

June 2, 2022

The Honorable Calvin S. Hawkins, II
Chairman, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, Maryland 20774

**Re: Transmittal of the Planning Board
Comments on Revisions to the 2022
Adopted Adelphi Road-UMGC-UMD
Purple Line Station Area Sector Plan and
Endorsed Sectional Map Amendment
(SMA)**

Dear Chairman Hawkins:

The Prince George's County Planning Board appreciates the opportunity to review the District Council proposed revisions to the 2022 *Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and Endorsed Sectional Map Amendment (SMA), received on June 1, 2022, and transmit its comments on the revisions. The Board's comments are set forth below in Tables 1 through 5. Overall, the Planning Board supports revisions 1.c, 3-10, 13, and 16, and opposes revisions 1.a, 1.b, 2, 11, 12, 14, and 15 (see Tables 1-5).

If you have any questions or require additional information, please do not hesitate to contact me or Shubha Punase, Project Manager, Community Planning Division, Long Range Planning Section, at Shubha.Punase@ppd.mncppc.org or on Microsoft Teams at 240-644-0625.

Sincerely,



Peter A. Shapiro
Chair

Table 1: Land Use

No.	District Council Proposed Revisions	Relevant Policies	Planning Board Response	Exhibit(s)
1.a	Revise the designation of the following parcels from Core to Edge of the UMD West Local Transit Center: a) 7604 Mowatt Lane (Parcel 30, Tax ID 2287050) b) 7601 Mowatt Lane (Parcel 31, Tax ID 4007274) (See Map 1)	LU 1	Opposes. The core and edge boundaries of the UMD West Center were analyzed during the development of the Plan and following the analysis of public testimony. The Planning Board adopted the proposed UMD West Local Transit Center Core and Edge boundaries in the Resolution of Plan Adoption (PGCPB No. 2022-41) based on the record of testimony.	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor
1.b	Designate the Guilford Drive right-of-way abutting Parcel 33 in the Edge of the UMD West Local Transit Center. (See Map 1)	LU 1	Opposes. The core and edge boundaries of the UMD West Center were analyzed during the development of the Plan and following the analysis of public testimony. The Planning Board adopted the proposed UMD West Local Transit Center Core and Edge boundaries in the Resolution of Plan Adoption (PGCPB No. 2022-41) based on the record of testimony.	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor
1.c	Revise designation of the following parcel from Core to Edge of the UMD West Local Transit Center: c) Knox Road (Parcel 33, Tax ID 241171) (See Map 1)	LU 1	Supports. The subject property is built out and owned by the State of Maryland; the sector plan makes no specific recommendations for this property other than maintaining its current mix of uses. A change in center designation from Core to Edge will not affect implementation of the sector plan.	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor
2.	Add the property at 7604 Mowatt Lane (Parcel 30, Tax ID 2287050) to Strategy LU 1.7	LU 1	Opposes. The core and edge boundaries of the UMD West Center were analyzed during the development of the Plan and following the analysis of public testimony. The Planning Board adopted the proposed UMD West Local Transit Center Core and Edge boundaries in the Resolution of Plan Adoption (PGCPB No. 2022-41) based on the record of testimony.	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor

Table 2: Economic Prosperity

No.	District Council Proposed Revisions	Relevant Policies	Planning Board Response
3.	Add new Strategy EP 1.4 to the Economic Prosperity Element of the plan as follows: <u>EP 1.4: Coordinate with UMD to update their UMD Facilities Master Plan 2011-2030 for the west portion of campus, in particular Parking Lot 1, to integrate transit-oriented development, sustainability, and stormwater management best practices.</u>	EP 1	Supports. The proposed revision is consistent with the Adopted Sector Plan.
4.	Delete the text of Strategy EP 2.2 entirely as follows: [EP 2.2: Implement the recommendations of the UMD Facilities Master Plan 2011 – 2030. See also Strategy HD 1.3.]	EP 2	Supports. Proposed Strategy EP 1.4 above replaces this strategy; the proposed revision is consistent with the Adopted Sector Plan.

Exhibits:			
Exhibit #8 Elisabeth Herschbach	Exhibit #28/66 David Brosch	Exhibit #44/79 Marilyn Yang	Exhibit #63 UMD Student Government Association
Exhibit #14 Lily Fountain, Sierra Club of Prince George’s County	Exhibit #29 Coalition to Save Guilford Woods	Exhibit #45 Alexi Boado	Exhibit #64 Dr. Stephen Prince
Exhibit #15 Todd Larsen	Exhibit #30/71 Steven Hurtt	Exhibit #46/V05 Cheryl Cort, Coalition for Smarter Growth	Exhibit #67 Coalition to Save Guilford Woods
Exhibit #64 Marc Neal Simon	Exhibit #31 Nina Jeffries	Exhibit #47 Riya Sharma	Exhibit #74 Christopher Oehrle
Exhibit #21 Jack Hedgman	Exhibit #34 Fran Riley	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor	Exhibit #75 Lee Poston
Exhibit #22 Judith Lichtenberg	Exhibit #39/72 Helen Benes Kaiser	Exhibit #52 Nancy Barrett	Exhibit #77 Trey Sherard
Exhibit #25 Louiqa Raschid	Exhibit #40 Meg Oates	Exhibit #61 Dr. Victor M. Yakovenko	Exhibit #83 Alexandra Bely
	Exhibit #42 Dr. Amy Sapkota		

Underline indicates language added to the Adopted Plan / Endorsed SMA
 [Brackets] indicate language deleted from the Adopted Plan / Endorsed SMA

Table 3: Transportation and Mobility

No.	District Council Proposed Revisions	Relevant Policies	Planning Board Response	Exhibit(s)
5.	<p>On page 60, add a new <u>Strategy TM 1.3: Coordinate with property owners to create a minimum street grid that facilitates the movement of vehicles, bikes, and people safely including road access off of Adelphi Road and Mowatt Lane as recommended in Table 7 and additional road access onto Campus Drive at or near its intersection with Presidential Drive. All streets should avoid impacting the Regulated Area of the Countywide Green Infrastructure Network.</u></p>	TM 1	Supports. The proposed revision is consistent with the Adopted Sector Plan.	<p>Exhibit #35 City of College Park, The Honorable Stuart Adams, Councilmember</p> <p>Exhibit #46/V05 Cheryl Cort, Coalition for Smarter Growth</p> <p>Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor</p>
6.	<p>Revise Strategy TM 3.1 as follows:</p> <p>TM 3.1: Provide primary access to 7500 Mowatt Lane by constructing new recommended street UC-201 (See Table 7. <i>Recommended Master Plan Transportation Complete and Green Streets</i>; and Map 19. <i>Master Plan of Transportation Complete and Green Street Recommendations</i>). Replace the previously approved vehicular access on the southern side of the property with Shared-Use Path T-206. (See Map 20. <i>Recommended Bicycle and Pedestrian Facilities</i>), <u>as far north on the parcel as possible, and outside the hundred (100) feet stream buffer recommended by Strategy NE 1.3(a), while still providing critical connectivity.</u></p>	TM 3	Supports. The proposed revision is consistent with the Adopted Sector Plan.	<p>Exhibit #29 Coalition to Save Guilford Woods</p> <p>Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor</p> <p>Exhibit #59 University of Maryland, Edward J. Maginnis, Office of Real Estate</p>

Underline indicates language added to the Adopted Plan / Endorsed SMA
 [Brackets] indicate language deleted from the Adopted Plan / Endorsed SMA

Table 4: Natural Environment

No.	District Council Proposed Revisions	Relevant Policies	Planning Board Response	Exhibit(s)
7.	<p>On page 82, add a new <u>Strategy NE 1.3</u> as follows:</p> <p><u>NE 1.3: Maximize the forested buffer along Guilford Run.</u></p> <p>a. <u>Any new development should be designed to maximize buffers beyond one-hundred (100) feet measured from the top of the bank on each side of the stream.</u></p> <p>b. <u>Amend applicable county codes to increase the minimum forest buffer requirements.</u></p>	NE 1	Supports. The proposed revision is consistent with the Adopted Sector Plan.	<p>Exhibit #14 Lily Fountain, Sierra Club of Prince George’s County</p> <p>Exhibit #29 Coalition to Save Guilford Woods</p> <p>Exhibit #46/V05 Cheryl Cort, Coalition for Smarter Growth</p> <p>Exhibit #74 College Heights Estates Association (CHEA), Christopher Oehrle, President</p>
8.	<p>On page 82, add a new <u>Strategy NE 1.4: Acquire additional portions of properties to be added to the Guilford Run Stream Valley Park (Conservation Area C).</u></p>	NE 1	Supports. The proposed revision is consistent with the Adopted Sector Plan.	See Exhibits listed above.
9.	<p>On page 82, add a new <u>Strategy NE 1.5: Tree requirements associated with the Woodland and Wildlife Habitat Ordinance should be fulfilled within the Guilford Run sub-watershed unless a receiving location is deemed unavailable pursuant to Section 25-122 of the Woodland and Wildlife Conservation Ordinance.</u></p>	NE 1	Supports. The proposed revision is consistent with the Adopted Sector Plan.	<p>Exhibit #14 Lily Fountain, Sierra Club of Prince George’s County</p> <p>Exhibit #29 Coalition to Save Guilford Woods</p> <p>Exhibit #46/V05 Cheryl Cort, Coalition for Smarter Growth</p> <p>Exhibit #64 Dr. Stephen Prince</p> <p>Exhibit #74 College Heights Estates Association (CHEA), Christopher Oehrle, President</p>

Underline indicates language added to the Adopted Plan / Endorsed SMA
 [Brackets] indicate language deleted from the Adopted Plan / Endorsed SMA

No.	District Council Proposed Revisions	Relevant Policies	Planning Board Response	Exhibit(s)
10.	Adjust the transparency on Map 23. Proposed Amendments to the Countywide Green Infrastructure Network, so that the base map showing existing streets and buildings is visible.	NE 1	Supports. Formatting corrections on the Adopted Plan.	N/A

Table 5: Endorsed Sectional Map Amendment (SMA)

No.	District Council Proposed Revisions	Relevant Policies	Planning Board Response	Exhibit(s)
11.	<p><u>Parcel 30:</u> Amend the zoning classification of parcel #30 (at 7604 Mowatt Lane, Tax ID 2287050) from LTO-c zone (recommended in the Endorsed SMA) to LTO-e zone. Make revisions to all the tables, maps, and text to reflect this change. (See Map 2 and 3)</p>	LU 1	Oppose. Alternate zoning classifications were analyzed during development of the SMA and following the analysis of public testimony (see staff analysis of testimony and recommendations for parcel #30 on the Key Issue B3, of the Analysis of Testimony, pages 45-50; and see staff analysis of testimony and recommendations for	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor
12.	<p><u>Parcel 31:</u> Retain the current zoning classification RSF-65 on parcel #31 (at 7601 Mowatt Lane, Tax ID 4007274). Make revisions to all the tables, maps, and text to reflect this change. (See Map 2 and 3)</p>	LU 1	and recommendations for parcel #31 on the Key Issue B9.b.ii. of the Analysis of Testimony, page 92). The Planning Board endorsed the proposed LTO-c zoning in PGCPB No. 2022-42 after consideration of the record of testimony.	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor
13.	<p><u>Parcel 33:</u> Amend the zoning classification of parcel #33 (at 7601 Mowatt Lane, Tax ID 4007274) to reclassify from LTO-c zone (recommended on the Endorsed SMA) to LTO-e zone. Make revisions to all the tables, maps, and text to reflect this change. (See Map 2 and 3)</p>	LU 1	Supports. The subject property is built out and owned by the State of Maryland. A change in zone classification will not affect implementation of the sector plan.	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor

Underline indicates language added to the Adopted Plan / Endorsed SMA

[Brackets] indicate language deleted from the Adopted Plan / Endorsed SMA

Transmittal of the Planning Board Comments on Revisions to the 2022 *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Endorsed Sectional Map Amendment (SMA)*

June 2, 2022

Page 8

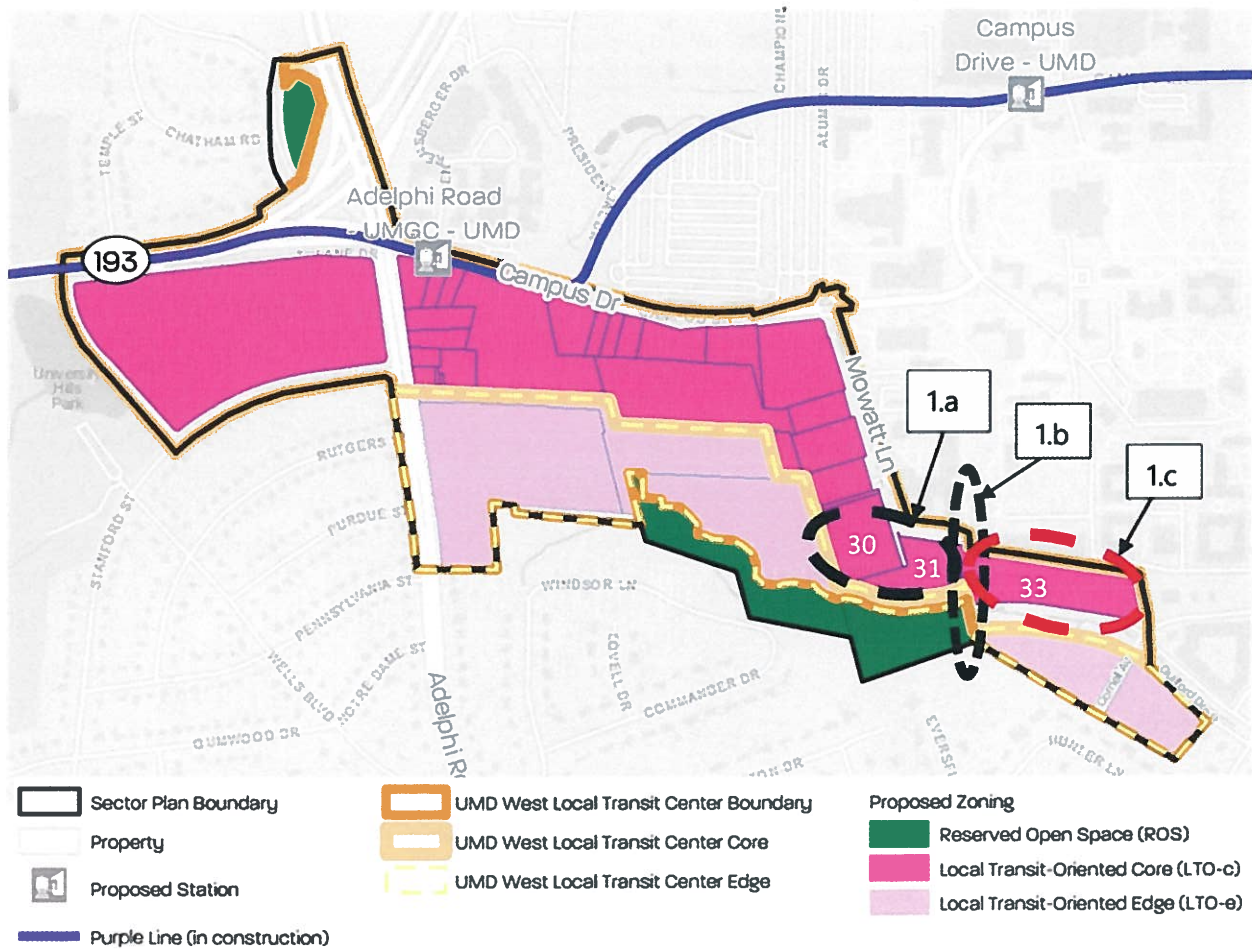
No.	District Council Proposed Revisions	Relevant Policies	Planning Board Response	Exhibit(s)
14.	<u>Parcel 34:</u> Amend the zoning classification of parcel #34 (at 4141 Guilford Drive, Tax ID 2379410) to reclassify from the LTO-c zone (recommended in the Endorsed SMA) to RMF-20 zone. Make revisions to all the tables, maps, and text to reflect this change. (See Map 2 and 3)	LU 1	Oppose. Alternate zoning classifications were analyzed during development of the SMA and following the analysis of public testimony (see staff analysis of testimony and recommendations for parcels #34 and #35 on the Key Issue B9.a.i. of the Analysis of Testimony, pages 89-90). The Planning Board endorsed the proposed LTO-e zoning in PGCPB No. 2022-42 after consideration of the record of testimony.	Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor
15.	<u>Parcel 35:</u> Amend the zoning classification of parcel #35 (at 4201 Guilford Drive, Tax ID 2347151) to reclassify from the LTO-c zone (recommended in the Endorsed SMA) to RMF-20 zone. Make revisions to all the tables, maps, and text to reflect this change. (See Map 2 and 3)	LU 1		Exhibit #50 City of College Park, The Honorable Patrick J. Wojahn, Mayor
16.	Revise all maps and tables to reflect the revisions	LU 1	Supports. Formatting corrections on the Endorsed SMA.	N/A

Transmittal of the Planning Board Comments on Revisions to the 2022 *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Endorsed Sectional Map Amendment (SMA)*

June 2, 2022

Page 9

Map 1. Parcels proposed for removal from the UMD West Local Transit Center Core, and addition to the Edge (DC revisions 1.a, 1.b, and 1.c, Table 1, Attachment 3 – Transmittal Letter from PB to DC)



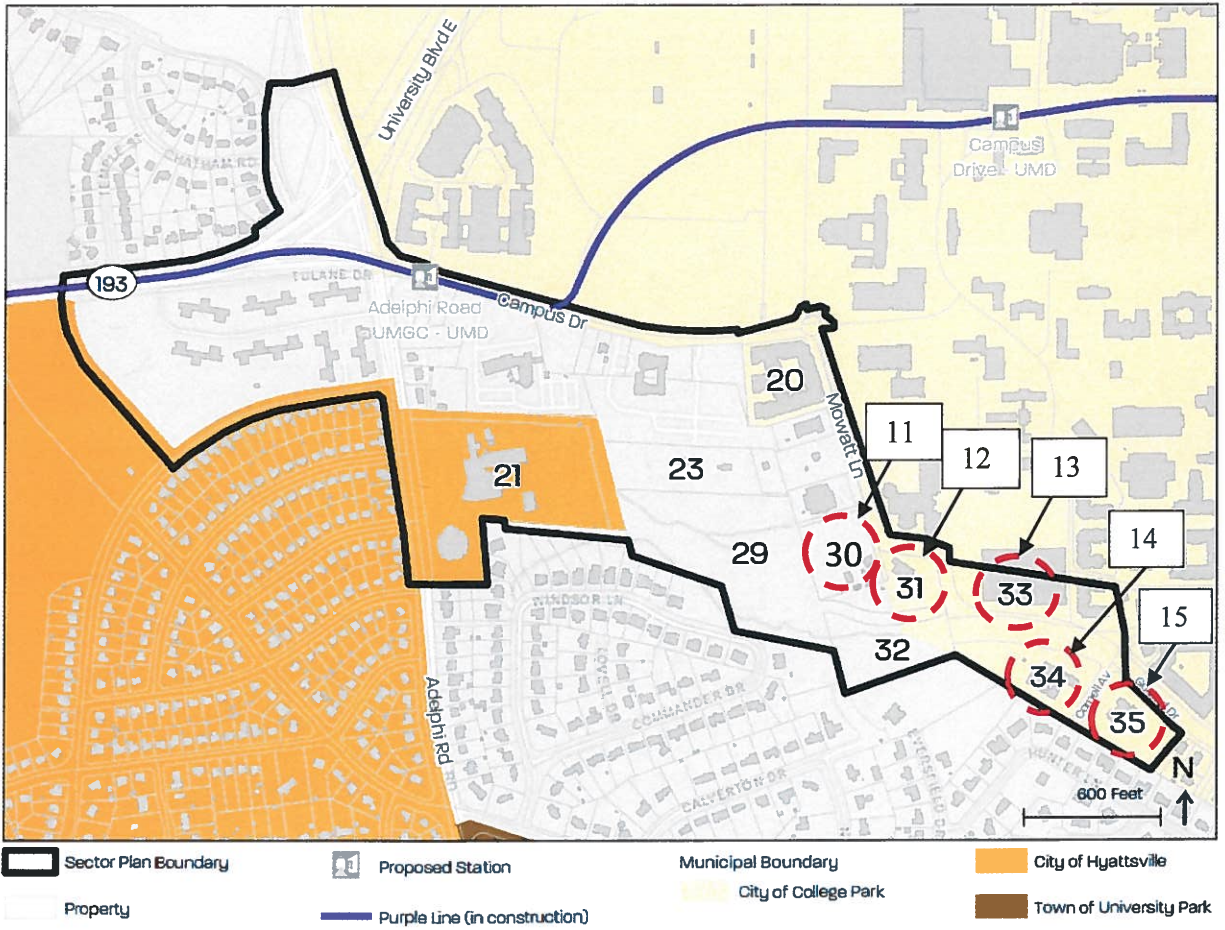
Underline indicates language added to the Adopted Plan / Endorsed SMA
 [Brackets] indicate language deleted from the Adopted Plan / Endorsed SMA

Transmittal of the Planning Board Comments on Revisions to the 2022 *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Endorsed Sectional Map Amendment (SMA)*

June 2, 2022

Page 10

Map 2. Parcels proposed for zoning revisions (Revisions 11-15, Table 4, Attachment 3 – Transmittal Letter from PB to DC) with Municipal Boundaries



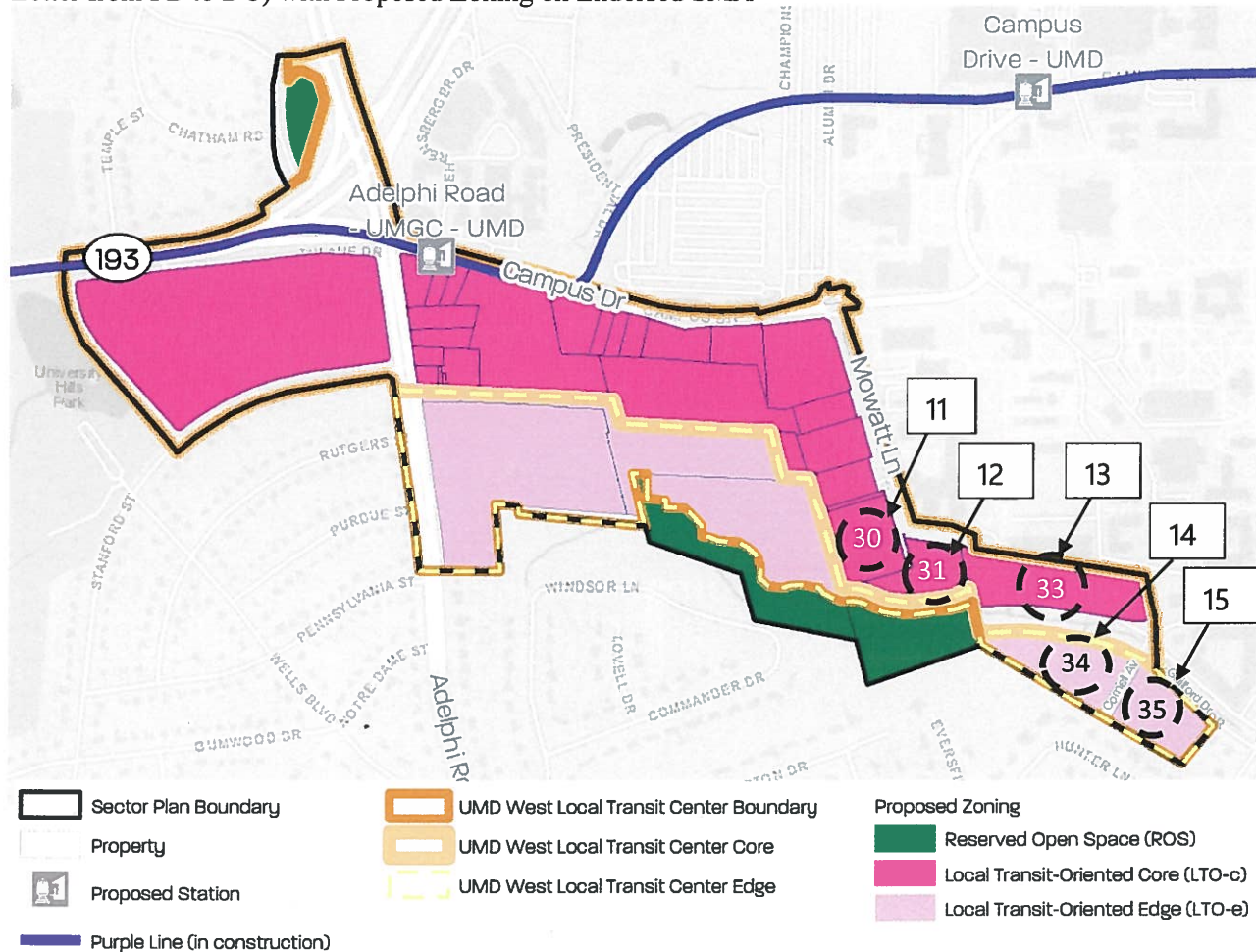
Underline indicates language added to the Adopted Plan / Endorsed SMA
 [Brackets] indicate language deleted from the Adopted Plan / Endorsed SMA

Transmittal of the Planning Board Comments on Revisions to the 2022 *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Endorsed Sectional Map Amendment (SMA)*

June 2, 2022

Page 11

Map 3. Parcels proposed for zoning revisions (Revisions 11-15, Table 4, Attachment 3 – Transmittal Letter from PB to DC) with Proposed Zoning on Endorsed SMA



Underline indicates language added to the Adopted Plan / Endorsed SMA
 [Brackets] indicate language deleted from the Adopted Plan / Endorsed SMA

Transmittal of the Planning Board Comments on Revisions to the 2022 *Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Endorsed Sectional Map Amendment (SMA)*

June 2, 2022

Page 12

cc: Donna J. Brown, Clerk of the Prince George's County Council
Andree Green Checkley, Esq., Planning Director
Derick Berlage, AICP, Acting Deputy Director of Operations
David Warner, Esq., Principal Counsel, Office of the General Counsel
Kipling Reynolds, AICP, Chief, Community Planning Division
Kierre McCune, Supervisor, Community Planning Division, Master Plans and Studies Section
Scott Rowe, AICP, CNU-A, Planner IV, Community Planning Division, Master Plans and Studies Section
Shubha Punase, AICP, LEED-GA, Planner III, Community Planning Division, Long Range Planning Section
Michael D. Calomese, Planner II, Community Planning Division, Master Plans and Studies Section