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Prince George's County Planning Board  
Office of the Chairman

301-952-3560

October 13, 2016

The Honorable Derrick Leon Davis  
Chairman, Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Chairman Davis: 

This is a request for a six-month extension to the timeframe to complete the preliminary East Riverdale-Beacon Heights Sector Plan. This recommended six-month extension will shift the scheduled Planning Board permission to print date to May 4, 2017 (see enclosed schedule).

The East Riverdale-Beacon Heights Sector Plan is an ongoing project in the Planning Department's FY 2017 work program. The current deadline for Planning Board permission to print is November 3, 2016. The primary purposes of the proposed sector plan are to develop an action plan to implement the vision and priorities set forth by *Plan Prince George's 2035* and to effectively facilitate context-sensitive redevelopment around the planned Beacon Heights and Riverdale Park Stations along the Purple Line and the central MD 201 (Kenilworth Avenue) corridor in and around the Town of Riverdale Park.

During the course of drafting the preliminary sector plan, Community Planning staff and stakeholders have identified several areas where further investigation, evaluation, and development of additional policies and strategies will strengthen the Sector Plan. These areas include retail and office revitalization, zoning, environmental protection, workforce development, and access to affordable housing. In addition, the County and the Maryland Transit Administration continue to discuss potential design changes to the Riverdale Park Purple Line Station; resolution of this issue is critical to the completion of this plan. Additional time would also provide opportunities to more closely coordinate with county and state agencies and a range of stakeholders on the development of a relevant, informative, and user-friendly plan for the East Riverdale and Beacon Heights communities.

The Honorable Derrick Leon Davis  
Page 2

Section 27-644(a)(3) of the Zoning Ordinance permits the extension of the timeframe subject to Planning Board and District Council concurrence. The Planning Board supports the requested extension of six months and requests District Council concurrence. If you should have any questions or need additional information, please do not hesitate to contact me or Scott Rowe of the Community Planning Division at 301-952-3521 or Brandon.Rowe@ppd.mncppc.org.

Sincerely,

A handwritten signature in blue ink that appears to read "Betty".

Elizabeth M. Hewlett  
Chairman

Enclosure

cc: Debra Borden, Acting Planning Director  
Ivy A. Lewis, Chief, Community Planning Division  
Frederick Stachura, J.D., Acting Planning Supervisor, Community Planning Division  
Scott Rowe, AICP, CNU-A, Planner Coordinator, Project Manager, Community Planning Division