





March 18, 2024

MEMORANDUM

TO: Planning, Housing, and Economic Development Committee
Prince George's County Council

VIA: Derick Berlage, AICP, Deputy Planning Director for Operations 
Prince George's County Planning Department

FROM: Tony Felts, AICP, Division Chief, Community Planning Division 
Prince George's County Planning Department

SUBJECT: CR-14-2024

PURPOSE: Planning Department Comments on a Resolution concerning the Central Avenue - Blue/Silver Line Corridor Development Review Advisory Council for the purpose of establishing The Central Avenue - Blue/Silver Line Corridor Development Review Advisory Council; establishing the term, membership complement, and duties of the Council; further clarifying its core mission and certain operating procedures; and other general provisions.

The Planning Department supports the goal of the resolution to ensure community engagement as proposals are refined prior to their submission to the Planning Department as development applications. The proposed Advisory Council, along with proper sector plan guidance, has the potential to assist in realizing the vision and goals of the Central Avenue - Blue/Silver Line Sector Plan and Sectional Map Amendment (the Plan). We recommend that a working group is established after the Plan is approved in the Spring of 2025. This will better align with the implementation phase as referenced in the resolution.

The Planning Department recommends that the introduction of CR-14-2024 occur during the first quarter of 2025 as the Plan project team begins its work sessions with both the Planning Board and County Council and moves into the approval phase. This will be an opportunity to maintain momentum created by the plan's approval and subsequent release to the public.

We recommend the following technical amendments to provide further clarification.

1. All references to “Central Avenue -Blue/Silver Line Corridor Development Plan” should be replaced with “2025 *Approved Central Avenue -Blue/Silver Line Corridor Sector Plan and Sectional Map Amendment*”.
2. Remove the word “Westphalia” from line 12 on page 2.
3. The acronym “PGCPP” should be replaced with the proper name of the agency proposed to manage the Advisory Council. If the goal is to have the Advisory Council staffed by the Planning Department, this task would need to be added to the Department’s work program and reflected in the applicable budget documents. This additional task could affect other items in the work program.
4. Line 12 on page 1 should be revised to read “of which are described in the sector plan; and”.