



April 14, 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

**Re: Transmittal of the *Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and its concurrent **Endorsed Sectional Map Amendment (SMA)****

Dear Chairman Hawkins:

The Prince George's County Planning Board is pleased to transmit the *Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and its concurrent Endorsed Sectional Map Amendment (SMA) for consideration by the District Council.

This Sector Plan is the proposed comprehensive community plan for a new neighborhood adjacent to the Adelphi Road-UMGC-UMD Purple Line Station. The sector plan and SMA were developed by the Prince George's County Planning Department with significant input from residents, property owners, County, state, regional agencies, the University of Maryland, municipalities, and other stakeholders. The Sector Plan recommends the creation of a new walkable, mixed-use neighborhood that provides new housing opportunities for students, employees, and alumni of the University of Maryland, College Park, and other future residents who desire the regional connectivity provided by the Purple Line. The sectional map amendment (SMA) recommends zoning changes to properties located within the sector plan area to achieve the plan's vision.

The Planning Board, in conjunction with the County Council, sitting as the District Council, held a joint public hearing on the *Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and its concurrent Proposed Sectional Map Amendment (SMA) on January 18, 2022. Thirty-four (33) speakers submitted oral testimony, a total of 80 pieces of written testimony, and 5 late written testimonies were submitted to the Clerk of the Council. The record from the public hearing was reviewed and analyzed by planning staff. On April 7, 2022, Planning Board held a worksession to review the testimony and staff's analysis and proposed recommendations for amendments to the preliminary plan and proposed SMA to address public comments. On April 14, 2022, following the review of the record and staff recommendations, the Planning Board adopted the sector plan with amendments incorporated into the attached Resolution of Adoption (PGCPB Resolution No. 2022-41) and endorsed the SMA with amendments incorporated into the attached Resolution of Endorsement (PGCPB Resolution No. 2022-42).

This transmittal includes the following electronic enclosures:

Attachment 1: The *Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* which

Transmittal of the *Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and its concurrent Endorsed Sectional Map Amendment (SMA)

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is comprised of the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan, October 28, 2021, and the Planning Board Resolution of Adoption (PGCPB Resolution No. 2022-41);

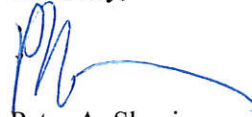
Attachment 2: PGCPB Resolution No. 2022-42, the Endorsed Adelphi Road-UMGC-UMD Purple Line Station Area Sectional Map Amendment

Attachment 3: The analysis for the testimony received at the January 18, 2022, Joint Public Hearing, and written testimony received prior to the February 2, 2022, close of record.

The Planning Department looks forward to scheduling a worksession with the County Council to review the analysis of testimony within two months of your receipt of this letter. Pursuant to the Zoning Ordinance, the District Council has two months from its receipt of this transmittal to approve the Sector Plan and SMA or schedule a second joint public hearing on substantive amendments.

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](mailto:shubha.punase@ppd.mncppc.org) or Teams number 240-644-0625.

Sincerely,



Peter A. Shapiro

Chairman

Electronic Enclosures:

- (1) The *Adopted Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* and Planning Board Resolution of Adoption PGCPB No. 2022-41 and Attachments (electronic enclosure)
- (2) PGCPB Resolution No. 2022-42, the Endorsed Adelphi Road-UMGC-UMD Purple Line Station Area Sectional Map Amendment
- (3) Analysis of Testimony (electronic enclosure)

Electronic cc:

Prince George's County Council Members  
Donna J. Brown, Clerk of the Prince George's County Council  
Jackie Brown, Director, Planning, Housing and Economic Development (PHED) Committee  
Andree Green Checkley, Esq., Planning Director  
Derick Berlage, AICP, Acting Deputy Director of Operations  
David S. Warner, Principal Counsel, Office of the General Counsel  
Kipling Reynolds, AICP, Chief, Community Planning Division  
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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, Planner III, Community Planning Division, Long-Range Planning Section  
Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan Project File