

Case No. SP-05021

Applicant: FF Realty, LLC

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

REVISED ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 06-188, to approve with conditions a detailed site plan for the construction of 302 multifamily dwelling units, for a project referred to as Fairfield at Greenbelt Metro Park (Lot 1, Block A), on property described as approximately 6.0046 acres of land in the M-X-T and DDO zones, on the northern side of Branchville Road, east of the Metro tracks and the intersection with 55th Avenue (also known as Ballew Avenue), in the southwestern portion of the Greenbelt Metro Park, College Park, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case, except as noted herein.

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

1. Prior to signature approval of SP-05021, the plans shall be revised as follows and/or the following documentation provided to staff:
  - a. Provide an eight-foot-wide sidewalk along the subject site's frontage of Metroland Parkway unless modified by the City of Greenbelt at the time of storm drain and paving plan approval. However, the City of Greenbelt may not reduce the sidewalk width to less than five-feet wide.
  - b. Provide standard sidewalks along both sides of the internal road leading to the parking garage between building 2 and building 3.
  - c. Mark and label designated bike lanes along the subject site's frontage of Metroland Parkway, consistent with approved DSP-04081, and the 1999 AASHTO Guide for the Development of Bicycle Facilities.

- d. The discrepancy between the general notes and the architectural elevations regarding the number of exterior parking spaces shall be reconciled.
- e. All required parking shall be indicated on the plans and a floor plan shall be provided for all levels of the proposed parking garage.
- f. The detailed site plan notes shall be revised to address all requirements of a Metro Planned Community, per Section 27-475.06.03(b)(1)(A)(i)–(iv).
- g. Buffering and screening the industrial land use to the south and the CSX/WMATA tracks to the west shall be redesigned. Such redesign shall be referred to the City of Greenbelt and the City of College Park for review and comment and shall be approved by the Urban Design Section as designee of the Planning Board.
- h. It shall be indicated on the plans that pavers referred to as "typical plaza pedestrian" shall be made of concrete.
- i. Detailed drawings of proposed signage shall be provided and approved by the Planning, Zoning and Economic Development Committee. In no case, shall there be more than one sign for the project and the dimensions of that sign shall not exceed twelve feet in length or six feet in height.
- j. The architecture of the parking garage shall be revised to:
  - (1) Incorporate quadratic diffusers in the horizontal spandrels in an attempt to reduce reflective noise from the project.
  - (2) Add color to the walls of the ground floor level along the entire length of the structure to match the color found in the end residential units.
  - (3) Utilize different colors to provide visual interest and break up the horizontal massing of the structure.
- k. Applicant shall consult with the City of Greenbelt and the City of College Park in order to provide an attractive alternative to the board-on-board fence shown in the site plan adjacent to the Metro chain-link fence, and shall present an agreed upon alternative to the Urban Design Section for approval as designee of the Planning Board.
- l. Applicant shall add the Schedule for Section 4.1 of the Landscape Manual to the plans and demonstrate compliance with that section.

- m. The applicant shall submit an analysis prepared by a LEED accredited professional demonstrating that the proposed development is designed to satisfy at least the LEED Silver Standard. If the applicant determines that it is unable to design the project to satisfy the LEED Silver Standard, it may apply to the District Council for a waiver, and pay a fee-in-lieu for each point that it is deficient. The amount and use of the specific environmental use of the fee-in-lieu shall be determined at the time any waiver is granted.
  - n. The applicant shall indicate the proposed College Park Overpass on the plans if it is proposed in this section of the South Core.
- 2. The application is approved for 302 multi-family units in three separate buildings. The approved unit mix is 156 one-bedroom apartments, 122 two-bedroom apartments and 24 three-bedroom apartments. Because the Greenbelt Area School Capacity Task Force has not yet been constituted, the mix of units may not be altered. Subsequent to any report or recommendation from such Task Force, the mix of units may only be altered by approval of the District Council.
- 3. Any project approved within the zone is to create dynamic, functional relationships among individual uses within a distinctive visual character and identify. The proposed exterior architectural treatment of the facades does not achieve this purpose. Prior to signature approval of SP-05021, the plans shall be revised as follows and/or the following documentation provided to staff:
  - a. On the Western Elevation, the residential facades at the North and South ends of the facades shall demonstrate more articulation to provide a more distinctive character and identity, and the façade shall be increased to provide at least 75% brick.
  - b. On the Courtyard/Interior Elevations, for the larger Courtyards (A, C, E, F, G and I), the facades shall be increased to provide at least 75% brick.
  - c. On the Courtyard/Interior Elevations, for the smaller Courtyards (B, D and H), the facades shall be increased to provide at least 50% brick.
- [4. Prior to approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of residential structures have been designed to reduce interior noise levels to 45 dBA or less utilizing the "fast" methodology. Ldn and Leq measurements may not be used.]

4. Prior to approval of building permits, a professional engineer qualified in acoustical analysis shall certify that the building shells of residential structures have been designed to provide levels of noise reduction as listed below:
  - a. Building shells of residential units on the west, north and south sides that are within 300 feet of the CSX rail center line and are directly exposed to train noise shall achieve a minimum noise reduction of 30 dBA Ldn. Exterior walls shall have an STC 45 rating or above. Windows and doors shall have an STC 39 rating or above in order to achieve an overall 30 dBA Ldn reduction for the composite exterior shell assembly.
  - b. Building shells of the remaining residential units on the north and south sides shall achieve a minimum noise reduction of 25 dBA Ldn. Exterior walls shall have an STC 39 rating or above. Windows and doors shall have an STC 32 rating or above in order to achieve an overall 25 dBA Ldn reduction for the composite exterior shell assembly.
  - c. All building shells shall be designed to achieve a noise reduction of at least 20 dBA, and to maintain an interior noise level of 45 dBA Ldn.
5. The following note shall be placed on the final plat:
 

"Properties within this subdivision have been identified as possibly having noise levels that exceed 65 dBA Ldn due to rail traffic. This level of noise is above the Maryland designated acceptable noise levels for residential uses."
6. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all the elements of the expanded buffer: all 100-year floodplain, all 50-foot floodplain buffers, stream buffers, wetlands, and wetland buffers, except for approved variation requests, and be reviewed by the Environmental Planning Section prior to certificate approval. The conservation easement shall be referred to the City of Greenbelt and the City of College Park for review prior to signature. The following note shall be placed on the plat:
 

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted."
7. Prior to the issuance of any permit which proposes impacts to wetlands or wetland buffers or Water of the US, the applicant shall submit copies of all federal and State wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans, to the Environmental Planning Section, the City of

College Park, and the City of Greenbelt and provide evidence in the permit package to M-NCPPC that copies have been delivered to all parties.

Ordered this 23rd day of July, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, Knotts and Turner

Opposed:

Abstained:

Recused: Council Member Olson

Absent:

Vote: 8-0

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: \_\_\_\_\_  
Camille A. Exum, Chair

ATTEST:

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Redis C. Floyd  
Clerk of the Council