

ADDISON ROW
PRELIMINARY PLAN OF SUBDIVISION 4-16040
AND DETAILED SITE PLAN – DSP-17023

STATEMENT OF JUSTIFICATION FOR IMPACTS TO REGULATED ENVIRONMENTAL FEATURES

I. DESCRIPTION AND LOCATION OF SUBJECT PROPERTY

Douglas Development (the “Applicant”) submits this Statement of Justification (the “Statement”) in conjunction with an application for Detailed Site Plan approval (the “Detailed Site Plan” or “Application”) for approximately 34.59 acres (in gross tract area) of property located in the northeast quadrant of the North Englewood Drive and Addison Road intersection in Capitol Heights, Maryland (the “Property.”)

The Property is currently identified as Parcel 5,7,174, C, D, E, and F on Tax Map 58, Grid E4 and is zoned M-X-T (Mixed Use Transportation Oriented.) The property is located within the Developed Tier of the archived 2002 General Plan and within Tier I of the Sustainable Growth Act of Plan Prince George’s 2035.

Previous plan approvals include the approved Natural Resource Inventory Plan (NRI-125-06-01); Conceptual Site Plan (CSP-06003); Tree Conservation Plans (TCPI-041-07) and (TCP2-007-16).

II. GENERAL DESCRIPTION OF PROPOSED USE AND REQUEST

The Property is an existing 34.59 acre parcel of land. The site is currently an existing commercial maintenance center. The Applicant now submits this proposal for a mixed-use community for both residential and commercial development. The proposed uses include three residential structures and two retail commercial structures. The development also connects to the nearby Washington Area Transit Authority (WMATA) Cheverly Metro Station.

The Applicant requests approval of 0.37 acres of permanent impacts to regulated environmental features. The impacts include site grading and slope stabilization, construction of a trail connection to the WMATA Cheverly Metro Station and Storm water management. The anticipated 0.37 acres of impacts to the PMA represent approximately 15.5% of the on-site PMA area (2.38 acres total),

or less than 1% of the gross tract. The PMA impacts are described in further detail in Section V below.

III. DESCRIPTION OF EXISTING REGULATED ENVIRONMENTAL FEATURES ON-SITE

The Property contains 2.38 acres of land in the Primary Management Area (“PMA”). The on-site PMA includes a regulated stream, stream buffer, floodplain, floodplain easement, and steep slopes. The PMA is generally located on the northern end of the property along the existing Beaverdam Creek. The property is bordered on the east by residential located on North Englewood Drive and to the south by Addison Road. The PMA begins along the northern property, starting west of the (WMATA) Metrorail tracks and running east across the site to the eastern property boundary.

The on-site PMA consists of the 100-year floodplain/easement, stream buffer, and steep slopes, as indicated by the approved NRI 125-06-02.

IV. DESCRIPTION OF APPLICABLE CODE

Section 27-296 (c)(1)(L) of the Prince George’s County Code (the “County Code”) requires that site plans include a statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible.

As described in detail below, the special exception application preserves regulated environmental features in a natural state to the fullest extent possible, and thus, is in conformance with Section 27-296 (c)(1)(L) of the County Code.

V. SPECIFIC DESCRIPTION OF PROPOSED IMPACTS AND JUSTIFICATION OF AVOIDANCE AND MINIMIZATION

As noted in Section IV, the detailed site plan application is required to preserve regulated environmental features in a natural state to the fullest extent possible. Part C, Section 2.0 of the Environmental Technical Manual contains guidance for determining whether “fullest extent possible” has been satisfied, as follows:

The determination of “fullest extent possible” is a three-step process that starts with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.

This section also notes that the property is located in the developed tier and impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites, and that such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently non-vegetated buffer.

The table below summarizes the proposed impacts to regulated environmental features on the Property, and these impacts are also reflected on the PMA Impacts Exhibit, attached.

Table 1: PMA Impact(s) Summary Table

Impact ID	Impact type / and duration	PMA Impact (Total acreage or square footage of impact)	Stream Impact (Linear feet (LF))	Acreage or square footage of wetland, wetland buffer, and floodplain impact
1	WAMATA trail connection and grading	8,817 square feet or 0.20 acres	21 LF	<u>Floodplain Impact:</u> 2,852 sf. or 0.06 acres
1A off-site	Trail crossing and grading	2,114 square feet Or 0.05 acres	See Impact 1	
2	Slope stabilization and grading	297 square feet or 0.00 acres	0	0
3	Storm drain outfall and grading	4,649 square feet or 0.11 acres	0	<u>Floodplain Impact:</u> 2,075 sf. or 0.05 acres
4	Slope Stabilization and grading	281 square feet or 0.01 acres	0	0
Total linear feet of stream bed impact			21 LF	0
Total PMA/Impacts		16,158 square feet or 0.37 acres		<u>Total Floodplain Impact:</u> 4,927 sf. or 0.11 acres

The detailed site plan application avoids and subsequently minimizes the impacts listed above to the fullest extent possible, as follows:

Impact 1 and 1A: Trail Connection to WMATA Metro Station

The proposed impacts are a result to providing access to the property from the metro station. After analyzing all possible connections surrounding the property based on topography, location, and

grading, the proposed trail connection location provides the necessary connection that allows pedestrians to travel from the site to the station crossing at the streams narrowest width.

The trail crossing location also provides the shortest distance connection while minimizing impacts to the environment. The proposed trail alignment illustrates the most feasible crossing point versus alternative trail routes when these two metrics were considered during the design. The Applicant will continue to work with WMATA to design the trail connection for the proposed development to limit the environmental impacts to the maximum extent practical. At this time, however, the trail connection is designed based upon all available information to avoid and minimize PMA impacts.

Impact 2 and 4: Slope stabilization and Site Grading

In order for the proposed uses to be built, the land should be developed based on minimum allowable grades and standards for construction to accommodate safe vehicular and pedestrian circulation, utility connections, and storm water management best practices. Due to the irregular nature of the PMA line, proximity to the WMATA metro tracks and erodible soils located on site, limiting the developable area. For the majority of the site, impacts to the PMA have been avoided; however in instances where it cannot be, any buildings and/or land uses in question have been reconfigured and/or redesigned to accommodate the environmentally sensitive areas. The proposed grading of the site requires PMA impacts due to the specific geotechnical recommendations to provide slope stability. The site was designed to minimize PMA impacts where environmental features are of the greatest quality and to the fullest extent possible.

Impact 3: Utility impacts for storm water outfall

The storm water outfall impact is necessary to keep with best practices of maintaining the existing drainage divides and discharging storm water back to existing drainage patterns. The storm water is planned to outfall at the same location as the existing. The pipe will need replaced due to the change in slope and connection to the proposed storm water system.

VI. MITIGATION AND RESTORATION

The Environmental Technical Manual requires mitigation in the event of significant impacts to regulated streams, wetlands, and 100-year floodplains. Significant impacts are defined as the cumulative impacts that would result in the disturbance on-site of 200 or more linear feet of stream

beds or one-half acre of disturbance to wetlands and wetland buffer areas. In the case of this development application, the PMA impacts are less than the threshold amounts, and therefore, no mitigation is required.

VII. CONCLUSION

As described above, the proposed 0.37 acres of on-site impacts to the PMA represent approximately 15.5% of the PMA area (2.38 acres total), or less than 1.0% of the gross tract. The Applicant and their consultants have endeavored to avoid and minimize environmental impacts on the site to the greatest extent possible, by utilizing best practices and design techniques or alternatives to avoid environmentally sensitive areas where possible. The resulting PMA impacts are less than the thresholds allowed for this development. Based on the history of the site having and existing site conditions the following site improvements and PMA impacts are necessary to develop the property. The Applicant respectfully requests approval of the aforementioned PMA impacts.

LEGEND:

PMA IMPACT AREA(S) 

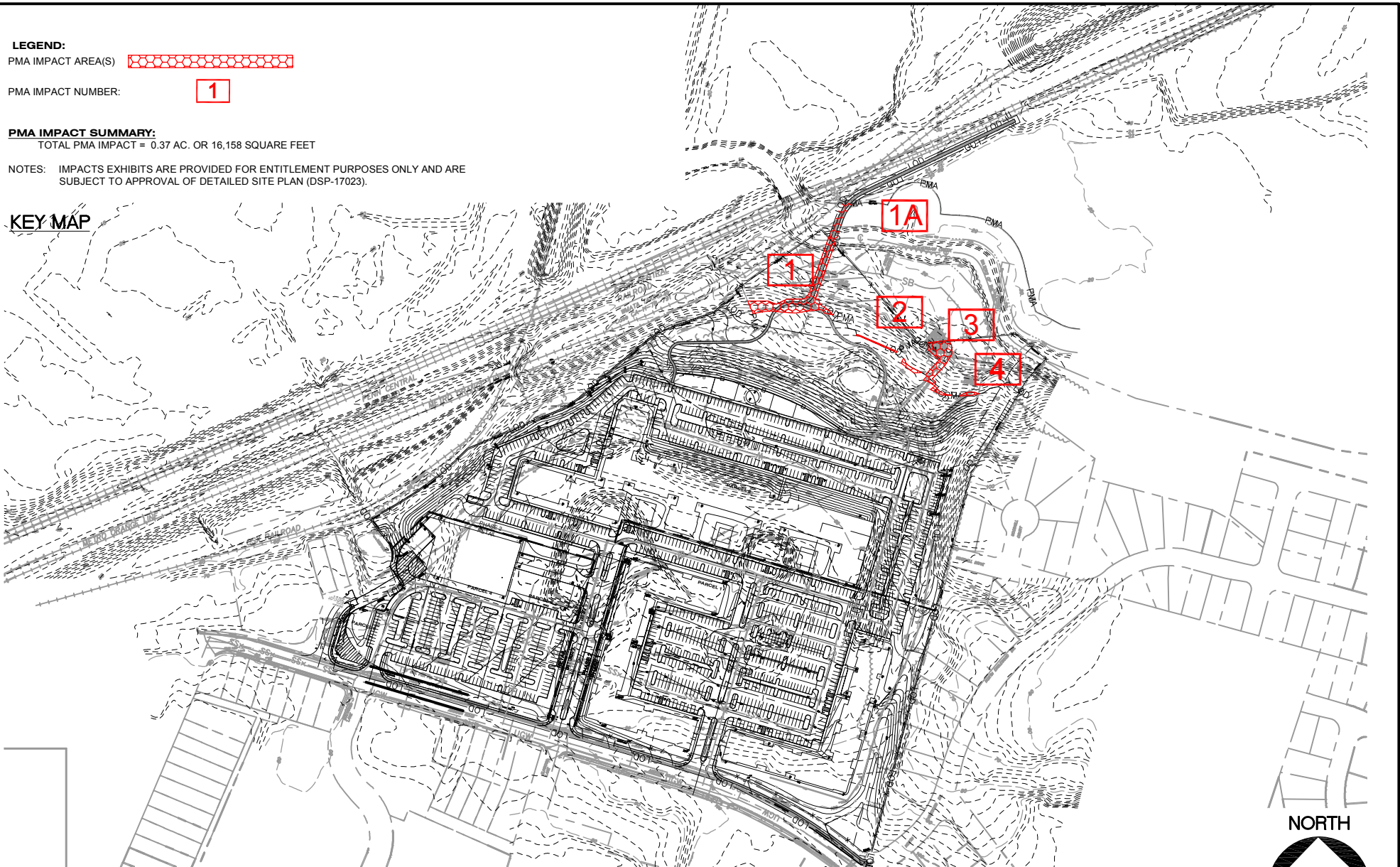
PMA IMPACT NUMBER: 1

PMA IMPACT SUMMARY:

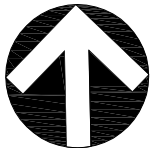
TOTAL PMA IMPACT = 0.37 AC. OR 16,158 SQUARE FEET

NOTES: IMPACTS EXHIBITS ARE PROVIDED FOR ENTITLEMENT PURPOSES ONLY AND ARE
SUBJECT TO APPROVAL OF DETAILED SITE PLAN (DSP-17023).

KEY MAP



NORTH



Dewberry

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

TITLE

PMA IMPACT EXHIBITS
COVER SHEET

PROJECT

ADDISON ROW

DESIGN: -

DRAWN: AL

CHECKED: RM

DATE: AUGUST 2017

SCALE:

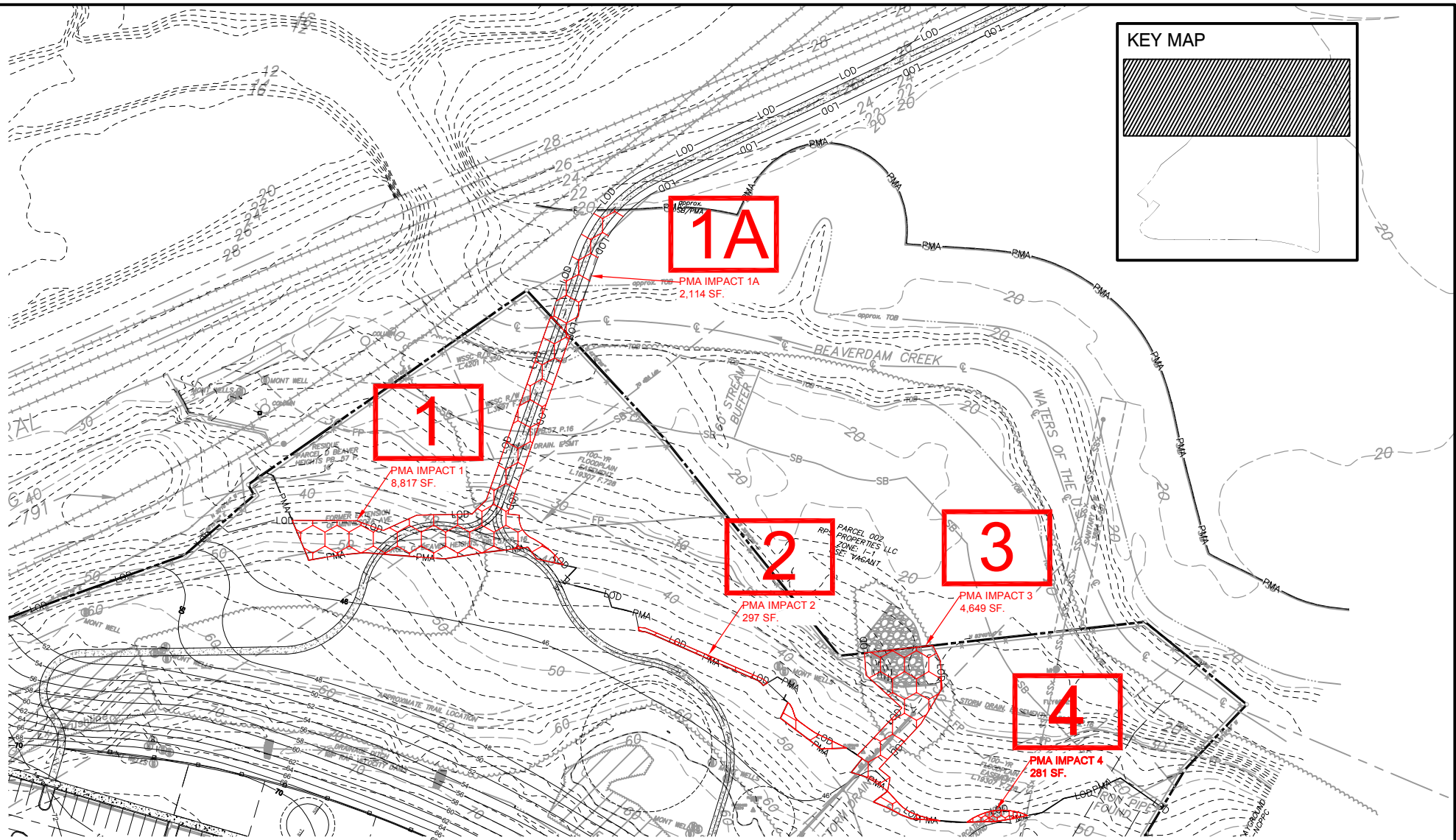
1"=350'

SHEET NO.

1 OF 6

PROJECT NO.

50049791



LEGEND:

PMA IMPACT AREA(S) 

PMA IMPACT NUMBER:

1



Dewberry

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TITLE

**PMA IMPACT EXHIBITS
DETAIL SHEET**

PROJECT

ADDISON ROW

DESIGN: -

DRAWN: AL

CHECKED: RM

DATE: AUGUST 2017

SCALE:

NOT TO SCALE

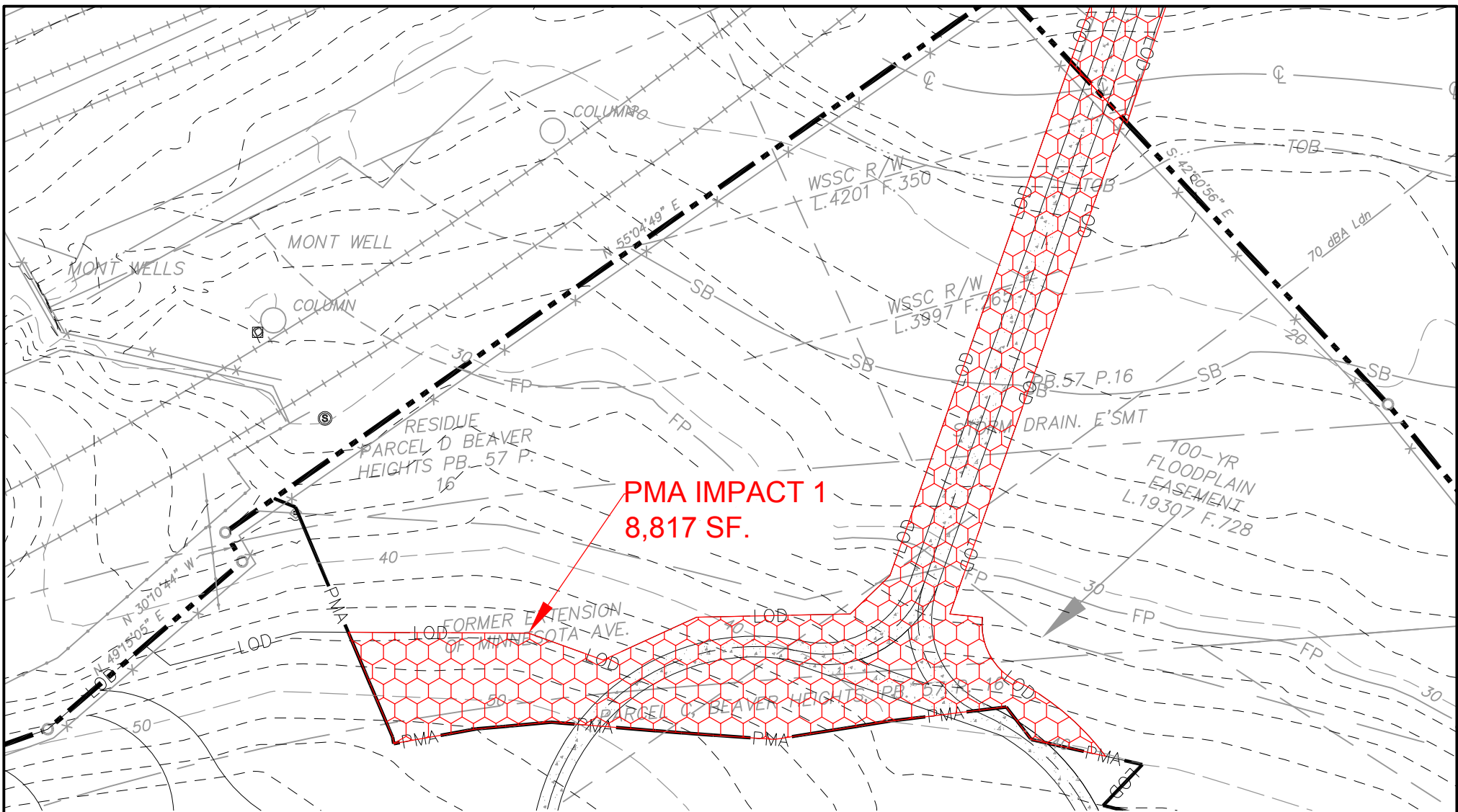
SHEET NO.

2 OF 6


PROJECT NO.

50049791



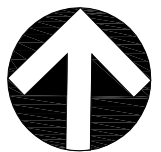


LEGEND:

PMA IMPACT AREA(S) 

PMA IMPACT 1: 8,817 sq. ft.

NORTH



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TITLE

**PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS**

PROJECT

ADDISON ROW

DESIGN: -

DRAWN: AL

CHECKED: RM

DATE: AUGUST 2017

SCALE:

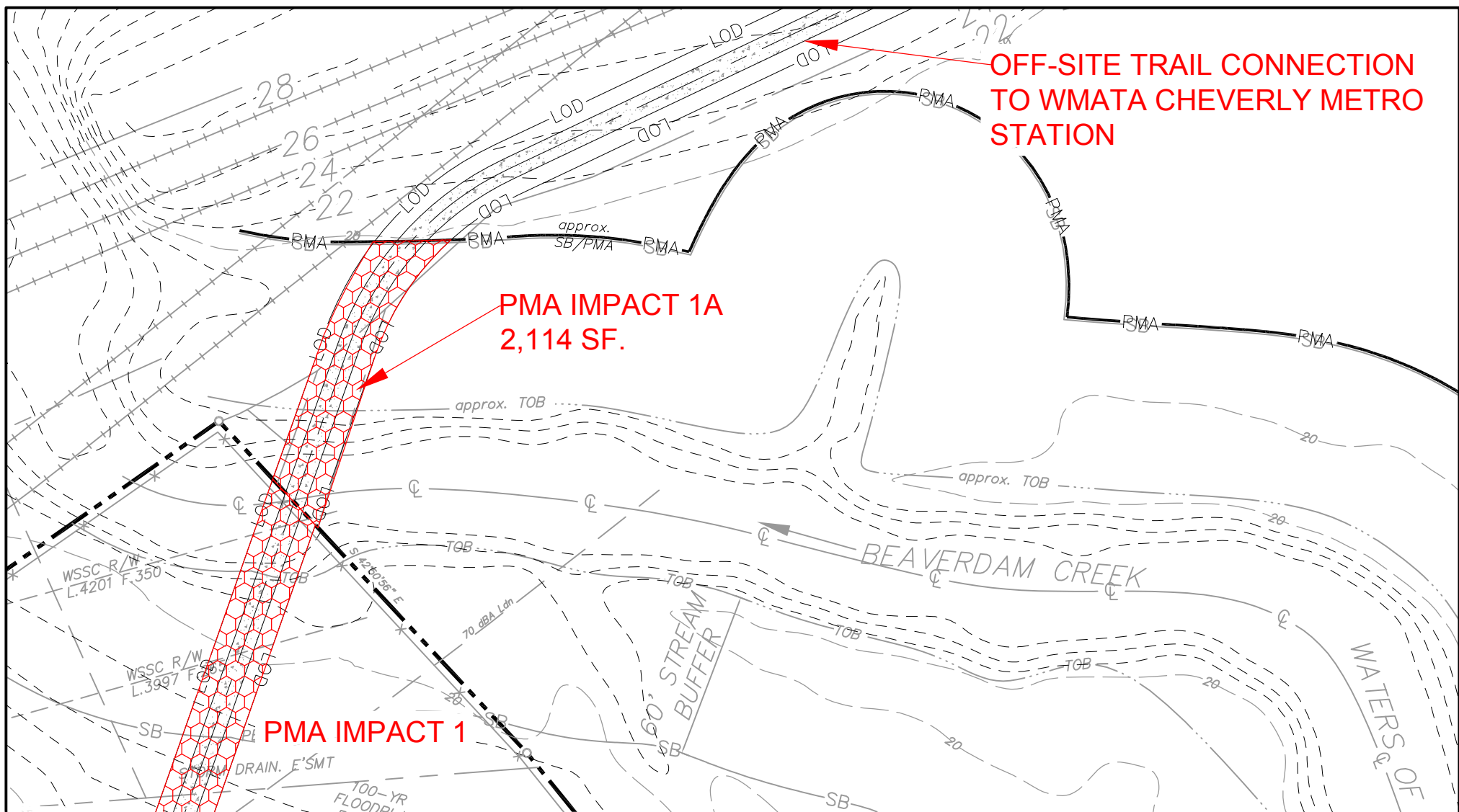
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SHEET NO.


3 OF 6

PROJECT NO.

50049791

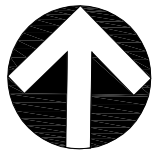


LEGEND:

PMA IMPACT AREA(S) 

PMA IMPACT 1A: 2,114 sq. ft.

NORTH



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**PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS**

PROJECT

ADDISON ROW

DESIGN: -

DRAWN: AL

CHECKED: RM

DATE: AUGUST 2017

SCALE:

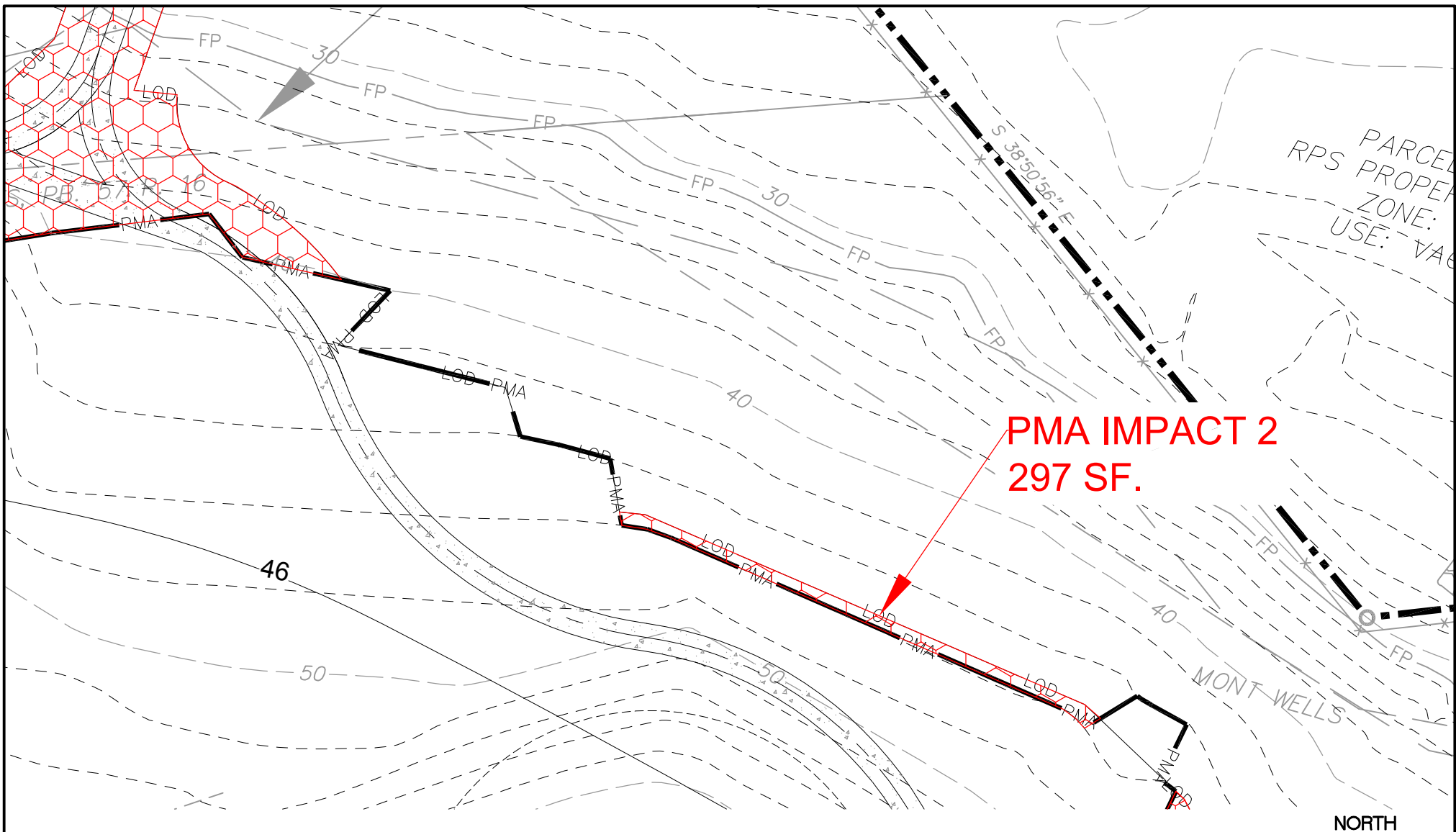
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SHEET NO.


4 OF 6

PROJECT NO.

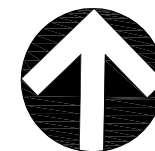
50049791



LEGEND:

PMA IMPACT AREA(S) 
PMA IMPACT 2: 297 sq. ft.

NORTH



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TITLE

PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

ADDISON ROW

DESIGN: -

DRAWN: AL

CHECKED: RM

DATE: AUGUST 2017

SCALE:

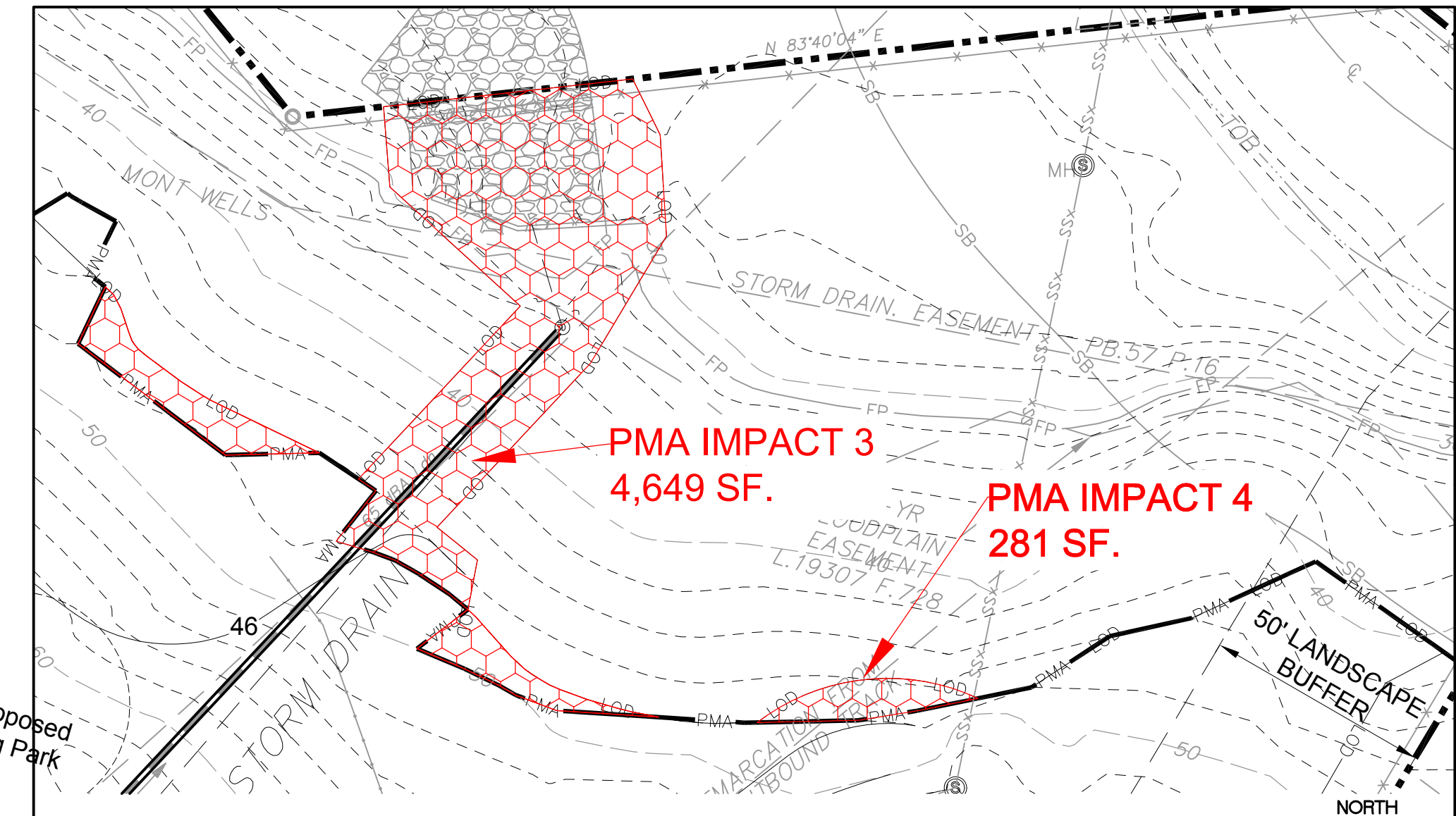
1"=30'

SHEET NO.


5 OF 6

PROJECT NO.

50049791



LEGEND:

PMA IMPACT AREA(S) 

PMA IMPACT 3: 4,649 sq. ft.

PMA IMPACT 4: 281 sq. ft.



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TITLE

**PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS**

PROJECT

ADDISON ROW

DESIGN: -

DRAWN: AL

CHECKED: RM

DATE: AUGUST 2017

SCALE:

1"=30'

SHEET NO.

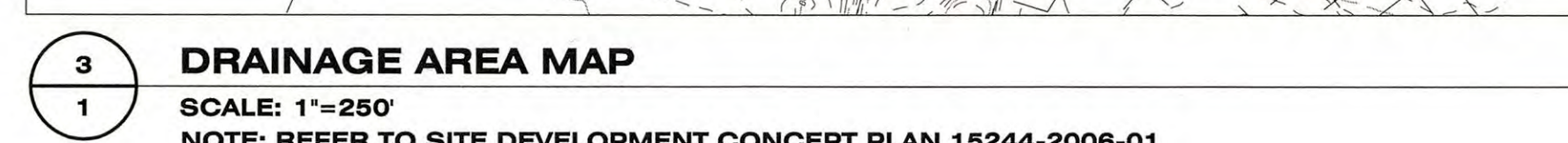
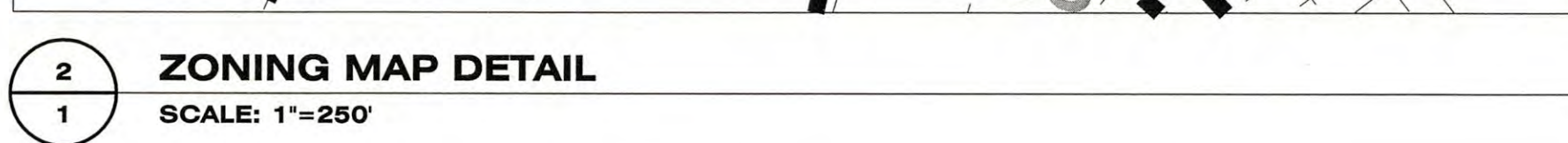
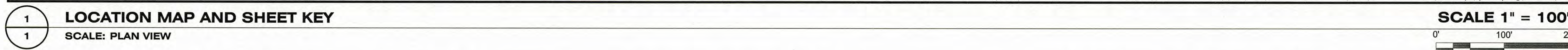
6 OF 6




PROJECT NO.

50049791

Category	A	B	C	D	E	F
No	~85%	~85%	~85%	~85%	~85%	~85%
Small	~10%	~10%	~10%	~10%	~10%	~10%
Medium	~5%	~5%	~5%	~5%	~5%	~5%
Big	~0%	~0%	~0%	~0%	~0%	~0%

-PARCEL C, L 12715 F. 365, PB. 57 P. 16.
-PARCEL D, L 12715 F. 365, PB. 57 P. 16.
-PARCEL E, L 12715 F. 365, PB. 61 P. 37.
-PARCEL F, L 12715 F. 365, PB. 61 P. 37.
-LOTS 5, 6, 7, BLOCK N BEAVER HEIGHTS PB. SDH 3 P. 55
EQUITY CASE NO. C-3406, FORMER MAGRUDER AVE.
-TAX MAP PARCEL (TMP) 174 FORMER EXTENSION OF
MINNESOTA AVE. L 12715 F. 365
2. TAX MAP AND GRID: MAP 58 GRID E-4
3. WSSC GRID: 203NE05
4. THE PURPOSE OF SUBDIVISION IS TO DEVELOP COMMERCIAL AND
RESIDENTIAL USES.
5. PRIOR APPROVALS:
5.1. NRI-125-06-01
5.3. CSP-06003
5.4. TCP1-041-07
5.5. TCP2-007-166
6. GROSS ACREAGE: 34.59 AC
7. NET ACREAGE: 33.37 AC
8. NET DEVELOPABLE OUTSIDE THE PMA: 32.21 AC
9. ACREAGE OF THE 100 YEAR FLOODPLAIN: 1.22 AC
10. ACREAGE OF ROAD DEDICATION: 0.00 AC
11. EXISTING ZONE: M-X-T
12. PROPOSED USE: 648 RESIDENTIAL DWELLINGS UNITS AND 30,000
SQUARE FEET OF COMMERCIAL
13. SUSTAINABLE GROWTH TIER: DEVELOPED TIER
14. ANDREWS INTERIM LAND USE CONTROL: NO.
14.1. NO LAND USE CONTROL EXISTS ON THIS PROPERTY
CENTER OR CORRIDOR LOCATION: NOT LOCATED WITHIN A
CENTER OR CORRIDOR.
16. EXISTING AND PROPOSED GROSS FLOOR AREA:
16.1. EXISTING - 324,300 SF
16.2. PROPOSED - 850,000 s.f. SF
17. STORMWATER CONCEPT APPROVAL #15244-2006/01,
DATED 12/04/2013, REVISION PENDING APPROVAL 2017
18. EXISTING SEWER AND WATER CATEGORY: 3
19. PROPOSED SEWER AND WATER CATEGORY: 3
20. AVIATION POLICY AREA: N/A
21. MANDATORY PARK DEDICATION: ON-SITE RECREATIONAL
FACILITIES PROPOSED.
22. NO KNOWN CEMETERIES ON OR CONTIGUOUS TO PROPERTY.
23. NO KNOWN HISTORIC SITES ON OR IN THE VICINITY OF THE
PROPERTY.
24. A TYPE 1 CONSERVATION PLAN IS ASSOCIATED WITH THIS CASE:
TCP1-041-07.
25. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL
AREA.
26. WETLANDS ARE NOT PRESENT ON SITE.
27. STREAMS ARE PRESENT ON SITE.
28. SOILS PRESENT ON SITE: CcF, CdB, RdU, Udaf, UrB, UrnB, and ZS.
ALL INFORMATION SHOWN IS BASED ON EXISTING AVAILABLE
RECORDS AND FIELD DATA COMPILED BY DEWBERRY
CONSULTANTS, JULY 2017.
30. THE ON-SITE TOPOGRAPHY SHOWN ON THIS PLAN IS FIELD RUN
TOPOGRAPHY BY DEWBERRY CONSULTANTS LLC. FROM APRIL
2013 AND MARCH 2017.
MAJOR CONTOUR - 10'
MINOR CONTOUR - 2'
IF THE TOPOGRAPHY SOURCE CHANGES IN THE FUTURE, A
REVISED NRI MAY BE REQUIRED IF THE DELINEATIONS OF
REGULATED AREAS CHANGE SIGNIFICANTLY.
31. PROPERTY NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE
MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND
AGRICULTURE LAND PRESERVATION FOUNDATION, OR ANY LAND
TRUST ORGANIZATION.
32. THE FLOODPLAIN INFORMATION ON THIS PLAN IS FROM
FPS#2001403 BY BEN DYER AND ASSOCIATES, DATED JUNE, 2001.
AND EXISTING FLOODPLAIN DELINEATION PLAN BY DEWBERRY
CONSULTANTS LLC, APPROVED JULY 24, 2017.

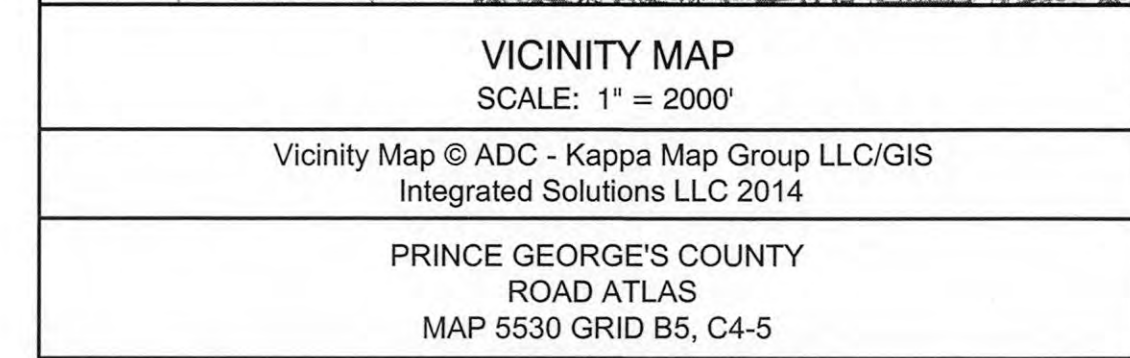


 SHEET MATCHLINE
 PROPERTY BOUNDARY
 ADJACENT PROPERTY LINE
 PROPOSED PUBLIC UTILITY EASEMENT
 EXISTING RIGHT OF WAY TO BE VACATED


MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 11033
EXPIRATION DATE: 09/10/2018

SIGNATURE APPROVAL DATE: _____

PROJECT NUMBER: 4-



1.	COVER SHEET
2-3.	PLAN SHEETS

DEVELOPMENT TYPE SUMMARY		
LAND USE	ACRES	LAND PERCENTAGE
RESIDENTIAL	29.79	85.65%
COMMERCIAL	4.80	13.80%
RIGHT OF WAY TO BE VACATED	0.19	0.55
TOTAL	34.78	100%

PARCEL	SF	ACRES	DESCRIPTION	DEDICATION
PARCEL 1	463,876	10.64	RESIDENTIAL	PRIVATE
PARCEL 2	835,176	19.18	RESIDENTIAL/OPEN SPACE	PRIVATE
PARCEL 3	59,563	1.37	COMMERCIAL	PRIVATE
PARCEL 4	156,549	3.59	COMMERCIAL	PRIVATE
TOTAL	1,515,164	34.78		



A diagram showing a site divided into two sheets by a horizontal line. The area above the line is labeled 'SHEET 3' and the area below is labeled 'SHEET 2'. The entire site area is filled with diagonal hatching.

SCALE

AS-SHOWN

No.	DATE	BY	Description

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE JULY 2017

TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
COVER SHEET

DEWBERRY JOB NO. 50049791

1

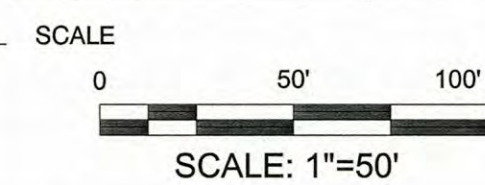
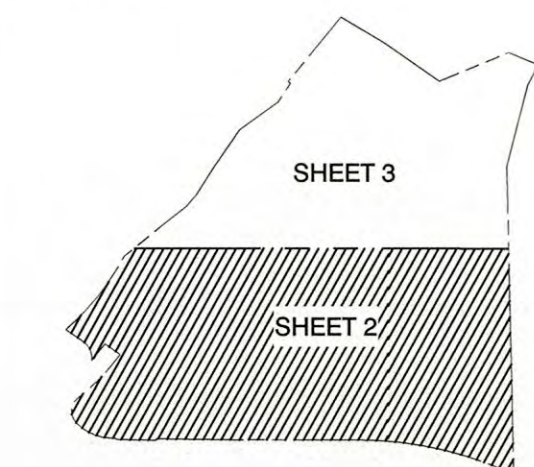
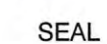
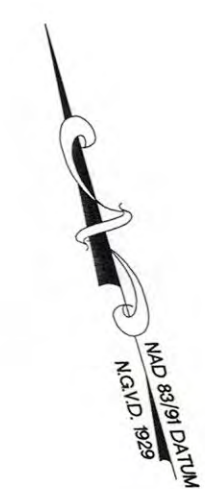
SHEET NO. 1 OF 3



2

SHEET NO. 2 OF 3





No.	DATE	BY	Description
REVISIONS			

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE JULY 2017

TITLE

PRELIMINARY
PLAN OF
SUBDIVISION
PLAN SHEET

DEWBERRY JOB NO. 50049791


3


SHEET NO. 3 OF 3

A

<p>NOTE</p> <p>FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777</p> <p>OR LOG ON TO www.call811.com http://www.missutility.net</p> <p>48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY</p> <p>INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.</p>
--

I HEREBY CERTIFY THAT THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT; THAT THE INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS.
FOR DEWBERRY CONSULTANTS, LLC.


MICHAEL B. DAVIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 110393
EXPIRATION DATE: 09/10/2016



NOTE: THIS SHALL BE USED FOR ENTITLEMENT PURPOSES ONLY, NOT FOR CONSTRUCTION	
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
PRELIMINARY PLAN _____ 4-16040	THIS BLOCK IS FOR OFFICIAL USE ONLY CR letter certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC
TCP _____	
PLANNING BOARD ACTION: _____	
PER PGCPB RESOLUTION #: _____	APPROVAL _____
ADOPTION DATE: _____	PROJECT NAME: ADDISON ROW
SIGNATURE APPROVAL DATE: _____	PROJECT NUMBER: 4-16040
AUTHORIZED SIGNATURE _____	For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Amendment numbers must be included in the Project Number