

Case No. CSP-03003

Applicant: Washington Metro. Area
Transit Authority

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 03-184, to approve a conceptual site plan, CSP-03003, with an amendment to the Approved Transit District Development Plan for the College Park-Riverdale Transit District Overlay Zone, Paragraph P-5 (Building Height Restriction) for a parking structure, bus drop-off areas, office space, and mixed use on property described as approximately 5.68 acres of land in the M-X-T Zone, located at the southwest quadrant of the intersection of River Road and Paint Branch Parkway, College Park, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the conceptual site plan, the following revisions shall be made:
 - a. A note shall be added to the plan indicating that a red obstruction light shall be added to the highest part of the parking structure.
 - b. The plan shall be revised to accommodate an area for yellow bikes.
 - c. The pedestrian system shall be improved by showing a connection from Paint Branch Parkway to the Metro station, between the parking structure and the future mixed-use building.
 - d. The architectural elevations for the parking structure shall be revised to delete the chain-link fence around the retail portion of the garage.

- e. Note 4 of the conceptual site plan shall be revised to indicate that the maximum height permitted is 60 feet and that an amendment to 84 feet is requested for the proposed parking structure.
 - f. The location of the kiss-and-ride shall be shown on the plan.
 - g. The proposed mid-block crosswalk across River Road near the intersection of Paint Branch Parkway and River Road shall be deleted.
2. Prior to certification of the conceptual site plan, afforestation/reforestation management plans shall be submitted and approved.
 3. Prior to certification of the conceptual site plan, TCPII/76/92-01 shall be revised as follows:
 - a. Show the location of the 10 percent afforestation requirement on-site, or provide an off-site location conforming with the TDDP.
 - b. Provide the correct acreage of the subject property, and include the entire site.
 - c. Show the existing conditions and proposed development.
 - d. Have the revised plans signed and dated by the qualified professional who prepared the plans.
 4. Prior to certification of the conceptual site plan, it shall be revised to show the projected 65 dBA Ldn at 715 feet from the centerline of the CSX railroad tracks or provide a Phase I Noise Study to verify a revised location of the 65 dBA Ldn contour.
 5. At the time of detailed site plan review for the parking structure, the applicant shall provide assurances to limit the number of parking spaces to 683 spaces until subsequent detailed site plans are approved for future development with appropriate parking schedules that are in compliance with TDDP parking requirements.
 6. Prior to DSP approval, a traffic signal study shall be submitted to DPW&T for the proposed signal on Paint Branch Parkway. If the signal is not warranted, the proposed entrance shall be constructed as a right-in and right-out only, because of sight distance limitations.
 7. The following shall be provided during the detailed site plan process:
 - a. Revised south and east elevations, to reflect the retail area.
 - b. Clearly designated plazas and public amenities for pedestrians.
 - c. Better pedestrian access from Paint Branch Parkway to the Metro station.

- d. A lighting and photometric plan.
 - e. Color renderings clearly illustrating the use of brick or simulated brick finishes in the design of the building.
 - f. The applicant shall provide evidence of express written consent for this development from the Prince George's County Department of Environmental Resources regarding the 100-year floodplain.
8. Before submitting future detailed site plans, the applicant shall present them to all civic associations whose districts border the site.

Ordered this 21st day of June, 2004, by the following vote:

In Favor: Council Members Knotts, Bland, Dean, Dernoga, Exum, Harrington, Hendershot, Peters and Shapiro

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council