

September 11, 2017

Sherri Conner  
Planner Coordinator  
The Maryland-National Capital Park & Planning Commission  
Prince George's County Planning Department  
Subdivision Review Section  
14741 Governor Oden Bowie Drive  
Upper Marlboro MD 20772

Re: College Park Metro Apartments  
Preliminary Plan 4-17009  
Statement of Justification  
Floodplain and Stream Buffer  
(PMA) Impacts

Project No.: 1219A1

Dear Ms. Conner:

GD CP Metro, LLC, (the "Applicant") proposes a development of 440 multifamily units and 13,000± square feet of retail on a property at 4931 Calvert Road in College Park (the "Property"), west of River Road and east of the planned Purple Line. The Property is currently used as a parking lot for the College Park Metro Station. It is now part of three separate parcels; the Applicant proposes a Preliminary Plan (filed concurrently) to create one buildable parcel for the development.

The Applicant proposes two five- to six-story buildings that will occupy most of the site: both will contain multifamily dwelling units totaling 440; the northern building will include approximately 13,000 square feet of retail on the first floor facing the metro station to the north. These buildings are proposed very close to River Road, a road planned to be made smaller and more bicycle/pedestrian friendly. Outdoor seating, wide sidewalks, pedestrian and bicycle friendly access to the Metro, and high density are proposed, creating a vibrant, walkable development designed to take full advantage of the Property's proximity to the transit system.

To accomplish the development, the Applicant has filed Preliminary Plan 4-17009; Detailed Site Plan, DSP-17007, will be followed shortly. The northern entrance to the Property is encumbered by a small amount of floodplain and stream valley buffer comprising the Primary Management Area (PMA). The Applicant seeks approval to impact the area shown on the PMA Exhibit. The exhibit shows a total of 0.035 acres (or 1,525± square feet) of impact, much of which involves replacing existing impervious pavement in the floodplain. Justification for this impact is provided herein.

## **REGULATED ENVIRONMENTAL FEATURES**

### Primary Management Area

Section 27-124.01(a)(22) of the Prince George's County Zoning Ordinance defines the Primary Management Area as:

**A vegetated buffer preserved and/or restored along all regulated streams outside the Chesapeake Bay Critical Area Overlay Zones, which at a minimum includes:**

- (A) All regulated streams and associated minimum stream buffers;**
- (B) The one hundred (100) year floodplain as defined by Section 27-124.01;**
- (C) All wetlands and associated wetland buffers that are adjacent to the regulated stream, stream buffer or the one hundred (100) year floodplain;**
- (D) All areas having slopes of fifteen (15%) or greater adjacent to the regulated stream or stream buffer, the one hundred (100) year floodplain, or adjacent wetlands or wetland buffers;**
- (E) Adjacent critical habitat areas.**

RESPONSE: This request is for approval of impacts described in Subsections (A) & (B), above, to the 100-year floodplain and Stream Valley Buffer.

## **REQUIRED FINDING FOR PRELIMINARY PLANS OF SUBDIVISION**

Section 24-130(b)(5) sets the following requirements for Preliminary Plans of Subdivision:

**Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones, the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental resources shall be placed in a conservation easement and depicted on the final plat.**

## **TECHNICAL MANUAL**

The Prince George's County Subdivision Regulations and Zoning Ordinance require that wetlands and Primary Management Area (PMA) be preserved to the "fullest extent possible." The Environmental Technical Manual (Page C-2) includes the following:

**"The determination of 'fullest extent possible' is a three-step process that begins 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.**

**"Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces**

**to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.”**

### **THREE STEP PROCESS**

The Prince George's County Environmental Technical Manual, Page C-2, lists a three-step process to determine the appropriateness for impacting regulated environmental features. These steps include:

- 1. Avoidance: Can the impacts be avoided by another design? Are the road crossings as shown necessary for the reasonable development of the property? Is it necessary to place the utilities within the boundaries of the regulated environmental features?**

**When designing a site, the first step is to prepare a natural resource inventory (NRI) to determine the locations of regulated environmental features. The NRI is then used as the base map to start laying out the proposed development. The next step is to prepare a draft plan that shows no impacts to regulated environmental features.**

**If this design does not result in a development plan that allows for the reasonable use and orderly and efficient development of the subject property, or does not adequately provide for the health, safety, and welfare of county citizens, then impacts can be considered.**

**RESPONSE:** It is necessary to remove the existing parking and pavement in PMA for parking and bio filter/retention; this alone necessitates the impact. Moreover, the site drains to the northeast corner; compliance with stormwater management regulations requires treatment be provided and the northeast corner is the logical place for it. The existing parking lot already impacts the stream buffer and floodplain; impacts for parking and access do not exceed current impacts with existing improvements.

**2. Minimization: Have the impacts been minimized? Are road crossings placed at the point of least impact? Are the utilities placed in locations where they can be paired or grouped to reduce the number of different locations of impacts? Are there alternative designs that could reduce the proposed impacts?**

Minimization of impacts to regulated environmental features may include placing a road crossing or utility at the narrowest point of the PMA; the use of retaining walls instead of extending the grading; bridging instead of constructing a culvert; placing required infrastructure elements together in one location instead of placing each one individually; and, where appropriate, obtaining waivers from County Code with regard to required side slopes or road cross-sections as appropriate and as approved by the regulating agency.

Impacts to regulated environmental features may be necessary for temporary erosion and sediment controls that cannot be designed in any other way. These impacts may be supported if the area is restored. All erosion and sediment control structures, such as ponds and collecting basins, shall be placed outside regulated environmental features. Temporary impacts and the proposed restoration must be shown on the associated tree conservation plan.

RESPONSE: The area impacted is minimal. Impacts to the floodplain are listed below:

- Impact to replace existing pavement: 0.023 acres
- Impact to existing grassland: 0.012 acres
- Total PMA Impact: 0.035 acres

This impact represents just 0.63 percent of the 5.58-acre Property. The Property is covered by *Plan Prince George's 2035* ("Plan 2035") and the 2015 *Approved College Park-Riverdale Park Transit District Development Plan* ("TDDP"). Plan 2035 placed the Property in the College Park Metro Regional Transit District and both Plan 2035 and the TDDP recommend high-density

developments near this (and, and in fact all) metro station(s). To meet the visions promulgated by both Plan 2035 and the TDDP, a high density, mixed use development is proposed. It is important to locate the retail uses close to and facing the College Park Metro Station, necessitating bio filters, parking and access that impact this very small area of PMA.

**3. Mitigation: For areas of significant impacts, has a mitigation package been proposed to provide an equal or better trade-off for the impacts proposed?**

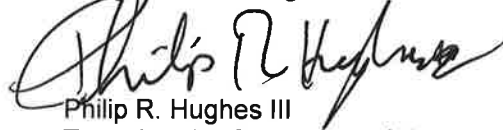
**“Mitigation” means the design and installation of measures to enhance, restore, or stabilize existing environmentally degraded streams and/or wetlands to compensate for proposed impacts. Mitigation shall be required for significant impacts to regulated streams, wetlands, and 100-year floodplains. Significant impacts are defined as the cumulative impacts that result in the disturbance on one site of 200 or more linear feet of stream beds or one-half acre of wetland and wetland buffer area. Stream or wetland restoration, wetland creation, or retrofitting of existing stormwater management facilities that are not required by some other section of County Code may be considered credit as mitigation. The amount and type of mitigation shall be at least generally equivalent to, or a greater benefit than, the total of all impacts proposed, as determined by the Planning Board.**

RESPONSE: This is not an area of significant impact and mitigation is not necessary.

## CONCLUSION

The proposed impacts satisfy the three criteria for approval found in the Environmental Technical Manual. Avoidance is not feasible given the impacts are proposed in the only logical place for bio systems and the TDDP desire for dense development near the College Park Metro Station. Existing infrastructure already impacts the PMA and removing and replacing it with a small area of impervious surface is a minimal disturbance. There are no habitat or wetlands; mitigation is not necessary. The proposed Project is a well-designed, dense, mixed-use development that takes advantage of its proximity to the College Park Metro Station, a major transit station in the County. Therefore, the Applicant, therefore, respectfully requests approval of these impacts.

Sincerely,  
Rodgers Consulting, Inc.



Philip R. Hughes III  
Team Leader/Senior Associate



GENERAL NOTES:

- The subject property consists of: Parcel 159 L.8104 F.898, Parcel 190 L.8104 F.898, Parcel 193 L.8506 F.227, Plat #8104 898
- The subject property is located on Tax Map 33 & 42, Grid E4 & E1.
- The subject property is located on WSSC 200' Sheets: 208NE04
- The purpose of the subdivision is to propose 440 multifamily dwelling units and 13,000 square feet of retail.
- Prior approvals listed: CSP-03003.
- The Preliminary Plan of Subdivision is for proposed Parcel 193, which will consist of 5.58, Total Acres of land upon approval of the lot line adjustment Zoned M-U-1, Mixed Use Infill with a T-D-O, Transit District Overlay. (See inset for existing lot layout)
- Net developable area outside of PMA: Existing - 5.545 Acres, Proposed - 5.545 Acres.
- Acres of Environmental Regulated Features: Existing 0.035 Acres Proposed 0.035 Acres.
- 100-Year Floodplain: A 100-Year County floodplain exists on the project site. Study number: FPS 201713; (Supersedes FPS No. 900192) was approved for the site on August 2, 2017 by DPIE.
- Acres of road dedication: There is no road dedication proposed under this plan.
- The existing zoning is M-U-1 (Mixed Use Infill) with a T-D-O, (Transit District Overlay.) The site is currently used as a parking lot for the Washington Metro Transit Authority.
- The proposed use of this property is mixed - use residential, and retail.
- Breakdown of proposed dwelling unit by type; 440 multifamily dwelling units.
- The subject property proposes a residential density calculation of 79 DU/acre.
- This site proposes a minimum lot size of 5.58 Acres
- This site proposes a minimum lot width of 833.35 feet at front building line and front street line.
- Sustainable Growth Tier - Yes, provide Tier 1.
- Military Installation Overlay Zone (MOIZ): No MIOZ exists on this property.
- Center or Corridor location - Yes
- There is no existing Gross Floor Area. The property proposes 13,000 square feet of Retail Gross Floor Area .
- Stormwater Management Concept Plan (17197-2017) was approved for this site on September 1, 2017 by DPIE.
- The subject property is under an existing Water and Sewer Category Designation 3.
- The project area lies within Aviation Policy Area Code 6.
- Mandatory park dedication requirement: On-site private recreational facilities.
- Cemeteries on or contiguous to the property: There are no cemeteries on or contiguous to the property.
- Historic sites on or in the vicinity of the property: There are no historic sites registered within on or in the vicinity of the property.
- Type One Conservation Plan: Exempt, per the woodland conservation letter of exemption Case (S-136-17), which was approved on 8/14/2017.
- Within Chesapeake Bay Critical Area: No
- Wetlands: No
- Streams: No

Soils table					
Map Unit Symbol	Map Unit Name	K-Factor Whole Soil	Hydric Rating	Hydrologic Soil Group	Drainage Class
AuB	Aquasco-Urban land complex, 0 to 5 percent slopes	0.49	NO	D	Somewhat poorly drained
EsA	Elisborro sandy loam, 0 to 2 percent slopes	0.2	NO	B	Well-drained
EuB	Elisborro-Urban land complex, 0 to 5 percent slopes	0.2	NO	B	Well-drained
UreB	Urban land-Elisborro complex, 0 to 5 percent slopes	NA	NO	D	N/A
Zn	Zekiah-Urban land complex, frequently flooded	NA	YES	D	Poorly-drained

Source: USDA NRCS Web Soil Survey (WSS)

- In or adjacent to an easement held by the Maryland Environment Trust, The Maryland Agricultural Land Preservation Foundation or any land trust or organization:
- Boundary Survey was prepared by Rodgers Consulting on 12/02/2016.
- Gilbane Development Company is the applicant for the subject property. The owner of the property is WMATA.
- Noise and Vibration Study for the subject property was performed by Hush Acoustics LLC. and will be submitted with the application. The study shall address appropriate mitigation measures to achieve acceptable interior and exterior noise levels.

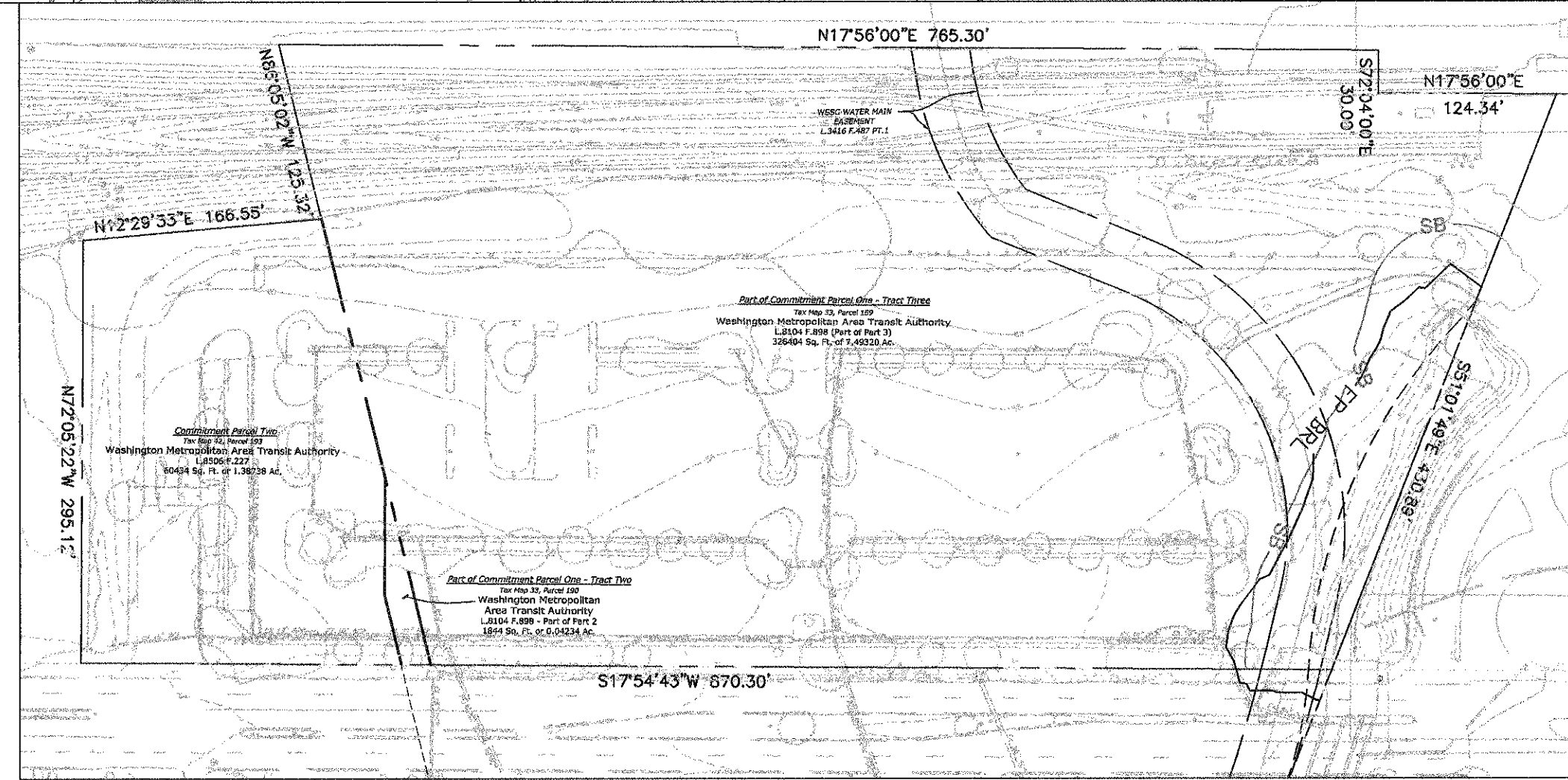
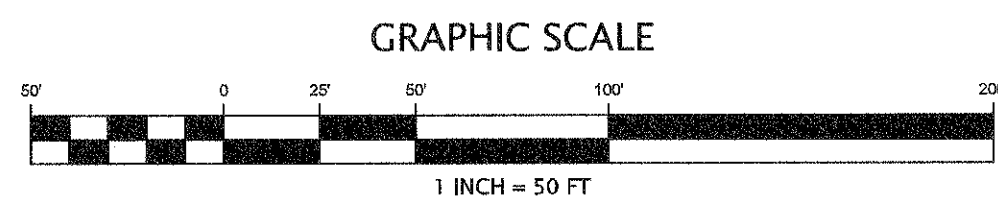
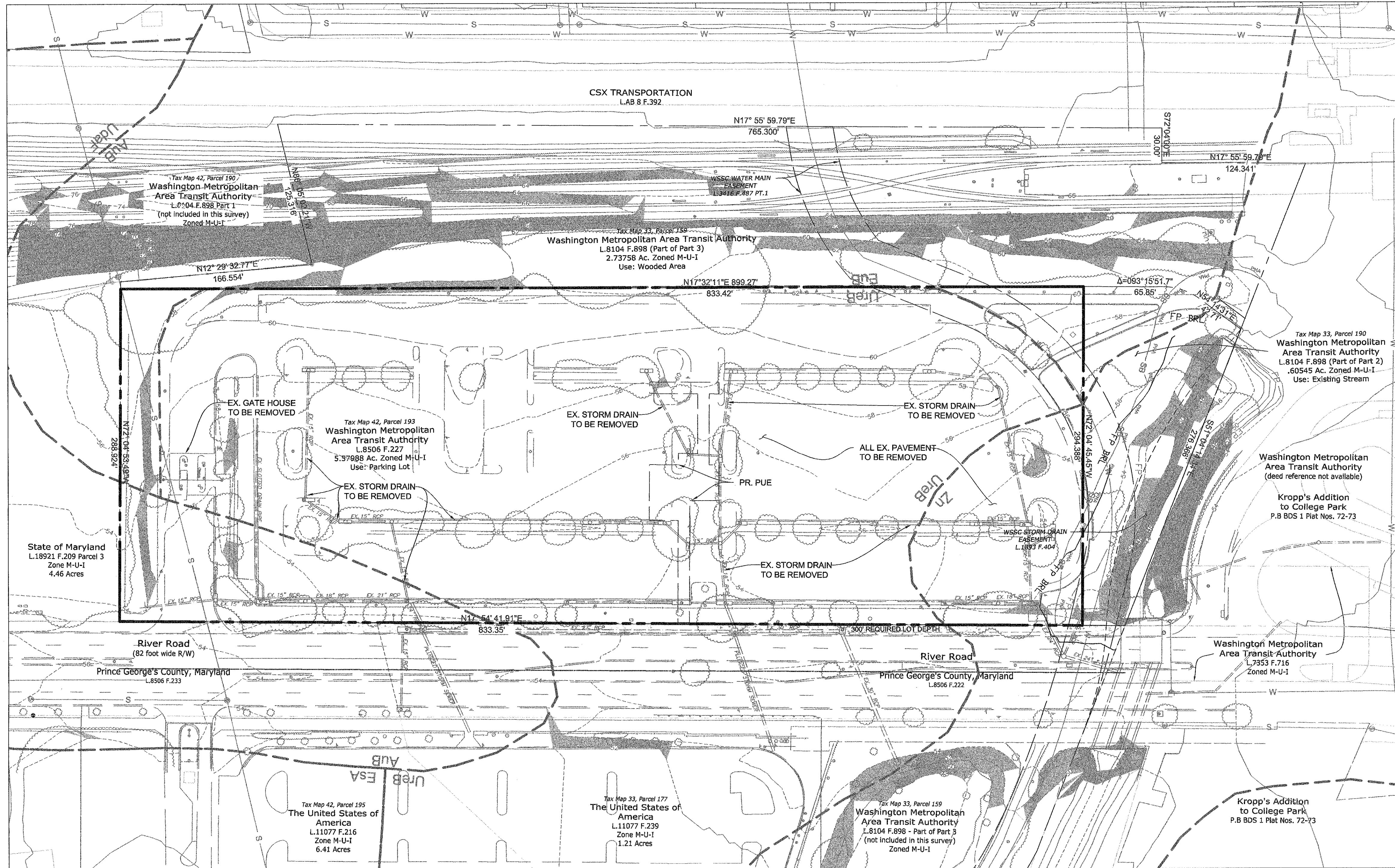
NOTE: PROPOSED UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

# PRELIMINARY PLAN OF SUBDIVISION #4-17009

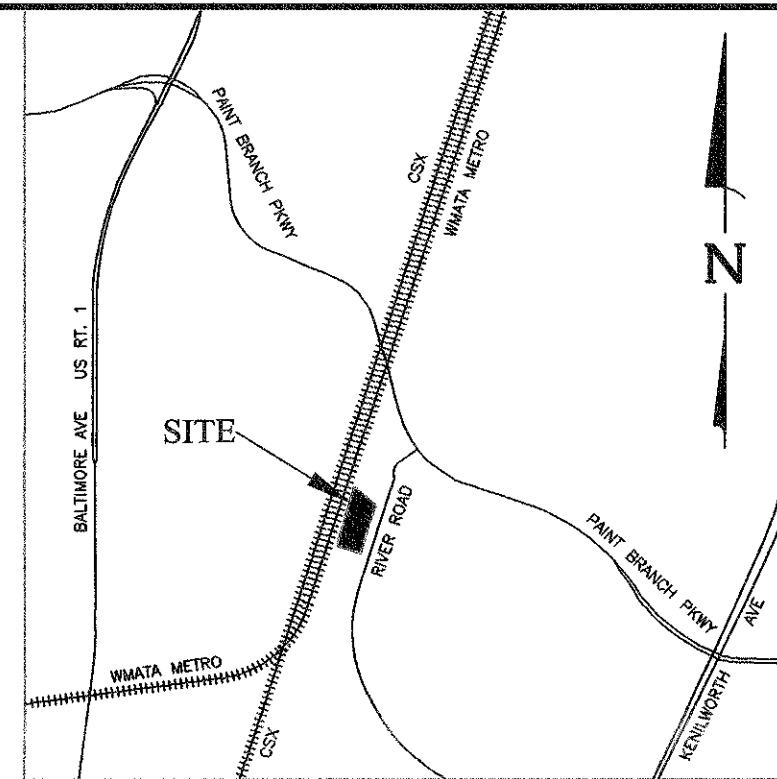
## COLLEGE PARK METRO APARTMENTS

### 21ST ELECTION DISTRICT - COLLEGE PARK

### PRINCE GEORGE'S COUNTY, MARYLAND



EX. BOUNDARY SURVEY  
SCALE ~ 1" = 100'



LEGEND:	
---	EX. BOUNDARY LINE
---	EX. LOT LINE
---	EX. BLDG
---	EX. SIDEWALK
---	EX. CURB FACE
---	EX. PARKING STRIPING
---	EX. 10' CONTOUR LINE
---	EX. 2' CONTOUR LINE
---	EX. TREES
---	EX. WATER
---	EX. SEWER
---	EX. STORM DRAIN
---	EX. STREAM BUFFER
---	EX. STREAM
---	EX. FLOODPLAIN
---	EX. PRIMARY MGMT AREA
---	EX. FLOODPLAIN BRL
---	EX. EPHEMERAL STREAM
---	EX. 65 DB LINE
---	EX. FENCE
---	PR. R.O.W.
---	PR. LOT LINE
---	STEEP SLOPES (15% OR GREATER)
---	EX. ROAD CENTERLINE
---	REQUIRED LOT DEPTH
---	SOIL TYPE BOUNDARY
---	PR. HANDICAP SIGN
---	PR. PUE

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN \_\_\_\_\_

TCP \_\_\_\_\_

PLANNING BOARD ACTION: \_\_\_\_\_

PER PGCPB RESOLUTION #: \_\_\_\_\_

ADOPTION DATE: \_\_\_\_\_

SIGNATURE APPROVAL DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: College Park Metro Apartments

PROJECT NUMBER: 4-17009

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

New Approval Block

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.32115, Expiration Date:9/15/19."



9/13/17

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

Gilbane Development Company  
8245 Boone Boulevard Suite 690  
Vienna, Virginia 22182  
Contact: Mr. Robert V. Gilbane Jr.  
(202) 733-1159

COLLEGE PARK METRO APARTMENTS  
ELECTION DISTRICT No. 21  
CITY OF COLLEGE PARK, PRINCE GEORGE'S COUNTY,  
MARYLAND  
PARCELS 159,190 & 193, TAX MAP 33-E4, 42-E1

RODGERS  
CONSULTING  
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774  
Ph: 301.948.4700 Fax: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED	CADD	11/2016
DRAWN	ACJ	4/06/17
REVIEWED	PH	4/06/17
RODGERS CONTACT: Phil Hughes		
RELEASE FOR		
BY	DATE	

PRELIMINARY PLAN  
OF SUBDIVISION  
#4-17009

SCALE:	Varies
JOB No.	1219A1
DATE	APRIL 2017
SHEET No.	1 OF 1