



16701 Melford Boulevard, Suite 310
Bowie, MD 20715
PHONE 301.809.4500

July 10, 2019
Via Hand Delivery

M-NCPPC
Subdivision Review Section
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Attn: Mr. Onyebuchi

Re: Preliminary Plan 4-18014
Request for Minor Impacts to the
Primary Management Area
Washington Gateway
Hyattsville, Prince George's Co., MD
BEPC #MB142032

Dear Mr. Onyebuchi:

We respectfully request that the Planning Board approve relief from Section 24-130(b)(5) of the Subdivision Regulations to allow impacts to the Primary Management Area (PMA) within Proposed Parcel 1 of the Smithfield Industrial Park Preliminary Plan of Subdivision. Section 24-130(b)(5) of the Subdivision Regulations requires the development to conform with the following:

“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. Any lot or parcel proposed for development shall provide a minimum of one acre of contiguous land area exclusive of any land within regulated environmental features in a configuration that will support the reasonable development of the property. This limitation does not apply to open space and recreational parcels. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.”

The subject site consists of 17.90 acres of land located to the south of Columbia Park Road and to the west of Cabin Branch Drive. Much of the site is within the 100-year floodplain. In total, 13.87 acres of the property falls within the PMA. Existing structures within the PMA include an abandoned industrial parking facility and its associated parking and utility structures. With this justification statement, we respectfully request that the Planning Board approve impacts to the PMA, totaling 12.73 acres, for required infrastructure to develop the proposed industrial distribution warehouse facility.

A submerged gravel wetland and two micro-bioretenion facilities have been proposed to treat stormwater runoff from the proposed parking lot and buildings. These facilities will support a positive enhancement of the environment by naturally treating stormwater runoff from the proposed parking lot and buildings. The outfall devices are designed to limit any potential erosion and ensure the discharge is directed straight into the stream itself.



JUSTIFICATION – 1: The conditions of this request are unique to the subject property and not generally applicable to other properties. Primary Management Areas (including floodplain, streams and associated buffers) are located on a significant portion of the 4-18014 PPS property. Such a condition is not indicative nor generally applicable to other properties in the general area of the subject property nor the County in general. Development on this site is infeasible without the impact to the PMA.

JUSTIFICATION – 2: The granting of this request will not violate any current laws, ordinances or regulations. Instead, the proposed improvements associated with this request are designed in support of sound environmental design regulations and laws. The proposed submerged gravel wetland and micro-bioretenion facilities associated with this request will support a positive enhancement of the environment by naturally treating stormwater runoff from the proposed parking lot and buildings located within the PMA.

The Applicant submits that sufficient findings can be made to approve this request for the highlighted environmental impact to the PMA for this proposed subdivision. The proposed impact is designed in accordance with sound environmentally sensitive stormwater management design standards as discussed herein. The applicant submits that the proposed impacts to the PMA are in the best interests of the County as they will allow activity necessary to the development of the proposed industrial distribution warehouse facility. It is our belief that the proposed impacts to the PMA are unavoidable and have been minimized to the maximum extent practicable will still allowing for the reasonable and efficient use of the property. Therefore, we request that you recommend that the Planning Board approve them as presented.

Should you have any questions or require additional information, please do not hesitate to contact this office at (301) 809-4500. Thank you.

Sincerely,

Bohler Engineering VA, LLC

Nicholas Speach, P.E.

cc: Matthew K. Jones, Bohler Engineering (w/o Enc.)
File

CR/md

H:\14\MB142032\Administrative\Letters\190206 Specimen Tree Variance Letter.doc

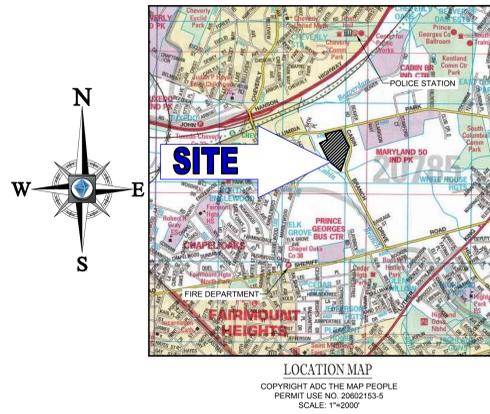
PRELIMINARY PLAN 4-18014

FOR

WASHINGTON GATEWAY

LOCATION OF SITE

5801 COLUMBIA PARK ROAD
HYATTSVILLE, MD 20785
PRINCE GEORGE'S COUNTY



SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OVERALL EXISTING PLAN	2
OVERALL PROPOSED PLAN	3

MAPPED SOIL TYPES					
MAP UNIT	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP	K-FACTOR (WHOLE SOIL)	HYDRIC RATING	DRAINAGE CLASS
UKB	URBAN LAND-ISSUE COMPLEX, 0 TO 5 PERCENT SLOPES, OCCASIONALLY FLOODED	D	-	NON-HYDRIC	-
ZS	ZEKIAH AND ISSUE SOILS, FREQUENTLY FLOODED	C/D	0.37	60% HYDRIC	POORLY DRAINED

SOURCE: [HTTP://WEBSOILSSURVEY.NRCS.USDA.GOV](http://websoilssurvey.nrcs.usda.gov) (AUGUST 11, 2015)

OWNERS
LIBERTY PROPERTY LIMITED PARTNERSHIP
8840 STANFORD BLVD, SUITE 3600
COLUMBIA, MD 21045
CONTACT: BENJAMIN ONEIL

LIBERTY 5801 COLUMBIA PARK LLC
8840 STANFORD BLVD, SUITE 3600
COLUMBIA, MD 21045
CONTACT: BENJAMIN ONEIL

APPLICANT
LIBERTY PROPERTY TRUST
8840 STANFORD BLVD, SUITE 3600
COLUMBIA, MD 21045
CONTACT: BENJAMIN ONEIL
PHONE: (410) 715-1233



16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
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MD@BohlerEng.com

REFERENCES

- ALTA/ASPM LAND TITLE SURVEY:
BOHLER ENGINEERING
TITLED: "SMITHFIELD
COLUMBIA PARK ROAD AND CABIN
BRANCH ROAD, SEAT PLEASANT
DISTRICT NO. 18
PRINCE GEORGE'S COUNTY, MARYLAND"
DATED: 08/27/15
- NATURAL RESOURCE INVENTORY:
BOHLER ENGINEERING
TITLED: "NATURAL RESOURCE INVENTORY
PLAN, SMITHFIELD PROPERTIES (A-10035)"
APPROVED: 01/19/16
- SOIL REPORT:
USDA NRCS WEB SOIL SURVEY
TITLED: "CUSTOM SOIL RESOURCE REPORT FOR
PRINCE GEORGE'S COUNTY, MARYLAND"
DATED: 07/27/15

REVISIONS

REV	DATE	COMMENT	BY
1	02/28/19	PER MNCPPC COMMENTS	A.J.H.
2	04/12/19	PER MNCPPC COMMENTS	A.J.H.

GENERAL NOTES

- EXISTING PARCEL INFORMATION:
TOTAL GROSS AREA OF EXISTING PARCELS: 17.80 AC
TOTAL NET AREA OF EXISTING PARCELS: 17.80 (RECORDED)
ZONE: I-2
- PART OF PARCEL A
LANDS OF LIBERTY 5801 COLUMBIA PARK LLC
PB WYVW 35 PLAT 100 (PARCEL ONE)
LIBER 3355 FOLIO 65
- TITLE PARCEL ONE
PART OF PARCEL A
LANDS OF GWALTNEY OF SMITHFIELD LTD
PB WYVW 35 PLAT 100 (PARCEL ONE)
LIBER 8507 FOLIO 51
- TITLE PARCEL TWO
PART OF PARCEL A
LANDS OF GWALTNEY OF SMITHFIELD LTD
PB WYVW 35 PLAT 100 (PARCEL TWO)
LIBER 8507 FOLIO 51
- TAX MAP 59, GRID B3
- WSSC 200 FOOT MAP REFERENCE: 203NE65
- PURPOSE OF SUBDIVISION: CONSOLIDATION OF PARCELS
- PREVIOUS APPROVALS
SITE DEVELOPMENT CONCEPT PLAN (3818-2016, APPROVED 06/24/2016, RENEWED 01/31/19)
NATURAL RESOURCE INVENTORY PLAN (NR1-255-15, APPROVED 01/19/16)
ZONING MAP AMENDMENT (A-10035, APPROVED 04/10/2017)
- NET DEVELOPABLE AREA OUTSIDE OF PMA: 4.03 AC
- ACREAGE OF ENVIRONMENTAL REGULATED FEATURES: 13.87 AC
- ACREAGE OF 100-YEAR FLOODPLAIN: 13.87 AC
- ACREAGE OF RIGHT-OF-WAY DEDICATION: N/A
- ACREAGE OF RIGHT-OF-WAY ACQUISITION: N/A
- EXISTING ZONING: I-2 / VACANT
- LAND USE (PROPOSED): INDUSTRIAL/WAREHOUSE
- SUSTAINABLE GROWTH TIER: TIER 1
- ANDREWS, INTERIM LAND USE CONTROL: NO
- CENTER OR CORRIDOR LOCATION: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA:
EXISTING: 132,000 SF
PROPOSED: 270,000 SF
- STORMWATER MANAGEMENT CONCEPT (3818-2016-50, APPROVED 06/24/2016, RENEWED 01/31/19)
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
WATERSEWER CATEGORY DESIGNATION: W-3 / S-3
- THIS SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA.
- MANDATORY PARK DEDICATION: N/A
- THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE SITE.
- A HISTORIC SITE IS NOT LOCATED WITHIN THE VICINITY OF THE PROPERTY.
- TYPE I CONSERVATION PLAN: YES
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO WETLANDS LOCATED ON SITE.
- CABIN BRANCH STREAM IS LOCATED ON SITE (420 LINEAR FEET).
- SOIL TYPE INFORMATION IS PROVIDED ON THIS PLAN.
- THIS PROPERTY IS LOCATED ADJACENT TO A 100-YEAR FLOODPLAIN EASEMENT LIBER 28401 FOLIO 544.



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB142032
DRAWN BY: KJ
CHECKED BY: NBS
DATE: 01/24/19
SCALE: AS SHOWN
CAD L.D.: PCD

PRELIMINARY PLAN
FOR
WASHINGTON GATEWAY

LOCATION OF SITE
SMITHFIELD INDUSTRIAL PARK
5801 COLUMBIA PARK ROAD
HYATTSVILLE
PRINCE GEORGE'S COUNTY
MD, 20785

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH
PROFESSIONAL ENGINEER
I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 1036, EXPIRES DATE: 01/31/2021

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR LABEL CERTIFIES THAT THE PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

M-NCPPC APPROVAL

PROJECT NAME: WASHINGTON GATEWAY

PROJECT NUMBER: 4-18014

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. NUMBER NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN _____

TCP _____

PLANNING BOARD ACTION _____

PER PGCPB RESOLUTION # _____

ADOPTION DATE _____

SIGNATURE APPROVAL DATE _____

AUTHORIZED SIGNATURE _____

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

