

Certificate of Adequacy

ADQ- 2022-028

General Information

Project Name: The Herman Multifamily Apartments
Case Number: ADQ-2022-028
Associated Preliminary Plan of Subdivision or Final Plat: 4-22012
Use Type: Residential
Dwelling Unit Type and Number: 145 multifamily dwelling units Gross Floor Area (nonresidential): N/A

Project Location

Project Location: On the north side of Ager Road, approximately 2,500 feet southeast of its intersection with MD 410 (East-West Highway)
Lot/Parcel: Parcel A Tax Account: 3676384
Property Zone: RSF-65/RSF-A Council District: 2
Planning Area: 65 Municipality: N/A
Election District: 17 Transportation Service Area: 1
Police District: 1 School Cluster Area: 2

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 1 and designated boundaries of 1	LOS "E" (Critical Lane Volume of 1451-1600)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation (<i>Transit-Oriented/ Activity Center Zones and Employment Areas</i>)	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation (<i>All Other Zones</i>)	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	No
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	Yes

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Special Projects Section (Walker to Diaz-Campbell, October 13, 2023)*
- *Department of Parks and Recreation (Thompson to Diaz-Campbell, October 23, 2023)*
- *Transportation Planning Section (Patrick to Diaz-Campbell, December 20, 2023)*

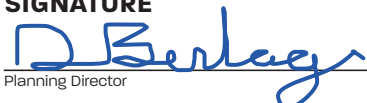
Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☒ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the subject property shall be limited to uses which generate no more than 75 AM peak-hour trips and 87 PM peak-hour vehicle trips.
2. Pursuant to Section 24-4510(c) of the Subdivision Regulations, the applicant and the applicant's heirs successors and/or assignees shall pay the applicable school facilities surcharge in accordance with the requirements of Section 10-192.01 of the Prince George's County Code prior to approval of a building permit.

SIGNATURE



Planning Director

Jan. 8, 2024

Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval, subject to the additional expiration provisions of Section 24-4503(c).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Special Projects Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

October 13, 2023

MEMORANDUM

TO: Eddie Diaz-Campbell, Planner III, Subdivision Section, DRD

FROM: Tineya Walker, Planner I, Special Projects Section, CWPD

VIA: Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: **4-22012 Mount Zion Pentecostal Church-The Herman Multi-Family Apartments and ADQ-2022-028**

Project Summary:

The project proposes the development of one hundred and forty-five multifamily residential units. The 9.52-acre site is located at 6203 Ager Road, Hyattsville, MD 20782, on the north side of Ager Road approximately 1,800 feet south of the intersection with East-West Highway (Route 410).

This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on September 12, 2023.

PPS-4-22012

The following preliminary plan is being reviewed for public facility adequacy per the findings of Section 24-122.01. as follows:

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

Water and Sewer:

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

.... the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community System". Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. Additionally, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

Capital Improvement Program (CIP):

The subject property is located in Planning Area 65 – “Langley Park & Vicinity”. The *2023-2028 Fiscal Year Approved CIP Budget* identifies three new construction projects programmed for this planning area. Chillum Fire/EMS Station #834 located at 7411 Riggs Road (3.51.0017), International School at Langley Park located at 8211 15th Avenue (3.77.0017), and New Adelphi W/North Technology Academy located at 9000 25th Avenue (3.77.0021).

Conformance to the Master Plan:

This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity contains a Public Facilities Chapter (p. 141) which establishes some of the following overall objectives:

Goals:

- To correctly determine current and future needs in response to economic development and population change.
- To coordinate plans of the public and private sectors and set priorities for the acquisition of land and the development of public facilities, so as to minimize public costs.
- To make timely and orderly provision for needed public facilities and services by providing facilities that are reasonably accessible to all potential users and will ensure adequate level of physical safety and personal well-being for residents.
- To make timely and orderly provision for needed public facilities and services by designing public buildings to be aesthetically and functionally compatible with their surroundings, and to be energy efficient.

There are policies established for the following areas in the Public Facilities Chapter of the Plan: schools, libraries, public safety, parks and recreation, solid waste management / recycling and water and sewer. The proposed development will not impede achievement of any of the above-referenced goals. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. Although not part of this analysis, the *2021 Update of the Pupil Yield Factors and Public School Clusters* shows that Cluster 6 is operating below 100% capacity.

There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Conclusion

At the writing of this referral staff finds that the applicable public facility standards and conformance with the area sector, is met pursuant to the prior Subdivision Regulations.

ADQ-2022-028

Certificate of Adequacy ADQ-2022-028 is being reviewed for public facility adequacy, per the findings of the current Subdivision Regulations Section 24-4500, as follows:

- (1) This Section establishes public facility adequacy standards. They are summarized in Table 24-4502: Summary of Public Facility Adequacy Standards. The standards are established in Sections 24-4504, Public Facility Adequacy-Generally, through Section 24-4510, Schools Adequacy, below.
- (2) An application listed in Section 24-4502(a) above shall not be approved until a certificate of adequacy or conditional certificate of adequacy is approved in accordance with the procedures and standards of this Section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

Police Facility Adequacy:

Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

(A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and

(B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

The subject property is served by Police District I, Hyattsville, located at 5000 Rhode Island Avenue. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated October 2, 2023, that stated the Department "has an adequate amount of equipment for our current sworn officers".

Pursuant to Section 24-4508.B the subject police response times for the site meet the standard of 25 minutes for non-emergency calls and 10 minutes for emergency calls. The test is applied on the date the application is accepted or within the following three (3) monthly cycles. The times are based on a rolling average for the preceding 12 months. The application was accepted by the Planning Department on June 1, 2023.

Police Response Times (Section 24-4508.B) District VII

Reporting Cycle	Reporting Month	Priority	Non-Priority
Acceptance Date	September 2023	7:23 minutes	8:56 minutes

Fire and Rescue Adequacy:

Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

- (A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and
- (B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.

The subject property is served by the Hyattsville Volunteer Fire Department #801 located at 6200 Belcrest Road, as the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of September 25, 2023, the project site passes the 7-minute travel time test for residential development. Travel time was taken from the closest Prince George's County Fire/EMS Station, Hyattsville #801.

Schools:

The subject property is located within Cluster 2, as identified in the *Pupil Yield Factors & Public-School Clusters 2022-2023 Update*. The project proposes to add 145 multifamily units.

The adopted "level of service" standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity of the affected elementary, middle, and high school clusters. Per the table below, the existing state rated capacity for each level is above 105%. Per Section 24-4510 (c) of the Subdivision Regulations:

When conditioned upon payment of the school's facility surcharge, or when otherwise exempt from the schools facility surcharge pursuant to Section 10-192.01, School Facilities Surcharge, of the County Code, the subdivision may be approved regardless of actual or projected school capacity.

Per the discussion below the project will be subject to the school's facility surcharge which will provide mitigation for noncompliance with the school capacity.

Impact on Affected Public School Clusters

	Affected School Cluster		
	Elementary School Cluster 2	Middle School Cluster 2	High School Cluster 2
Multifamily Units	145	145	145
Pupil Yield Factor (PYF) – MF	0.179	0.095	0.131
MF x PY=Future Enrollment	26	14	19
Adjusted Student Enrollment 9/30/21	20,968	9,781	10,074
Total Future Student Enrollment	20,994	9,795	10,093
State Rated Capacity	19,705	7,969	8,494
Percent Capacity	106%	123%	119 %

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$9,741 per dwelling if a building is located between Interstate 495 and the District of Columbia; \$9,741 per dwelling if the building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$16,698 per dwelling for all other buildings. This project is inside of the I-495 Capital Beltway; thus, the surcharge fee is **\$9,741**. This fee is to be paid to Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit.

CONCLUSION

Pursuant to compliance with Section 24-4510 (c) and payment of the school's facility surcharge, Staff finds that the applicable public facility standards and conformance with the area sector is met pursuant to 24-4500 of the Subdivision Regulations.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

Land Management and Environmental Stewardship

MEMORANDUM

DATE: October 23, 2023

TO: Eddie Diaz-Campbell, Planner III
Subdivision Section, Development Review Division, Planning Department

VIA: Sonja Ewing, Division Chief [SME](#)
Land Management and Environmental Stewardship (LMES)
Department of Parks and Recreation

FROM: Dominic Quattrocchi, Supervisor [DAQ](#)
Ivy R. Thompson, AICP, Planner III [IRT](#)
Land Acquisition/Management & Development Review Section
Land Management and Environmental Stewardship
Department of Parks and Recreation

SUBJECT: **Preliminary Plan of Subdivision (PPS) 4-22012**
Mount Zion Pentecostal Church [Multifamily]

The Department of Parks and Recreation (DPR) has reviewed and evaluated this Preliminary Plan of Subdivision (PPS) application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is for the subdivision of land for the development of a 145-unit multifamily building.

BACKGROUND

The subject property, zoned Residential, Single Family-65 (RMF-65), and Residential Single Family-Attached (RSF-A), is 9.5 acres. The site addressed as 6203 Ager Road, is located on the north side of Ager Road, approximately 2,500 feet east of East-West Highway, and is subject to the 2013 *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2014 *Plan Prince Georges 2035 Approved General Plan* (Plan 2035) and the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*. This property is currently unimproved.

The subject property is within Park Service Area 2. Nearby developed park facilities include Heurich Park, located along the northeast border of the subject property and Riggs Manor Park located approximately a half mile south of the site. Additionally, The Northwest Branch Stream Valley Park is located 1/2-mile northeast of the subject property. 2022 *Land Preservation, Parks and*

Recreation Plan for Prince George's County indicates that Service Area 2 is well served by trails, and neighborhood and community parks.

Parks & Recreation Adequacy [Section 24-4507]

Staff analysis has determined that the project, as shown, will generate an additional 439 people in the local community.

Per 24-4507(b)(1)(B) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for Parks and Recreation in Prince George's County. The 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) shows that there are 35 acres of improved public parkland per 1,000 persons in the county.

Therefore, Parks staff finds the LOS is adequate.

Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met, as discussed below.

Master Plan Conformance

The property is subject to the 2013 *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*. Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Sections 24-4101(b) and 24-4402 of the Subdivision Regulations. 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*, provides goals and policies related to parks and recreation (pages 147-156). The 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County* provides parkland acquisition priorities (p. 75) and level of service targets for parkland (p. 264-265). Additional acquisition of land along the Northwest Branch Anacostia River Stream Valley is recommended. The proposed development aligns with the intention of the master plans to provide natural undeveloped land, and open space designed to help satisfy local recreation demand in the subregion and to support existing development for future residents.

FINDINGS & DISCUSSION:

Subdivision Section 24-4600 addresses the Mandatory Dedication of Parkland requirement for residential development. The regulation provides for the dedication of land, the payment of a fee-in-lieu, or onsite recreational facilities. The applicant proffered to meet the mandatory dedication requirement through the conveyance of land. LMES staff agrees.

The Prince George's County Subdivision Regulations Section 24-4601(b)(4)(A)(i) Compliance Alternatives allows for "the dedication of land identified for preservation as part of a stream valley park on a Functional Master Plan, Area Master Plan, or Sector Plan, with a finding there is reasonable active recreation in the general area, and that any trails shown on the plans are provided and dedicated" to conform to the mandatory Parkland Dedication requirement. DPR-LMES staff is seeking the conveyance of approximately 3.65 acres as identified in Parks Exhibit A of the subject property zoned RSF-A to satisfy Subdivision Section 24 -4601(4)(A)(i). The amount of land requested for dedication encompasses all the stream and the woodland conservation north of the stream.



PARKS EXHIBIT A

The subject site is located within the Northwest Branch of the Anacostia River and is identified in the 2017 Green Infrastructure Plan. There is an existing stream that is part of the Northwest Branch Stream Valley. The northern section of the property zoned RSF-A is contiguous existing M-NCPPC parkland (Heurich Park) to the east. The addition of this land will extend public parkland northward through this community and allow for the conservation of the stream located on the property.

The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* cites the acquisition of Stream Valley parkland as a top priority (p. 151). The plan states there is a need for “continued acquisition within the park acquisition lines” for Northwest Branch “to provide additional open space preserve and protect to protect flood plain, help join neighborhoods, and provide flood protection to developed areas.” (151). Guidelines 3, 5, and 7 further support the acquisition and dedication of passive parkland as sound conservation principles and practices. (p.155)

The 2022 *Land Preservation, Parks, And Recreation Plan* prioritizes the acquisition goals for Fiscal Years 2023 -2027. The acreage need identified for the acquisition of other stream valley parks is 375 acres (p.75) and in Service Area 2 there is a need for 1,696 acres of undeveloped Parkland. (p.264) Per the 2022 *Land Preservation, Parks, And Recreation Plan* 74% of residents are within a ¼ mile of a park and 100% of residents are within one mile of a park. The subject site is adjacent to Heurich Park which is developed with a programmed artificial turf football/soccer field; playground; playfield; outdoor dining area; dog park and basketball court. As noted earlier the subject property is also within 1/2 mile of Riggs Manor Park improved with a basketball court, playground, and outdoor dining area.

The applicant is providing all woodland conservation onsite, inclusive of land proposed for conveyance to M-NCPPC -DPR. LMES staff consents to the placement of woodland conservation easements on lands to be dedicated to M-NCPPC. LMES staff will provide a memorandum to Environmental Planning staff permitting woodland conservation on land being conveyed to M-NCPPC-DPR.

During a meeting coordinated by Subdivision staff on Tuesday, October 10, 2023, DPR staff met with the applicant to request the conveyance of the land zoned RSF-A, approximately 3.65 acres, to M-NCPPC to meet the Mandatory Parkland Dedication requirement. The applicant and representatives were in general agreement provided acreage remained for residents to access outdoor dining and passive recreation opportunities on the subject property. It was verbally stated that the LPPRP cited a need for stream valley conservation and supports the conveyance of the requested acreage.

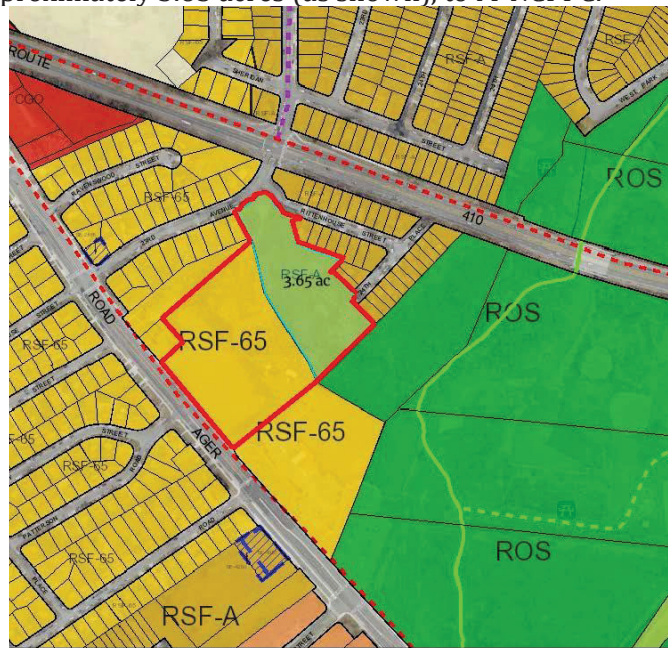
Summary:

The dedication of the 3.65+/- acres protects the stream valley and serves this community while providing connectivity to public natural open space to the east. Locations of active recreation facilities within $\frac{1}{4}$ mile to a $\frac{1}{2}$ mile of the subject property were identified to demonstrate the accessibility of active recreation by future residents. The dedication conforms to the Master Plans and mandatory dedication of parkland requirement. LMES staff determined that the proposed mandatory dedication of parkland will meet the recreational needs of the future residents of this community.

RECOMMENDATION

The Park Planning & Development Division of DPR recommends approval of the Mount Zion Pentecostal Church Preliminary Plan of Subdivision, PPS 4-22012 with the following conditions:

1. Per Section 24-4601(b)(4)(A)(i) of the Prince George's County Subdivision Regulations the dedication of the land zoned RSF-A, approximately 3.65 acres (as shown), to M-NCPPC.



PARKS EXHIBIT A

2. The land shall be conveyed prior to the approval of the final record plat for the subdivision with the following conditions:
 - a) An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division at M-NCPPC, along with the application of record plat.
 - b) The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.
 - c) The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.
 - d) The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the DPR. If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair, or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.
 - e) All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The DPR shall inspect the site and verify that the land is in an acceptable condition for conveyance, prior to dedication.
 - f) Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by the M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by the M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to the issuance of grading permits.
 - g) No stormwater management facilities, tree conservation, or utility easements shall be proposed on land owned by or to be conveyed to the M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond, maintenance, and easement agreements shall be required prior to the issuance of grading permits.
3. The applicant shall include a copy of the letter consenting to the placement of woodland conservation easements on lands to be dedicated to the Maryland-National Capital Park and Planning Commission as part of the record for 4-22012 and all subsequent applications.

cc: Alvin McNeal



Countywide Planning Division
Transportation Planning Section

301-952-3680

December 20, 2023

MEMORANDUM

TO: Eddie Diaz-Campbell, Subdivision Section, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

NS Noelle Smith, AICP Transportation Planning Section, Countywide Planning Division

VIA: Crystal Saunders-Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ADQ-2022-028: Mt. Zion Ager Road**

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with Preliminary Plan of Subdivision (PPS) 4-22012, which proposes the subdivision of land for 145 multifamily dwelling units. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current zoning ordinance and subdivision regulations.

Criteria for Establishing Transportation Adequacy

The proposed development is subject to the Transportation Service Area 1 adequacy requirements for site-generated traffic impacts. The study area and critical intersections were scoped and approved by staff. The property is located within the RSF-65 and RSF-A zoning district and therefore is not subject to the bicycle and pedestrian adequacy requirements, described in Section 24-4502 and the "2022 Transportation Review Guidelines Supplement".

Analysis of Traffic Impacts

The applicant has submitted a full traffic impact study (TIS) at the request of staff. This study is used as the basis for a determination of adequacy.

The subject property is located within Transportation Service Area (TSA) 1, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level-of-Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized Intersections:

For two-way stop-controlled intersections a three-part process is employed:

(a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.

For all-way stop-controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed.

Trip Generation

As mentioned, the PPS application proposes the subdivision of land for residential units. The table below summarizes trip generation for the site and will be used in reviewing traffic impacts generated by the site and for developing a trip cap for the site:

TRIP GENERATION SUMMARY: ADQ-2022-028								
Land Use	Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments	145	Units	15	60	75	57	30	87
Total Trip Cap Recommendation			75			87		

The latest TIS dated October 4, 2022 includes the analysis of the level of service (LOS) for all critical intersections. As previously mentioned, adequacy for the peak hour periods at all signalized intersections is acceptable within TSA 1, when LOS D or better is met per Section 24-4502 of the subdivision regulations and the Transportation Review Guidelines (TRG) Supplement. The traffic generated by the proposed PPS would impact the following intersections and links in the transportation system:

- MD 410 / Ager Road (signalized)
- MD 410 / 23rd Avenue (signalized)
- Ager Road / 23rd and Rittenhouse Street (signalized)
- Ager Road / Site Access (unsignalized)
- Ager Road / Oglethorpe Street (signalized)
- Ager Road / Hamilton Street (signalized)
- MD 500 / Ager Road (signalized)
- MD 500/ Hamilton Street (signalized)

Existing Traffic

The following critical intersections, interchanges, and links identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection		Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)
MD 410 / Ager Road (signalized)		968	1000	A A

MD 410 / 23 rd Avenue (signalized)	938	1094	A	B
Ager Road / 23 rd and Rittenhouse Street (signalized)	683	761	A	A
Ager Road / Site Access (unsignalized)	17.5 s	23.8 s	Pass	Pass
	<100 veh	<100 veh	-	-
	420	524	A	A
Ager Road / Oglethorpe Street (signalized)	497	591	A	A
Ager Road / Hamilton Street (signalized)	503	792	A	A
MD 500 / Ager Road (signalized)	821	697	A	A
MD 500/ Hamilton Street (signalized)	791	1114	A	B
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The TIA indicates that all intersections under the existing conditions are operating at acceptable levels.

Background Traffic

There are no critical intersections identified above that are programmed for improvements with 100 percent construction funding within the next six years in the current Maryland Department of Transportation "Consolidated Transportation Program" or the Prince George's County "Capital Improvement Program."

A growth of 0.5 percent was applied over 6 years. A second analysis was done to evaluate the impact of the background developments. The TIA indicates that all intersections under the background conditions are operating at acceptable levels. The analysis revealed the following results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 410 / Ager Road (signalized)	1056	1087	B	B
MD 410 / 23 rd Avenue (signalized)	966	1127	A	B
Ager Road / 23 rd and Rittenhouse Street (signalized)	757	835	A	A
Ager Road / Site Access (unsignalized)	20.2 s	31.3 s	Pass	Pass
	<100 veh	<100 veh	-	-

	474	600	A	A
Ager Road / Oglethorpe Street (signalized)	565	669	A	A
Ager Road / Hamilton Street (signalized)	723	1019	A	B
MD 500 / Ager Road (signalized)	963	1198	A	C
MD 500/ Hamilton Street (signalized)	861	1280	A	C
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Total Traffic

The following critical intersections identified above, when analyzed with total future traffic, as developed using the Guidelines including the site trip generation as described above. The TIA concludes that all intersections under total future conditions will operate at acceptable levels and operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 410 / Ager Road (signalized)	1061	1090	B	B
MD 410 / 23 rd Avenue (signalized)	966	1138	A	B
Ager Road / 23 rd and Rittenhouse Street (signalized)	772	853	A	A
Ager Road / Site Access (unsignalized)	54.4 s*	83.7 s*	Fail	Fail
	<100 veh	<100 veh		
	525	621	A (Pass)	A (Pass)
Ager Road / Oglethorpe Street (signalized)	570	680	A	A
Ager Road / Hamilton Street (signalized)	744	1040	A	B
MD 500 / Ager Road (signalized)	984	1229	A	C
MD 500/ Hamilton Street (signalized)	866	1290	A	C

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.

The applicant's TIA indicates that all studied intersections will continue to operate at an acceptable level of service and that the existing road network will not be adversely impacted by traffic generated by the subject site.

Bicycle & Pedestrian Adequacy

The subject property is in the RSF-65 and RSF-A zoning district and is, therefore, not subject to Section 24-4506 for pedestrian and bicycle adequacy.

Transportation Planning Review

Based on the methods provided in the "Transportation Review Guidelines – 2022 Supplement", the proposed residential development will generate 75 AM and 87 PM vehicle trips. Staff finds that all critical intersections will operate at acceptable levels to serve the proposed development based on the findings and conclusions provided in the traffic analysis. The Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-4505 and Section 24-4506 of the Prince George's County Code.

Recommendations

Based on the findings presented above, staff conclude that transportation facilities will exist to serve the proposed subdivision as required under the prior and current Subtitle 24, if the following conditions are met:

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses that generate no more than 75 AM peak-hour trips and 87 PM peak-hour vehicle trips.