

January 6, 2022

The Honorable Calvin S. Hawkins, II  
Chairman, Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear Chair Hawkins: 

On October 13, 2020, the County Council of Prince George's County, Maryland, sitting as the District Council, adopted CR-102-2020, directing the Prince George's County Planning Department to prepare a sector plan for the West Hyattsville-Queens Chapel area. As a result of the ongoing planning effort since September 2020, which included stakeholder input, the Prince George's County Planning Board requests that the District Council terminate that prior initiation and initiate the sector plan anew but, as a part of this subsequent initiation, include the initiation of a concurrent sectional map amendment (SMA). Doing so would facilitate implementation of zoning and land use recommendations and significantly reduce the amount of time before the sector plan and SMA would become effective.

The sector plan area encompasses approximately 1,085-acres located within Planning Area 68, which includes portions of the City of Hyattsville, the Town of Brentwood, the City of Mount Rainier, as well as unincorporated areas. On January 6, 2022, the Prince George's County Planning Board approved initiation of the sector plan; approved initiation of a concurrent SMA; and approved the Recommended Goals, Concepts, Guidelines, and Public Participation Program for the West Hyattsville-Queens Chapel Sector Plan, which considers the public participation efforts over the past year. The Planning Board is pleased to transmit to the District Council the approved Goals, Concepts, Guidelines, and Public Participation Program, including a project description, and a new draft Resolution of Initiation for this sector plan and SMA. This initiation will supersede and require termination of the original initiation of CR-102-2020 dated October 13, 2020.

The West Hyattsville-Queens Chapel Sector Plan has been underway since September 2020, and the majority of the previous Public Participation Program has already taken place under the previous initiation; however, these efforts are still considered in the new Public Participation Program so as to not diminish their importance by omitting them solely for having already been accomplished. Also included as part of the Public Participation Program is an additional meeting with the community that will inform residents that the sector plan is now being prepared together with a concurrent SMA.

Once this sector plan is approved, it will replace the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone*, it will replace portions of the 1994 *Approved Master Plan for Planning Area 68* and the 2004 *Approved Sector Plan for the Prince George's County Gateway Arts District*, and it will amend Plan 2035 and applicable county functional master plans. The sector plan focuses on those areas likely to experience development or redevelopment pressure over a 25-year period, including the designated West Hyattsville Local Transit Center. A primary goal of this sector plan will be to develop implementable strategies and recommendations to enhance the following: land

use; economic prosperity; transportation and mobility; the natural and built environment; housing and neighborhoods; community heritage; culture and design; public facilities; and healthy communities. For more information about the sector plan, please visit the project website:

<https://www.mncppc.org/4931/WHOC>.

The Planning Board looks forward to working with the District Council to complete the sector plan and SMA for the West Hyattsville-Queens Chapel area. If the Planning Board can be of further assistance to you regarding this matter, please contact me or Sarah Benton, Project Manager, at [sarah.benton@ppd.mncppc.org](mailto:sarah.benton@ppd.mncppc.org).

Sincerely,



Elizabeth M. Hewlett, Esq.  
Chairman

Enclosures: (1) Recommended Goals, Concepts and Guidelines and Public Participation Program  
(2) Draft District Council Resolution of Initiation

cc: Andree Green Checkley, Esq., Planning Director  
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Sarah Benton, AICP, Planner Coordinator, Master Plans and Studies Section, Community Planning Division  
Angie Rodgers, Deputy Chief Administrative Officer for Economic Development, Office of the County Executive