

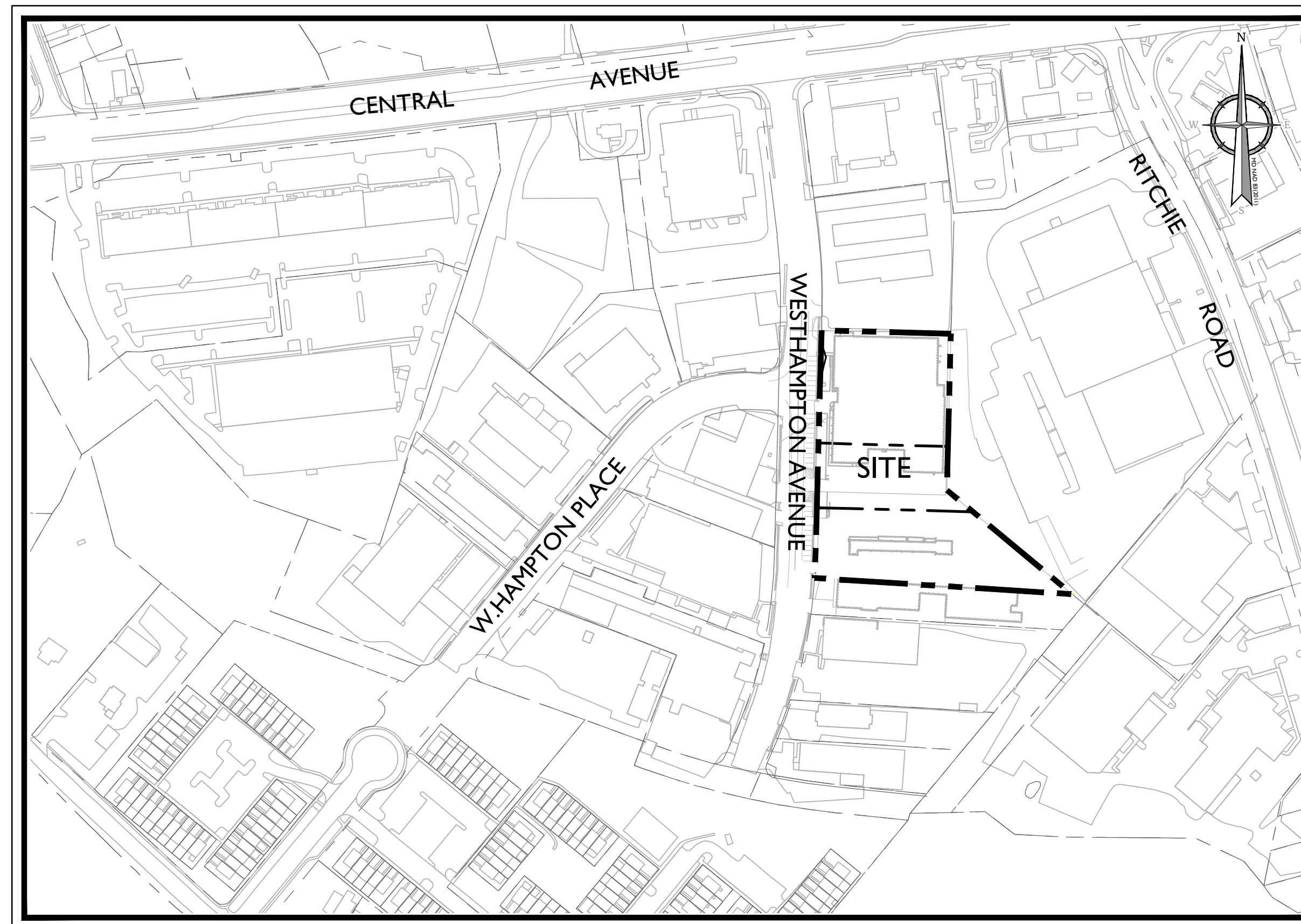
RELIMINARY MAJOR SUBDIVISION PLAN
M-NCPPC# 4-24008
FOR
LAYTON WAREHOUSE, LLC
SPACE MAKER SELF-STORAGE

BLOCK A, PARCEL 5,6 AND 7
DISTRICT 18
PRINCE GEORGE'S COUNTY, MD

OWNER/DEVELOPER: LAYTON WAREHOUSE, LLC
120 WEST HAMPTON AVENUE , CAPITOL HEIGHTS, MD 20743
PHONE: (202) 258-8880

GENERAL NOTES:

- EXISTING PARCEL/LOT INFORMATION:
TAX MAP 74, GRID B1, PARCEL 2: DEED REFERENCE: L. 46961 F. 567, TAX ACCOUNT NO. 1999465
TAX MAP 74, GRID B1, PARCEL 6: DEED REFERENCE L. 46961 F. 567, TAX ACCOUNT NO. 1999465
TAX MAP 74, GRID B1, PARCEL 5: DEED REFERENCE L. 46961 F. 567, TAX ACCOUNT NO. 2086346
 - 200 FOOT MAP REFERENCE (WSSC): 2015E07
 - PURPOSE OF SUBDIVISION: CONSOLIDATE THREE PARCELS INTO TWO PARCELS TO CONSTRUCT SELF-STORAGE BUILDINGS
 - PRIOR APPROVALS: NONE
 - TOTAL GROSS AND NET TRACT AREA BY ZONE:
I-1 ZONE:
GROSS TRACT AREA: 3.301 AC.
FLOODPLAIN AREA: 0.00 AC.
NET TRACT AREA: 3.301 AC.
 - NET DEVELOPABLE AREA OUTSIDE OF PMA: 3.301 AC.
 - ACREAGE OF ENVIRONMENTAL REGULATED FEATURES:
PRIMARY MANAGEMENT AREA: 0.00 AC.
WETLANDS: 0.00 AC.
100-YEAR FLOODPLAIN: 0.00 AC.
 - ACREAGE OF ROAD DEDICATION: 0.00 AC.
 - EXISTING CURRENT ZONING/USE: LTO-E (LOCAL TRANSIT-ORIENTED EDGE),
IE (INDUSTRIAL EMPLOYMENT), INSIDE THE CAPITAL BELTWAY WITH
MILITARY INSTALLATION OVERLAY ZONE/ INDUSTRIAL (SELF-STORAGE)
EXISTING PRIOR ZONING/USE: I-1 (LIGHT INDUSTRIAL), MILITARY INSTALLATION OVERLAY ZONE /
INDUSTRIAL (SELF-STORAGE)
 - PROPOSED NUMBER OF LOTS/PARCELS: 2 PARCELS
 - PROPOSED USE OF PROPERTY: INDUSTRIAL (SELF-STORAGE)
 - MINIMUM LOT AREA: REQUIRED: NONE
PROPOSED 143,792 S.F.
 - MINIMUM LOT WIDTH: REQUIRED: NONE
PROPOSED: 65 FT (AT BUILDING RESTRICTION LINES AS SHOWN)
 - BUILDING SETBACKS: FRONT: 25 FT
REAR: NONE (FROM ADJOINING LAND IN NONRESIDENTIAL ZONE)
SIDE: 30 FT (TOTAL BOTH YARDS)
 - SUSTAINABLE GROWTH TIER: I
 - ENVIRONMENTAL STRATEGY AREA: I
 - MILITARY INSTALLATION OVERLAY ZONE: YES - AREA B
 - CENTER CORRIDOR LOCATION: NO
 - TOTAL EXISTING GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 72,114 SQ.FT./ 1.66 AC. (TO REMAIN)
TOTAL PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 65,001 SQ.FT./ 1.49 AC.
TOTAL GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 140,051 SQ.FT./ 3.15 AC.
 - STORM WATER MANAGEMENT CONCEPT NUMBER: 36443-2024-00, APPROVAL DATE: **PENDING**
 - EXISTING WATER / SEWER DESIGNATION: W-3 / S-3
 - PROPOSED WATER / SEWER DESIGNATION: W-3 / S-3
 - METHOD OF SEWER DISPOSAL: SEWER DISPOSAL VIA PROPOSED SEWER HOUSE CONNECTION INTO EXISTING PUBLIC SEWER MAIN. WSSC HYDRAULIC PLANNING ANALYSIS AND WSSC SITE UTILITY TO BE FILED.
 - AVIATION POLICY AREA: NONE
 - MANDATORY PARK DEDICATION REQUIREMENT : NO
 - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
 - TYPE I FOREST CONSERVATION PLAN: EXEMPTION REVIEW IN PROGRESS,
TO BE PROVIDED WHEN IT'S APPROVED
 - CHESAPEAKE BAY CRITICAL AREA: NO
 - WETLANDS: NO
 - STREAMS: NO
 - SOILS: UrcD, UrrB
 - IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
 - THIS PROJECT WILL BE DEVELOPED IN TWO (2) PHASES. A PHASE DELINEATION LINE IS SHOWN ON THE PRELIMINARY PLAN. THE OWNER WILL RESERVE THE OPTION TO DEVELOP IN TWO PHASES OR ALL AT ONCE, AT A LATER TIME.



LOCATION MAP

SCALE: 1" = 200'

INDEX OF SHEETS		
SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS PLAN	
3	PRELIMINARY SUBDIVISION PLAN	

PRELIMINARY PLAN CERTIFIED BY:

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS BASED ON FIELD RUN SURVEY USING ACCEPTED SURVEYING METHODS AND THAT IT MEETS THE MARYLAND MINIMUM STANDARDS FOR SURVEYING AS ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE PROPERTY SHOWN HEREON IS ALL OF BOOK 46961 AT PAGE 567, ALL RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND.

3/15/2024

DATE: NAME: MATTHEW B. UNGER
MD REGISTERED # 21997
EXP. DATE: 2/2/25

SEAL NOT VALID WITHOUT SIGNATURE

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[illegible]

Matthew B. Unger
RYLAND PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: 21997 EXP:9/30/24
COLLIERS ENGINEERING & DESIGN, INC.
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND,
NO. 21997 EXPIRATION DATE: 2-2-25.

PRELIMINARY
SUBDIVISION PLAN-MAJOR
M-NCPPC#4-24008
FOR
LAYTON
WAREHOUSE, LLC

SPACE MAKER SELF-STORAGE

BLOCK A/ PARCEL 5, 6, 7

DISTRICT-18
PRINCE GEORGE'S COUNTY
MARYLAND

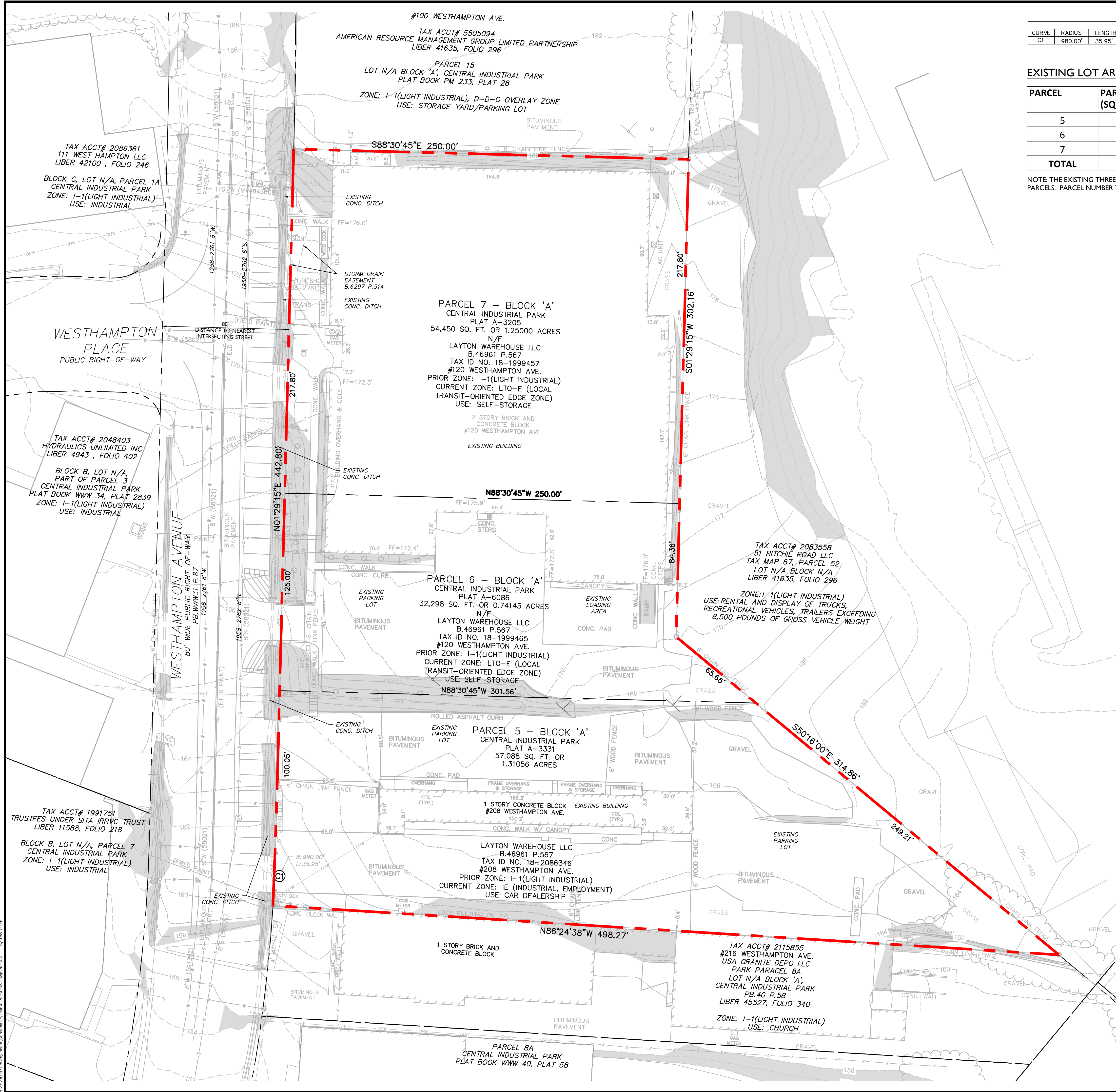
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CALE:	DATE:	DRAWN BY:	CHECKED BY:
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PROJECT NUMBER:		DRAWING NAME:	
230097794		C-PREM-CVER 1 8045 D4E8FD07 SVS	

COVER SHEET

SHEET NUMBER:
1 of 3

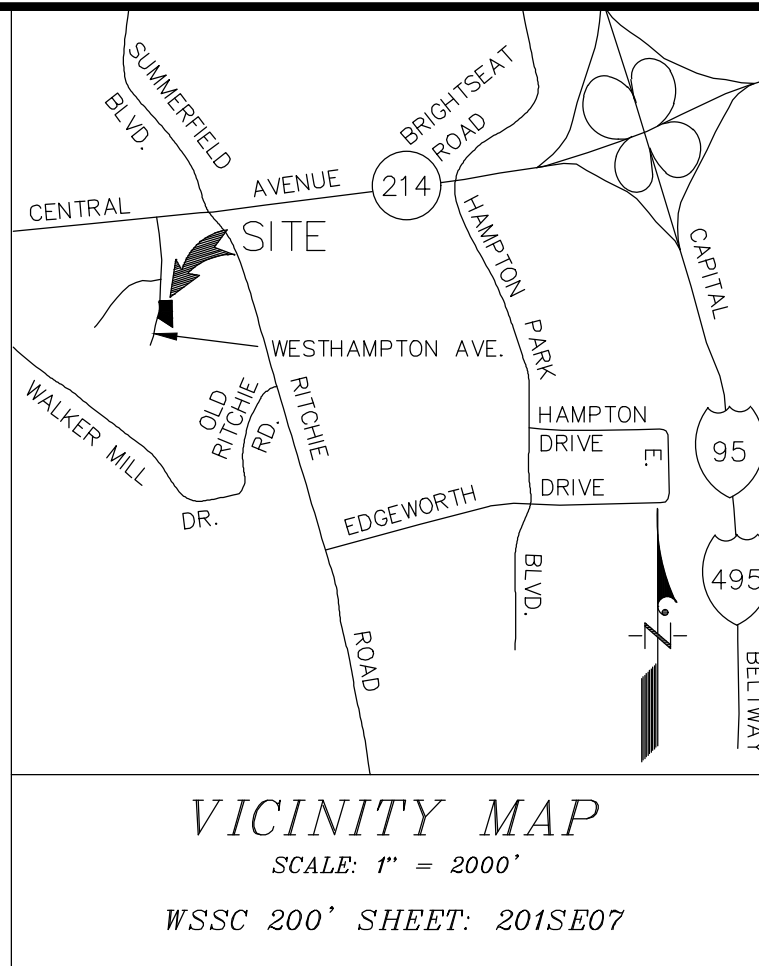


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C1	980.00'	35.95'	17.98'	N02°32'19"E	35.95'	02°06'07"

EXISTING LOT AREA TABULATION

PARCEL	PARCEL AREA (SQ.FT.)	PARCEL AREA (ACRES)
5	57,088	1.31056
6	32,298	0.74145
7	54,450	1.25000
TOTAL	143,836	3.30201

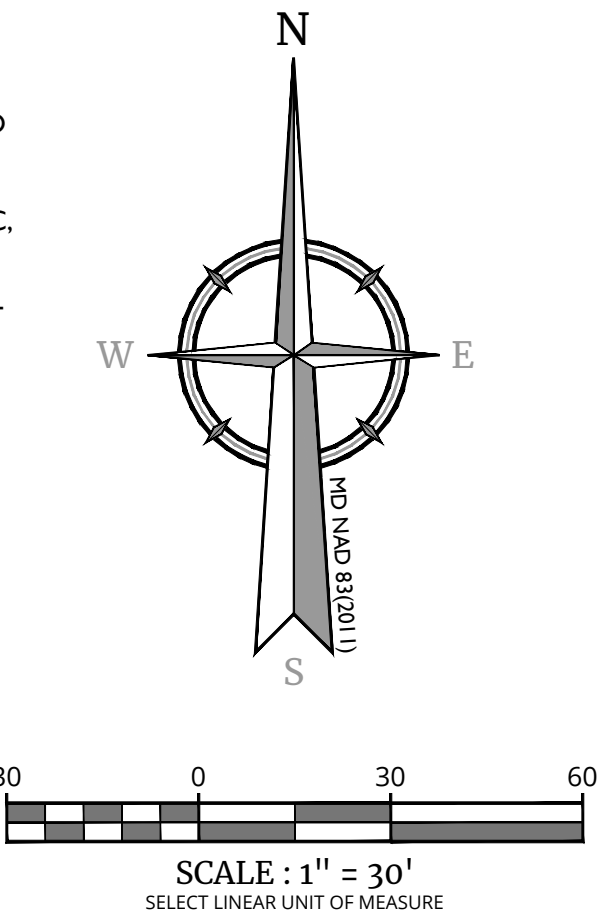
NOTE: THE EXISTING THREE PARCELS WILL BE CONSOLIDATED INTO 2 PARCELS. PARCEL NUMBER TO BE FINALIZE DURING RECORD PLAT.



LEGEND	
	PROPERTY BOUNDARY
	PARCEL LINE
	ADJOINING PROPERTY LINE
	EXISTING CONTOURS
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING GAS VALVE
	EXISTING TREELINE
	EXISTING TREE
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING FIRE DEPARTMENT CONNECTION

GENERAL NOTES:

- THE TOPOGRAPHY SHOWN ON THIS PLAN WAS FIELD SURVEYED BY UNGER SURVEYING & CONSTRUCTION CORP. ON 1/29/2024. THE OFFSITE TOPOGRAPHY SHOWN ON THIS PLAN WAS DERIVED FROM M-NCPPC, PRINCE GEORGE'S COUNTY GIS DATA.
- BOUNDARY LIMITS HAVE BEEN VERIFIED BY ALTA PLAT BOOKS WWW 31-87; WWW 60-94; & WWW 33-15.



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STATE OF MARYLAND

MATTHEW B. UNGER

PROFESSIONAL LAND SURVEYOR

21997

Matthew B. Unger

MARYLAND PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER: 21997 EXP: 9/30/24

COLLIERS ENGINEERING & DESIGN, INC.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21997 EXPIRATION DATE: 9-30-25.

PRELIMINARY

SUBDIVISION PLAN-MAJOR

M-NCPPC#4-24008

FOR

LAYTON

WAREHOUSE, LLC

SPACE MAKER

SELF-STORAGE

BLOCK A/ PARCEL 5, 6, 7

DISTRICT-18

PRINCE GEORGE'S COUNTY

MARYLAND

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03/14/24

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DHL

CHECKED BY:

LWA

PROJECT NUMBER:

23009779A

DRAWING NAME:

C-PREM-EXT

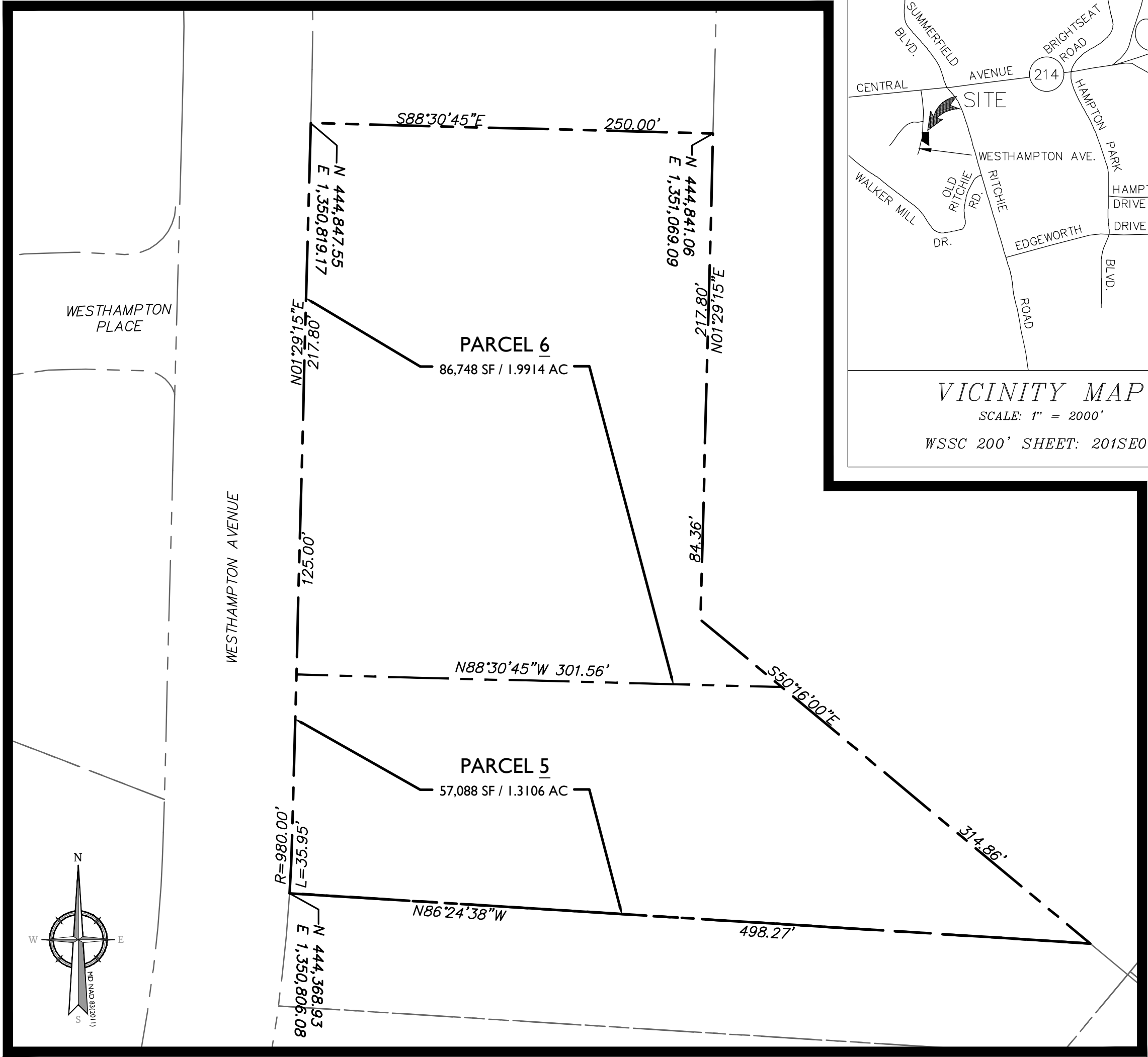
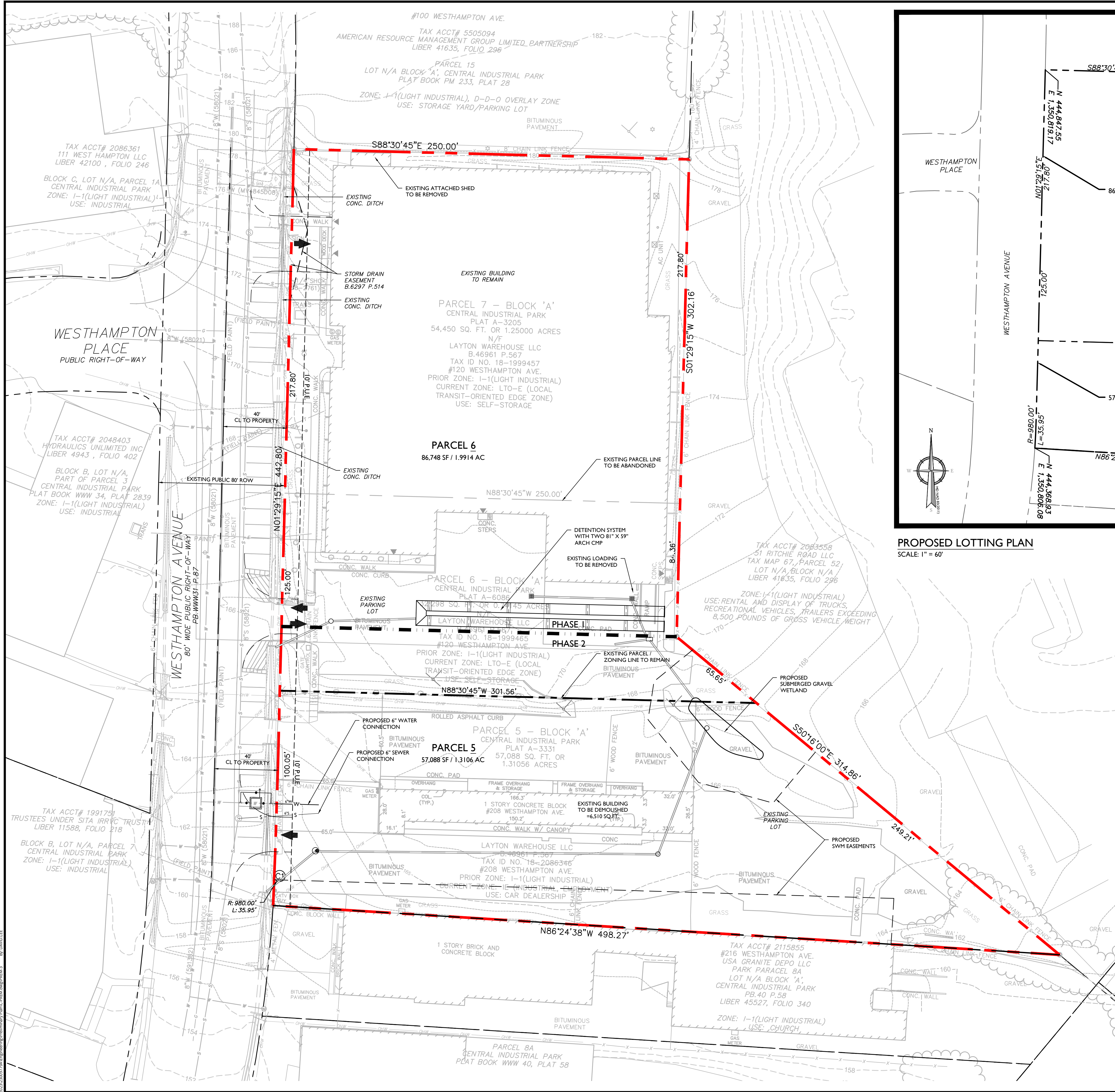
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER:

2 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



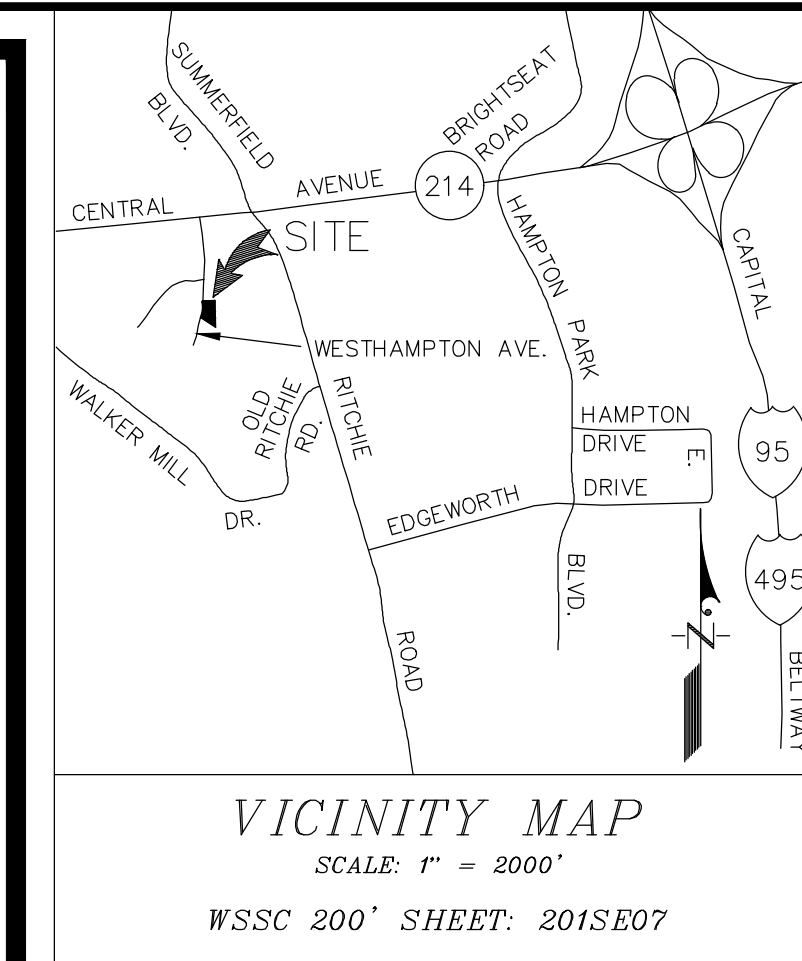
PROPOSED LOTTING PLAN
SCALE: 1" = 60'

LEGEND

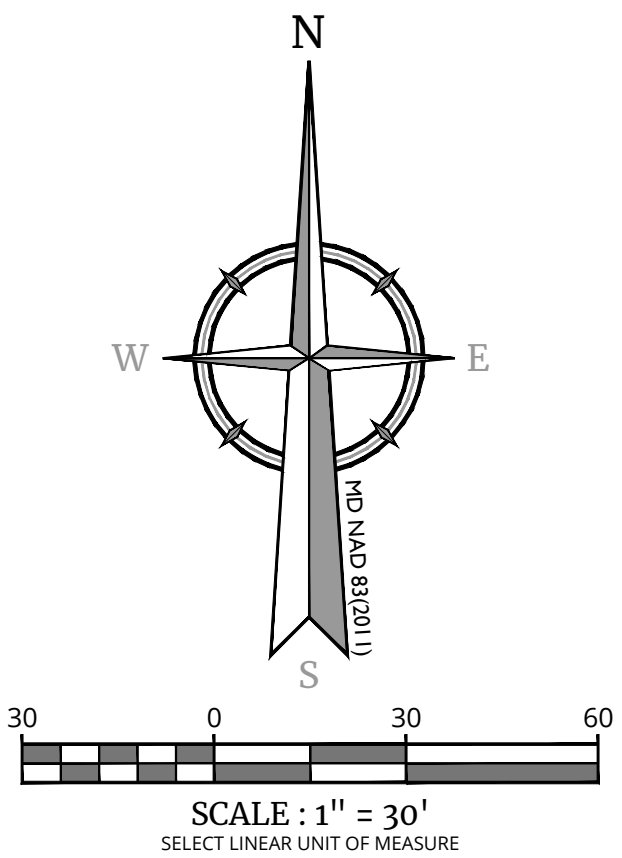
- PROPERTY BOUNDARY
- PARCEL LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
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- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
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- EXISTING WATER VALVE
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- EXISTING SEWER MANHOLE
- EXISTING GAS VALVE
- EXISTING TREELINE
- EXISTING TREE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FIRE DEPARTMENT CONNECTION
- PROPOSED ACCESS POINT
- PROPOSED STORM PIPE
- PROPOSED 6" SEWER LINE
- PROPOSED 6" WATER LINE
- PROPOSED INLET
- PROPOSED STORM DRAIN STRUCTURES

GENERAL NOTES:

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VICINITY MAP
SCALE: 1" = 2000'
WSSC 200' SHEET: 201SE07



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PROJECT NUMBER:

23009779A

DRAWING NAME:

C-PREM

SHEET TITLE:

PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:

3 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LAW OFFICES
SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*
* Also admitted in the District of Columbia

March 14, 2024

VIA EMAIL DELIVERY

Ms. Sherri Conner
Supervisor, Subdivision Section
Prince George's County Planning Department
Development Review Division
1616 McCormick Drive
Largo, MD 20774

RE: SPACE MAKER SELF STORAGE (Preliminary Plan 4-24008)
Statement of Justification
(Master Plan - Environmental Goals/Policy Conformance)

Dear Ms. Conner:

On behalf of our client, Layton Warehouse, LLC (the "Applicant"), Robert J. Antonetti, Jr., and Shipley and Horne, P.A. submits this letter in support of Preliminary Plan 4-24008 ("DSP") for Space Maker Self Storage. The PPS consists of 3 adjoining parcels in the Central Industrial Park Subdivision that are located at 110, 120 & 208 Westhampton Avenue, (Parcels 5, 6 & 7), in Capitol Heights, MD. The combined acreage for all three parcels is approximately 3.30 acres +/- . The Property is located approximately 1 mile west of the intersection of the Capital Beltway (I-495), and Central Avenue (MD 214). The prior zoning classification for the Property is I-1/MIO, (Light Industrial/Military Installation Overlay), while the current zoning designation is LTO-E, (Local Transit-Oriented-Edge), for Parcels 7 & 6, and IE, (Industrial, Employment), for Parcel 5. The Applicant's intention is to utilize the Subdivision Regulations in effect prior to April 1, 2022. The purpose of this letter is to demonstrate how the proposed PPS application conforms to the relevant environmental goals and policies in the Subregion 4 Master Plan and Sectional Map Amendment (the "2010 Master Plan").

The Applicant's development proposal will include an interior rehabilitation of the existing buildings on Parcel 7 & 6, to provide climate controlled self-storage units. The rehabilitation would be within the existing combined building footprint of approximately 50,787 +/-square feet. The proposed development would increase the gross square footage to approximately 77,051 +/- square feet. In phase two of the development, the existing 4,152 square-foot building on Parcel 5 would be completely razed, and redeveloped with a new building, as a second climate controlled self-storage unit building. The proposed gross square footage of the building is approximately 63,000 +/- square feet. The Applicant's development will be reviewed as part of a detailed site plan following the PPS.

Election to Utilize the Prior Subdivision Regulations (Section 24-1900)

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Subdivision Regulations ("New Subdivision Regulations") became

effective and rezoned the Property to the newly created LTO-E (Local Transit-Oriented-Edge) for Parcels 7 & 6, and to the IE (Industrial, Employment) Zone for Parcel 5. It should be noted that contrary to the promises that property owners would receive the most comparable zone through the CMA, the LTO-E Zone is a significant departure from the uses, regulations, and purposes of the previous I-1 Zone for Parcel 7 & 6. As a result, the Applicant is proposing a light industrial use (i.e. consolidated storage) permitted in the former I-1 Zone and elects to pursue a PPS application utilizing the applicable provisions of the prior Subdivision Regulations pursuant to Section 24-1900 et seq., which states in pertinent part:

Section 24-1901. Abrogation –

*The provisions of this Section shall be abrogated, and of no further force and effect after **two (2) years** from the effective date of these Regulations, absent further extension by Legislative Act of the governing body of Prince George’s County. (Emphasis added).*

Section 24-1902. Purpose and Intent –

*Notwithstanding any other provision set forth within this Part, the County Council finds that there is a need to retain certain procedures, regulations, zones, uses, and/or other aspects embodied within the prior Subdivision Regulations (being also Subtitle 24, Prince George’s County Code, 2019 Edition, 2021 Supplement) for purposes of sustaining and/or minimizing wholesale abandonment, for proposals for the development of land in Prince George’s County. In approving CB-015-2018, it is the intent of the District Council to prospectively implement the provisions of this Subtitle in furtherance of the orderly growth and development of land, as well as the protection of the public health, safety, morals, and general welfare of citizens and residents, in Prince George’s County. However, based on significant public testimony received during consideration of these Regulations, the Council recognizes that such immediate, wholesale implementation of this Subtitle may not be feasible or appropriate in all circumstances. **Accordingly, the purpose of this Section is to provide, for a limited time period, a process to apply the requirements of the prior Subdivision Regulations set forth in Subtitle 24 of the 2019 Edition of the Prince George’s County Code (2021 Supplement).** (Emphasis added).*

Section 24-1903. Applicability –

- (a) Development proposals or permit applications may utilize the prior Zoning Ordinance (with the exception of the LCD, LMXC, and LMUTC Zones) or Subdivision Regulations for development of the subject property.*
- (b) Once approved, development applications that utilize the prior Subdivision Regulations shall be considered “grandfathered” and subject to the provisions*

set forth in Section 24-1704 of this Subtitle.

In accordance with the requirements of Section 24-1902 of the New Subdivision Regulations, the Applicant elects to utilize the provisions of the I-1 Zone for the proposed consolidated storage use since it has spent significant time and money preparing a preliminary plan, adequacy certificate and a detailed site plan application (including all accompanying supporting plans/documents) to meet all the regulations and requirements applicable to the I-1 Zone. The subject Property was developed and have operated under the I-1 Zone provisions for numerous decades. Further, the Applicant recognizes that the I-1 Zone provisions have been successfully utilized for development of consolidated storage uses throughout the County for many years. Therefore, the I-1 Zone regulations/procedures offers the most efficient and established procedures for review and approval of the Applicant's desired use at this time.

A. Neighboring properties, use, and zoning:

To the North: Storage Yard in the I-1 Zone

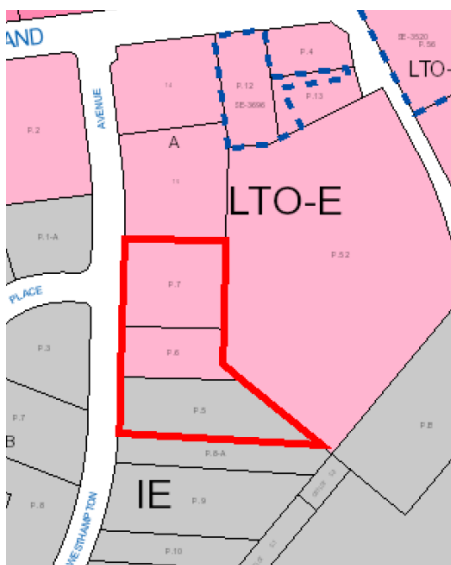
To the South: Existing Church in the I-1 Zone

To the East: Crane Rental Company and Heavy Equipment Storage Yard in the I-1 Zone

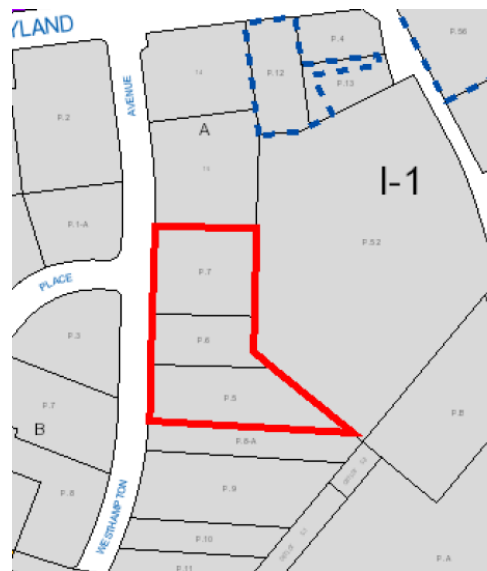
To the West: Right-of-Way of Westhampton Avenue

As of April 1, 2022 (the effective date of the CMA), Parcels 6 & 7 within the subject Property are zoned LTO-E, as is the surrounding properties to the north and east. Parcel 5 within the subject Property is zoned IE, as are the abutting properties to the south. The new and prior zoning sketch maps are shown below:

New Zoning Sketch Map



Prior Zoning Sketch Map



B. Prior Approvals

Below are the previous land use approvals that are relevant to the subject Property:

February 5, 1958 – Final Plat of Subdivision, WWW 31-87 is recorded in Land Records for Parcel 7, Block A

August 6, 1958 – Final Plat of Subdivision, WWW 33-15 is recorded in Land Records for Parcel 5, Block A

1959 – Existing 4,152 square-foot Warehouse/Distribution Building on Parcel 5, Block A, is constructed per Information derived from Maryland Department of Assessments & Taxation, (208 Westhampton Avenue)

1959 – Existing 56,785 square-foot Storage/Warehouse Building on Parcel 7, Block A, is constructed per Information derived from Maryland Department of Assessments & Taxation, (120 Westhampton Avenue)

July 6, 1966 – Final Plat of Subdivision, WWW 60-94 is recorded in Land Records for Parcel 6, Block A

1978 – Existing 11,908 square-foot Storage/Distribution Building on Parcel 6, Block A, is constructed per Information derived from Maryland Department of Assessments & Taxation, (120 Westhampton Avenue)

November 1, 1991 – Building Permit 7823-1991-CGU is issued by DPIE for General Interior/Exterior Improvements for Office Space, (120 Westhampton Avenue)

December 30, 2009 – Use & Occupancy Permit 27745-2009-U is approved by the Permit Review Section for a Church with 165 Seats & Office

August 2, 2013 – Use & Occupancy Permit 19841-2013-U is issued by DPIE for Used Car Sales, (208 Westhampton Avenue)

December 29, 2015 – Use & Occupancy Permit 57115-2015-U is approved by the Permit Review Section for Used Car Sales

July 3, 2017 – Use & Occupancy Permit 30575-2017-U is approved by the Permit Review Section for Used Car Sales

October 7, 2021 – Woodland Conservation Letter of Exemption (WCO-Ex), S-193-2021 is approved by the Environmental Planning Section for Parcels 5, 6 & 7

October 13, 2021 – Use & Occupancy Permit 39450-2021-U is approved by the Permit Review Section for Warehouse/Storage, (120 Westhampton Avenue)

October 13, 2021 – Use & Occupancy Permit 39446-2021-U is approved by the Permit Review Section for Storage Yard for Empty Portable Storage Containers, (208 Westhampton Avenue)

December 2, 2021 – Building Permit 40797-2021-CE is issued by DPIE for 6-foot-high, board-on-board fence for Storage Yard for Empty Portable Storage Containers, (208 Westhampton Avenue)

December 7, 2023 – Floodplain Information Response Application, 31992-2023-FINQ is issued by DPIE, (Permit Number P34974-2023-FINQ), for all three parcels confirming no floodplain is present on property

January 16, 2024 – Review Fee Receipt issued by WSSC, (Reference No. DA7756Z24, Invoice No. 00363844) for HPA Pre-Screen Re-Submission Fee

January 22, 2024 – Review Fee Receipt issued by WSSC, (Reference No. DA7756Z24, Invoice No. 00360097) for Basic Project Category, & Environmental Site Review Fee

February 21, 2024 – Natural Resources Inventory, NRI-024-2024-001, is submitted to the Environmental Planning Section for Parcels 5, 6 & 7. Plans were revised to respond to staff comments and resubmitted again on March 4, 2024.

February 28, 2024 – Initial Pre-Acceptance Submission for Preliminary Plan of Subdivision, PPS 4-24008, and Adequacy Certificate, ADQ-2024-009 is submitted to Prince George's County Planning Department

March 12, 2024 – Site Development Concept Plan No. 36443-2024-00 is submitted to DPIE for Parcels 5, 6 & 7.

C. Compliance with 2010 Master Plan – Environment Goals and Policies

On June 1, 2010, the Prince George's County District Council adopted a resolution of approval for the *2010 Subregion 4 Master Plan and Sectional Map Amendment* ("2010 Master Plan"). Within the 2010 Master Plan, **Chapter 7, Environment** contains goals, policies, and strategies related to the environment. Responses to the relevant master plan goals and policies are provided below:

Green Infrastructure

Goals

- *Recognize the importance of connected ecological systems by protecting, preserving, and enhancing the green infrastructure network.*
- *Implement the subregion plan's desired development pattern while protecting environmentally sensitive features and upholding the intent of the county's environmental policies and regulations.*

RESPONSE: The Applicant acknowledges these goals and notes that the proposed development reflected in this PPS does not impact any sensitive environmental features. It should also be noted that a Site Development Concept Plan No. 36443-2024-00 (the "SDCP") has been submitted to DPIE in connection with the subject PPS. The SDCP implements environmental site design to the maximum extent possible to effectively handle the quality and quantity of stormwater runoff from impervious surfaces to be generated by the development.

Policy 1

Protect, preserve and enhance the green infrastructure network in Subregion 4.

Strategies

- *Protect green infrastructure environmental corridors by focusing development outside the network. Implement this during the review of land development proposals to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements.*
- *Assess the potential to acquire land parcels in designated network gap areas to further protect and expand the network.*
- *Evaluate land development proposals in the vicinity of SCAs (Anacostia River, Suitland Bog) to ensure that SCAs are not impacted and that green infrastructure connections are either maintained or restored.*
- *Limit impacts to the green infrastructure network to those necessary for the reasonable development of properties.*
- *Provide mitigation of impacts to the regulated areas within the development site, drainage area, subwatershed, or watershed by first exhausting the mitigation areas identified in the countywide mitigation database and then seeking other opportunities within the river basin.*

RESPONSE: The Applicant acknowledges this policy and there are no regulated areas on the Property pursuant to the Green Infrastructure Plan.

Policy 2

Minimize the impacts of development on the green infrastructure network and SCAs.

Strategies

- *Protect and enhance water quality upstream of the Suitland Bog by requiring the preservation or establishment of 75-foot-wide buffers on streams that feed the hydrology of the bog.*
- *Require the retrofitting of existing or installation of new water quality structures to ensure that water quality is maintained or enhanced above the Suitland Bog.*

RESPONSE: The Applicant acknowledges this policy and there are no regulated areas on the Property per the Green Infrastructure Plan. Further there are no SCAs on the Property.

Water Quality and Stormwater Management

Goals

The following goals, policies, and strategies are key to achieving the vision of this master plan:

- *Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.*
- *Protect and restore ground water recharge areas, such as wetlands and the headwaters areas of streams.*
- *Reduce dumping in and around streams.*
- *Reduce the negative effects of stormwater runoff.*

RESPONSE: The Applicant acknowledges these goals and the proposed development reflected in this PPS does not impact any sensitive environmental features. It should also be noted that the SDCP (No. 36443-2024-00) implements environmental site design to the maximum extent possible to effectively handle the quality and quantity of stormwater runoff from impervious surfaces.

Policy 1

Restore and enhance water quality in areas that have been degraded, and preserve water quality in areas not degraded.

Strategies

- *Prepare a strategic watershedwide plan for addressing stormwater quantity and quality.*
- *Maintain, enhance, and restore woody buffers around streams to preserve and protect water quality.*
- *Undertake water quality demonstration projects on county property (for example, at schools, parks, libraries) using ESD and other innovative techniques.*
- *Use conservation landscape techniques to be evaluated during the development review process.*
- *Assess potential drainage problem areas and areas within the 100-year floodplain for retrofit projects.*

RESPONSE: The Applicant acknowledges this policy and the submitted SDCP includes the appropriate ESD devices to manage stormwater runoff from the Property. The proposed SWM facilities will be an improvement over the existing facilities that currently treat runoff from the existing buildings and paved areas on the Property.

Policy 2

Improve the base of information needed for the county to undertake and support stream restoration and mitigation projects.

Strategies

- *Continue the collection of stream mitigation data for addition to the countywide mitigation database, using stream corridor assessments.*
- *During the review of land development proposals, consult the countywide mitigation database and require the restoration of streams as close to the development site as legally possible.*
- *Coordinate data contributions for possible mitigation sites (e.g., county, state, and federal agencies, citizens, nonprofits).*

RESPONSE: The Applicant acknowledges this policy and notes there are no streams on the Property to monitor or restore.

Policy 3

Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities.

Strategies

- *Require the use of shared environmentally sensitive stormwater management facilities where appropriate.*
- *Increase stormwater storage in appropriate areas, such as open space and preserved and constructed wetlands.*

RESPONSE: The Applicant acknowledges this policy and the SDCP has proposed the appropriate ESD devices to manage stormwater runoff from the Property. The proposed SWM facilities will be an improvement over the existing facilities that treat runoff from the building and paved areas on the Property.

Policy 4

Assure that adequate stream buffers are maintained and enhanced and utilize design measures to protect water quality.

Strategies

- *Maintain and enhance adequate woody vegetated buffers around streams to preserve and protect water quality.*
- *Identify possible locations for additional bioretention features to serve one or more properties.*
- *Enhance buffers through the Woodland Conservation Ordinance required during the review of land development proposals.*
- *Require street tree plantings be incorporated as a stormwater management feature.*

RESPONSE: The Applicant acknowledges this policy and notes there are no streams on the

Property.

Air Quality and Greenhouse Gas Emissions

Goals

The following goals, policies, and strategies are key to achieving the vision of this master plan:

- *Improve air quality in Subregion 4.*
- *Increase public awareness of air quality and GHG emissions.*
- *Increase public transportation use and minimize motor vehicle trips by concentrating growth in centers and along corridors.*
- *Increase the use of clean energy sources, such as solar and wind power.*

RESPONSE: The Applicant acknowledges these goals, and the proposed development is partially located within the outer boundaries of the Morgan Boulevard local center. The proposed consolidated storage use represents an adaptive reuse and modernization of the existing industrial buildings which will ultimately offer convenient storage options for residents who will live in the local center. The proposed consolidated storage buildings can be accessed by pedestrians and bicyclists in the vicinity, thus potentially reducing the use of vehicles and improving the air quality in Subregion 4.

Policy

Reduce air pollution to support public health and wellness by placing a high priority on transit-oriented development and transportation demand management (TDM) projects and programs.

Strategies

- *Assist in the development of a Strategic Climate Action Plan that examines Prince George's County GHG emissions and reduction strategies.*
- *Engage in outreach to educate and raise awareness regarding how residents and businesses can address air quality and climate change at the subregion level.*
- *Reduce air pollution and energy use by placing a high priority on TDM projects, transit, and mixed-use development.*
- *Encourage the use of clean energy sources, such as solar and wind power.*
- *Design development and redevelopment projects to minimize the need for motor vehicle trips.*
- *Provide a continuous network of sidewalks, trails, and bikeways to facilitate pedestrian use and access.*

RESPONSE: The Applicant acknowledges this policy and notes that the proposed consolidated storage buildings can be accessed by pedestrians and bicyclists in the vicinity, thus potentially reducing the use of vehicles and improving the air quality in Subregion 4. The proposed development will include new sidewalks along its frontage to accommodate/encourage multi-modal transportation options.

Noise Intrusion

Goal

The following goals, policies, and strategies are key to achieving the vision of this master plan:

- *Coordinate land use, economic planning, and environmental planning to reduce or mitigate the effects of noise pollution.*

RESPONSE: The Applicant acknowledges this goal and notes that the proposed consolidated storage use will replace existing industrial buildings (used by warehouse, office, institutional, and retail users) with climate-controlled buildings with indoor storage facilities. Said storage uses will represent a significant reduction in noise generation when compared with the existing industrial and commercial uses on the Property.

Policy

Reduce adverse noise impacts so that the State of Maryland's noise standards are met.

Strategies

- *Evaluate development and redevelopment proposals in areas subject to high levels of noise using Phase I noise studies and noise models. Phase I noise studies determine base-line noise levels acceptable for a planned area.*
- *Provide for the use of noise reduction measures when and where noise issues are identified through the development review process.*
- *Work with the State Highway Administration to ensure that as state roads are upgraded, appropriate noise reduction measures are incorporated into roadway design.*
- *Achieve compatible land uses and development in areas subject to noise that exceeds acceptable standards.*
- *Provide for adequate setbacks for development exposed to existing and proposed noise generators and roadways of arterial classification or greater.*
- *Restrict hours of operation for uses that produce excessive noise.*

RESPONSE: The Applicant acknowledges this policy and notes that the modern consolidated storage uses will represent a significant reduction in noise generation when compared with the existing industrial and commercial uses on the Property.

Green Buildings/Sustainability

Goal

The following goals, policies, and strategies are key to achieving the vision of this master plan:

- *Encourage the use of green building techniques that reduce energy and resource consumption.*

RESPONSE: The Applicant acknowledges this goal, and the proposed buildings will meet all energy efficiency standards required by the applicable version of the IBC.

Policy 1

Implement environmentally sensitive building techniques that reduce overall energy consumption.

Strategies

- *Promote environmentally sensitive building techniques as designated by the U.S. Green Building Council.*

- *Require the use of the latest environmental technologies in building and site designs.*
- *Encourage the reuse and redesign of existing buildings when redevelopment occurs to incorporate energy and building material efficiencies.*
- *Reduce energy consumption through the use of more effective and energy efficient indoor and outdoor lighting and air movement systems.*
- *Establish incentives for new and existing commercial buildings to achieve a LEED silver rating or an equivalent rating under a comparable green building performance measure.*

RESPONSE: The Applicant acknowledges this policy, and the proposed buildings will meet all energy efficiency standards required by the applicable version of the IBC.

Policy 2

Implement land use policies that encourage infill and support TOD and walkable neighborhoods.

Strategy

- *Direct development and infill to existing areas rather than “greenfields.”*

RESPONSE: The Applicant acknowledges this policy, and the proposed buildings represent a redevelopment of an existing industrial site with a convenient storage use that will be within walking distance of the Morgan Boulevard local center.

Policy 3

Increase the county’s capacity to support sustainable development.

Strategies

- *Design and construct all new county buildings and public schools in accordance with the LEED silver rating per the Executive Order.*
- *Ensure that a sufficient number of development and permit review staff possess LEED accreditation, are able to sign-off on tax credits and certifications, and adequately assist commercial developers or large-scale property owners in meeting performance measures.*
- *Implement the recommendations of the county’s Green Building Executive Steering Committee and Energy Efficiency Council.*

RESPONSE: The Applicant acknowledges this policy and notes that it mainly represents the obligations of the County government.

Chesapeake Bay Critical Area

Goal

The following goals, policies, and strategies are key to achieving the vision of this master plan:

- *Protect, restore, and enhance the Chesapeake Bay Critical Area.*

RESPONSE: The Applicant acknowledges this goal and notes that that the property is not within the CBCA.

Policy

Ensure that the Chesapeake Bay Critical Area is protected to the maximum extent possible through the implementation of water quality and other related measures.

Strategies

- *Continue to enhance the county's critical area protection program in response to local, regional, and statewide initiatives and legislative changes.*
- *Ensure that proper enforcement of the regulations takes place within the critical area.*

RESPONSE: The Applicant acknowledges this policy and notes that the property is not within the CBCA.

Tree Canopy and Green Space

Goals

The following goals, policies, and strategies are key to achieving the vision of this master plan:

- *Achieve the 2002 General Plan goals of meeting or exceeding 26 percent forest and tree cover in the Developed Tier by 2025.*
- *Improve the connectivity of green space, and enhance and protect existing tree canopy.*

RESPONSE: The Applicant notes that the Property is a developed industrial site that has been graded and developed. As such, there are no woodlands on the Property. The Environmental Planning Section issued Woodland Conservation Letter of Exemption (WCO-Ex), S-193-2021, on October 7, 2021, for Parcels 5, 6 & 7.

Policy 1

Preserve, restore, and enhance the existing tree canopy.

Strategies

- *Require a minimum of ten percent tree canopy coverage on all new development and redevelopment projects.*
- *Encourage the preservation of existing specimen trees (defined as trees 30 inches or greater in diameter at breast height) at the time of development review.*
- *Increase the percentage of urban tree canopy by planting trees and other vegetation in public and private open spaces, along roadways, in median strips, and in residential communities.*
- *Ensure that root space is sufficient for long-term survival.*
- *Require a diversity of native stock trees when planting street, landscape, and lawn trees to promote ecosystem health and resiliency against disease and insects.*

RESPONSE: The Applicant notes that the Property is a developed industrial site that has been graded and developed. As such, there are no woodlands on the Property. The Environmental Planning Section issued Woodland Conservation Letter of Exemption (WCO-Ex), S-193-2021, on October 7, 2021, for Parcels 5, 6 & 7. The Applicant will plant required street trees as part of its

redevelopment of the Property.

Policy 2

Improve the county's capacity to support increases in the tree canopy.

Strategies

- *Support community- and site-based strategies to increase the tree canopy.*
- *Work with municipalities and large civic associations to develop a tree management program to prioritize, schedule, and budget urban tree planting on public land.*
- *Provide accurate information to the public in support of community-based tree planting programs.*
- *Establish new tree canopy guidelines to increase planting, reforestation, and afforestation.*
- *Encourage the development of community-based tree planting programs and utilize county tree planting incentive programs, such as ReLeaf, the Annual Arbor Day grant, and the annual Gorgeous Prince George's tree giveaway for local community and municipality associations.*
- *Increase landscape buffers in common areas and along curbs and sidewalks.*
- *Establish a tree stewards' program to assist county agencies with planting and maintenance of trees in public areas.*

RESPONSE: The Applicant notes that the Property is a developed industrial site that has been graded and developed. As such, there are no woodlands on the Property. The Environmental Planning Section issued Woodland Conservation Letter of Exemption (WCO-Ex), S-193-2021, on October 7, 2021, for Parcels 5, 6 & 7. The Applicant will plant required street trees as part of its redevelopment of the Property. All required landscape buffers will be reflected at time of detailed site plan.

D. Conclusion

The Applicant respectfully requests approval of preliminary plan of subdivision 4-24008 pursuant to requirements of the prior Subdivision Regulations. As discussed herein, this application meets all the applicable environmental goals and policies set forth in the 2010 Master Plan.

Your favorable consideration of this request is greatly appreciated.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Robert J. Antonetti", written in a cursive style.

Robert J. Antonetti

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cc: Layton Warehouse, LLC
Colliers Engineering & Design
Designhaus Architecture, LLC