



May 4, 2023

The Honorable Thomas E. Dernoga
Chair, Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Chair Dernoga:

This letter seeks District Council authorization to initiate an area sector plan and Sectional Map Amendment (SMA) for approximately 4,017-acres located within Planning Areas 72, 75A, and 75B, which includes a portion of the Town of Capitol Heights and the City of Seat Pleasant in its entirety. On April 27, 2023, the Prince George's County Planning Board approved initiation of the sector plan and SMA, and reviewed and approved for transmittal the Recommended Goals, Concepts, Guidelines, and Public Participation Program for the Central Avenue – Blue/Silver Line Sector Plan and Sectional Map Amendment. The Planning Board is pleased to transmit to the District Council the recommended Goals, Concepts, Guidelines, and Public Participation Program and a draft Resolution of Initiation for this sector plan and SMA.

To allow adequate time for the development of a sector plan that addresses all the major issues, engages stakeholders and partner agencies, and maximizes opportunities for public outreach and participation, the Planning Board requests an eight-month extension of the time frame to prepare the Preliminary Sector Plan and Proposed SMA. More information regarding the necessity of this request can be found within the enclosed Goals, Concepts, Guidelines, and Public Participation Program.

The Planning Department's Fiscal Year 2023 Budget and Six-Year Work Program include preparation of a new Sector Plan and SMA based on Plan 2035, the County's General Plan, for parts of Planning Areas 72, 75A, and 75B. It will replace the 2008 *Approved Transit District Development Plan for the Capitol Heights Transit District Overlay Zone* and portions of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* and amend applicable county functional master plans. The Central Avenue – Blue/Silver Line Sector Plan area will include a portion of the Town of Capitol Heights, and the entire City of Seat Pleasant, unincorporated areas, and FedExField.

The Central Avenue – Blue/Silver Line Sector Plan and SMA will focus on areas that are likely to experience transit-oriented development pressure over a 25-year period. To prepare for this type of development, a principal purpose of the sector plan will be to provide recommendations for the rezoning of properties where appropriate. In addition to the rezoning recommendations, the sector plan will develop feasible goals, policies, and strategies intended to further enhance the natural and built environment in this key area of Prince George's County.

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The Planning Board looks forward to working with the District Council to complete the sector plan and SMA for the Central Avenue – Blue/Silver Line area. If the Planning Board can be of further assistance to you regarding this matter, please contact me or William Skibinski, Project Manager, at william.skibinski@ppd.mncppc.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter A. Shapiro', with a long horizontal flourish extending to the right.

Peter A. Shapiro
Chair

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

cc: Suzann King, Acting Planning Director
Derick Berlage, Acting Deputy Planning Director
Tony Felts, AICP, Chief, Community Planning Division
Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division
William Skibinski, Planner III, Long-Range Planning Section, Community Planning Division
Angie Rodgers, Deputy Chief Administrative Officer for Economic Development, Office of the County Executive