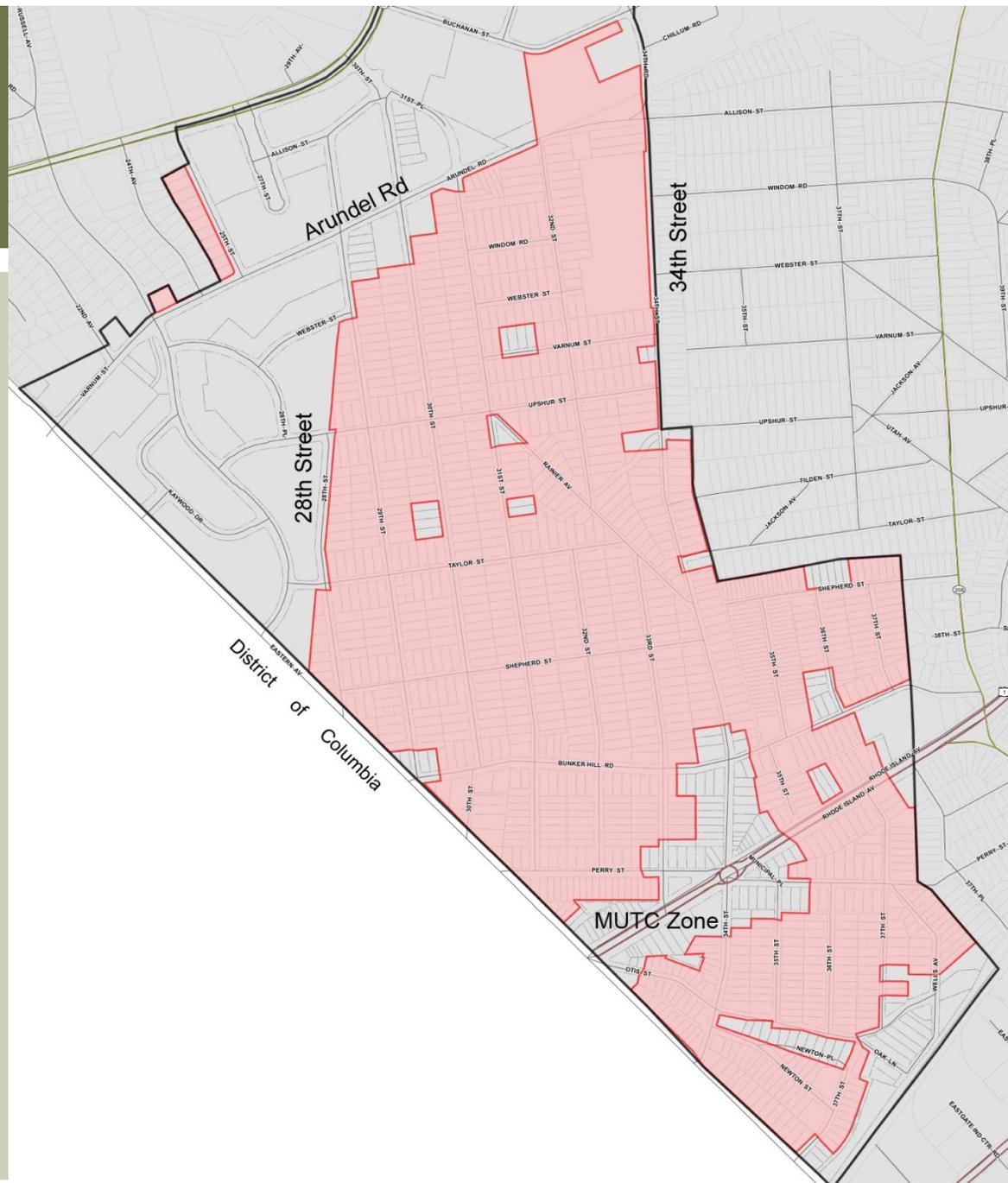
- R-20
- R-35
- R-55
- R-80

## Architectural Conservation Plan Area



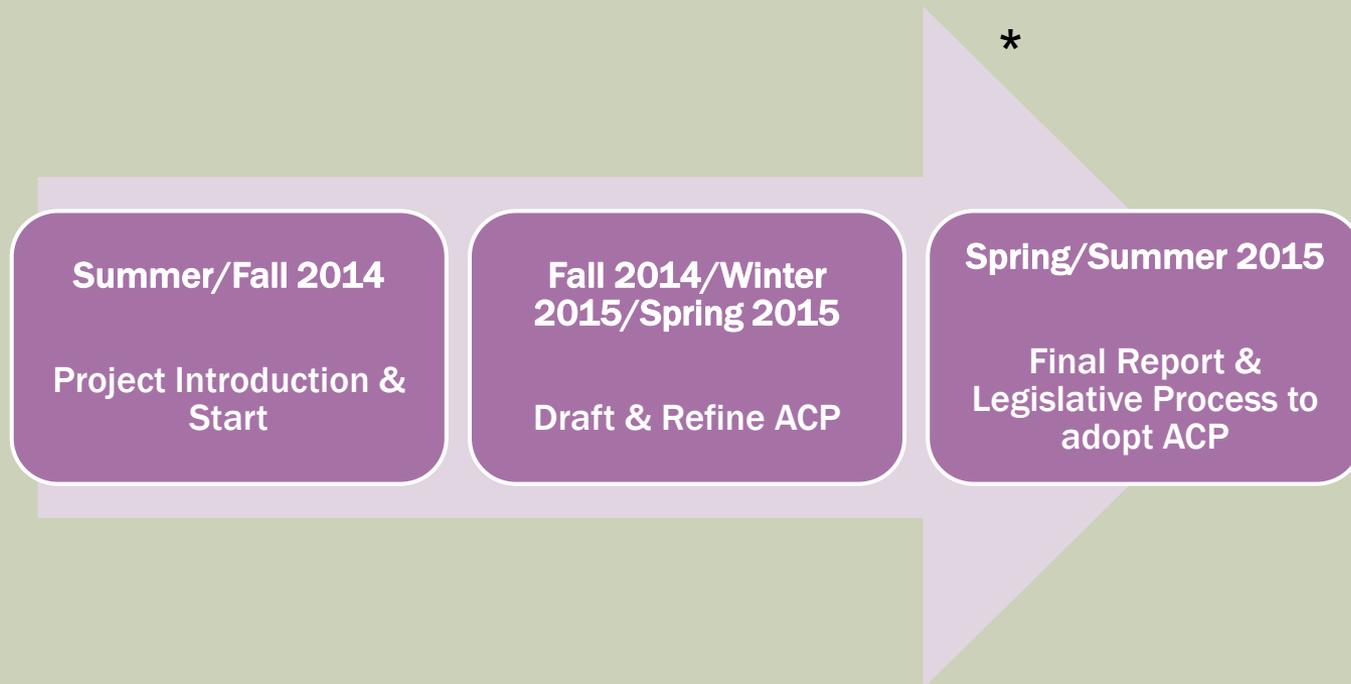
# PROJECT AREA

- Approximately 1,100 properties and 1,800 structures



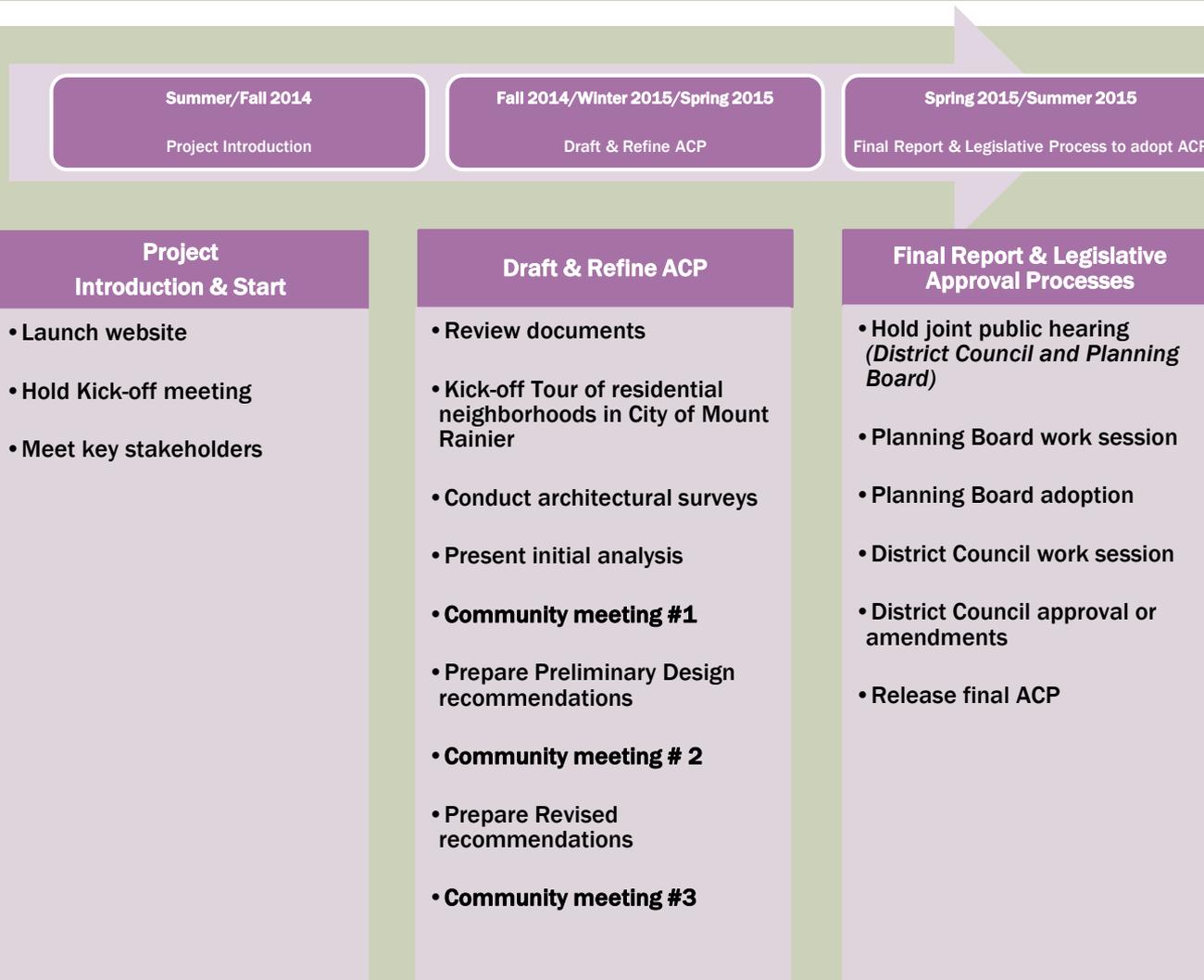
# PROJECT SCHEDULE

- Start date July 2014



*\*Estimated Schedule*

# PROJECT SCHEDULE



# MAJOR PROJECT DELIVERABLES

## ■ Task One: Pre-Planning

- Project Team
- Consultant
- Introductory Meetings with City Manager

## ■ Task Two: Urban Design Services

- Detailed inventory of the built environment
- Architectural survey
- Proposed design regulations and exemptions for the ACOZ
- Guidelines/criteria for approval of renovation/alteration projects
- A pattern book

## ■ Task Three: Final Report

- Final report

# TOUR OF NEIGHBORHOODS

## INITIAL TOUR - 9/11/14

- Attendees included the following:
  - ACP Project Team & Consultants
  - Mount Rainier Design Review Board
  - Mount Rainier M-U-TC Committee
  - Mount Rainier Green Team (*invited*)
  - Mount Rainier Tree Commission (*invited*)



# TOUR OF NEIGHBORHOODS

## ■ Major Takeaways:

- The City has many examples of very sensitive renovations to existing homes as well as less sensitive modifications.
- Major concerns include:
  - Maintaining the front porch character of the neighborhoods.
  - Accuracy and integrity of architectural details.
  - Maintaining compatible scale within neighborhoods.



# TOUR OF NEIGHBORHOODS

## ■ Major Takeaways:

- There are a variety of architectural styles found throughout the City. Recommendations need to address this variety.
- Recommendations need to provide appropriate guidance for infill projects as well as renovations, restorations, and repairs.



# COMMUNITY OUTREACH

- **Tour City of Mount Rainier Project Area/Neighborhoods**
  - Sept. 11<sup>th</sup>, 2014
- **Project Kick-off Meetings:**
  - Mount Rainier Work Session (Council & Mayor) – Sept. 16, 2014
  - Community Meeting # 1 – November/December 2014
- **Stakeholder Outreach:**
  - ACP/AC0Z Project Website Launched June 2014
  - City Manager Introductory Meeting held in June 2014
  - Initial outreach to Design Review Board, M-U-TC Committee, Green Team, Tree Commission
  - City of Mount Rainier Newsletter – July/August 2014 Edition

# COMMUNITY OUTREACH

- Residents
- Municipal committees (Design Review Board, M-U-TC, Green Team, Tree Commission)
- Elected Officials
- Other stakeholders
- Developers, contractors, etc.

# COMMUNITY OUTREACH

- Project Webpage:

- Architectural Conservation Plan: [www.pgplanning.org/MRACOZ.htm](http://www.pgplanning.org/MRACOZ.htm)

- Mount Rainier Website:

- Residents: [www.mountrainiermd.org/residents/](http://www.mountrainiermd.org/residents/)

- Mount Rainier Newsletter:

- The Message

- Others

# COMMUNITY OUTREACH

Project Main Page  
Project Description  
Definitions  
Project Schedule  
Maps, Presentations & Reports  
Resources  
Become Involved  
Project Team

Sign Up for ACPACOZ Email Updates

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## Architectural Conservation Plan and Architectural Conservation Overlay Zone for the City of Mount Rainier



**Latest Update:**  
The project will officially kick-off in late June 2014. Visit this web page for additional details or click [here](#) to sign-up to receive information on this project in the future.

**Background:**  
As housing preferences have changed and (re)development pressures have accelerated, the residents of the City of Mount Rainier have expressed concerns about maintaining the character of their neighborhoods and the affordability of their homes while proactively curbing the "mansionization" trend that has affected many communities in Prince George's County. Residents have noted a particular interest to help ensure that new infill development, additions, and major renovations respect the historic context, architectural character, and scale of the Mount Rainier's established neighborhoods.

The Prince George's County District Council created the Architectural Conservation Overlay Zone (ACOZ) tool in 2012 to provide a regulatory framework to preserve and protect the architectural or design character in established communities while promoting appropriate, well-planned development and redevelopment that is consistent with the surrounding neighborhoods and adjoining areas.

The purpose of this project is to preserve and protect the architectural and historic character and scale of the City of Mount Rainier's single family neighborhoods.

Visit the [project description page](#) for additional details.

[www.pgplanning.org/MRACOZ.htm](http://www.pgplanning.org/MRACOZ.htm)

# CONTACT:

## Zunilda Rodriguez, Project Manager

### Prince George's County Planning Department

Phone: 301-780-2233

Fax: 301-454-1606

E-mail: [zunilda.rodriguez@ppd.mncppc.org](mailto:zunilda.rodriguez@ppd.mncppc.org)