



Office of the Chairman
Prince George's County Planning Board

(301) 952-3561

October 29, 2020

The Honorable Todd M. Turner
Chair, Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Chair Turner:

This letter seeks District Council authorization to initiate a sector plan and concurrent sectional map amendment (SMA) for approximately 103.09 acres located within Planning Areas 65 and 66, which includes portions of the City of Hyattsville and the City of College Park. On October 29, 2020, 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 Adelphi Rd-UMGC/UMD Purple Line Station Area Sector Plan. 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 and SMA that addresses all of the major issues, engages stakeholders and partner agencies, and maximizes opportunities for public outreach and participation, the Planning Board requests a four-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 approved FY 2021 Planning Department Work Program includes preparation of a sector plan for the Adelphi Rd-UMGC/UMD Purple Line Station Area, which is designated the UMD West Campus Center by Plan 2035, the County's General Plan. This sector plan will replace portions of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* within the Sector Plan area, and amend Plan 2035 and applicable county Functional Master Plans. This sector plan includes areas of the City of College Park and the City of Hyattsville within Councilmanic Districts Two and Three.

The sector plan focuses on an area of Prince George's County that is likely to experience development or redevelopment pressure over a 25-year period. A primary goal of this sector plan will be to maximize the benefits of the massive public investment in transit infrastructure through targeted transit-oriented development. The sector plan will 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.

The Planning Board looks forward to working with the District Council to complete the sector plan and SMA for the Adelphi Rd-UMGC/UMD Purple Line Station Area. If the Planning Board can be of further assistance to you regarding this matter, please contact me or Shubha Punase, Project Manager, at Shubha.Punase@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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