

ITEM: 5

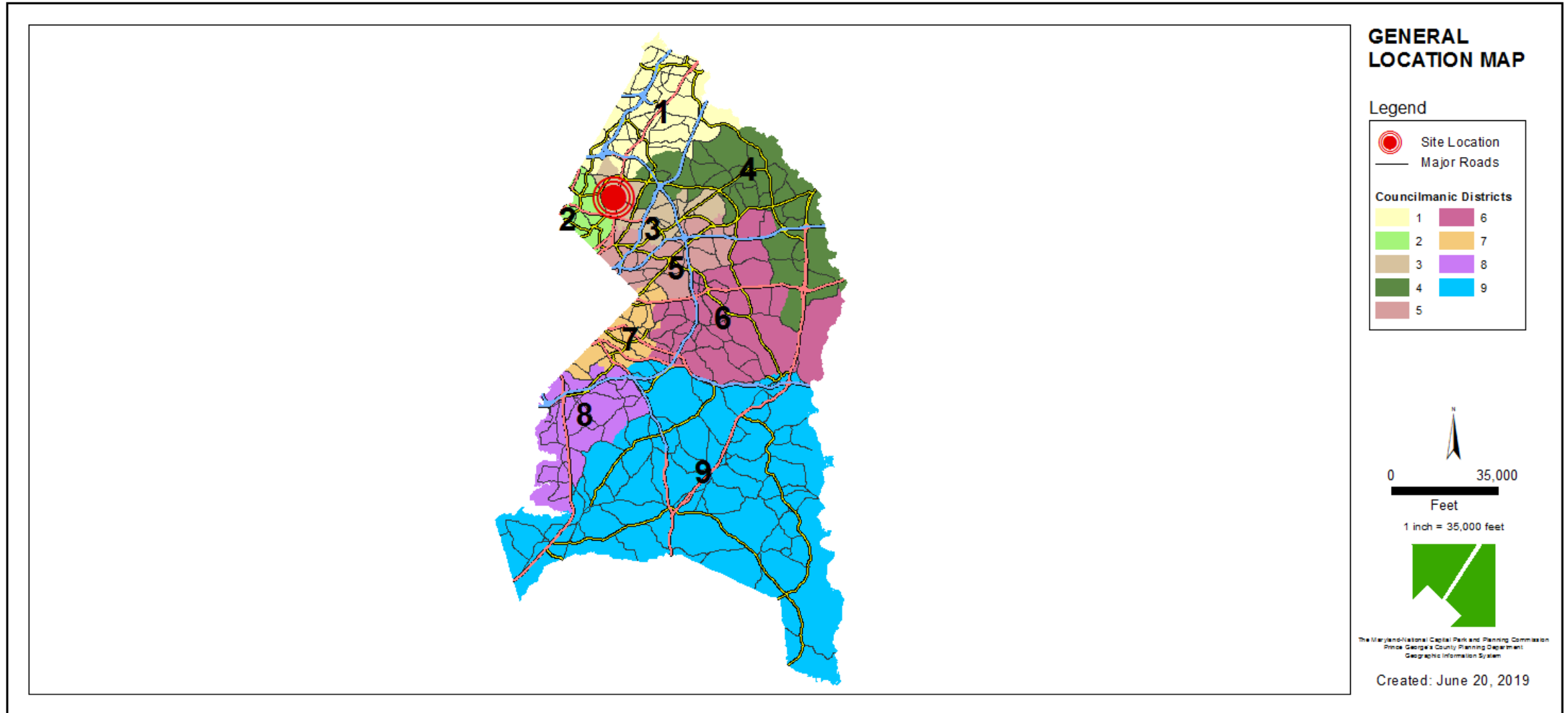
CASE: 4-19028

KNOX ROAD DEVELOPMENT

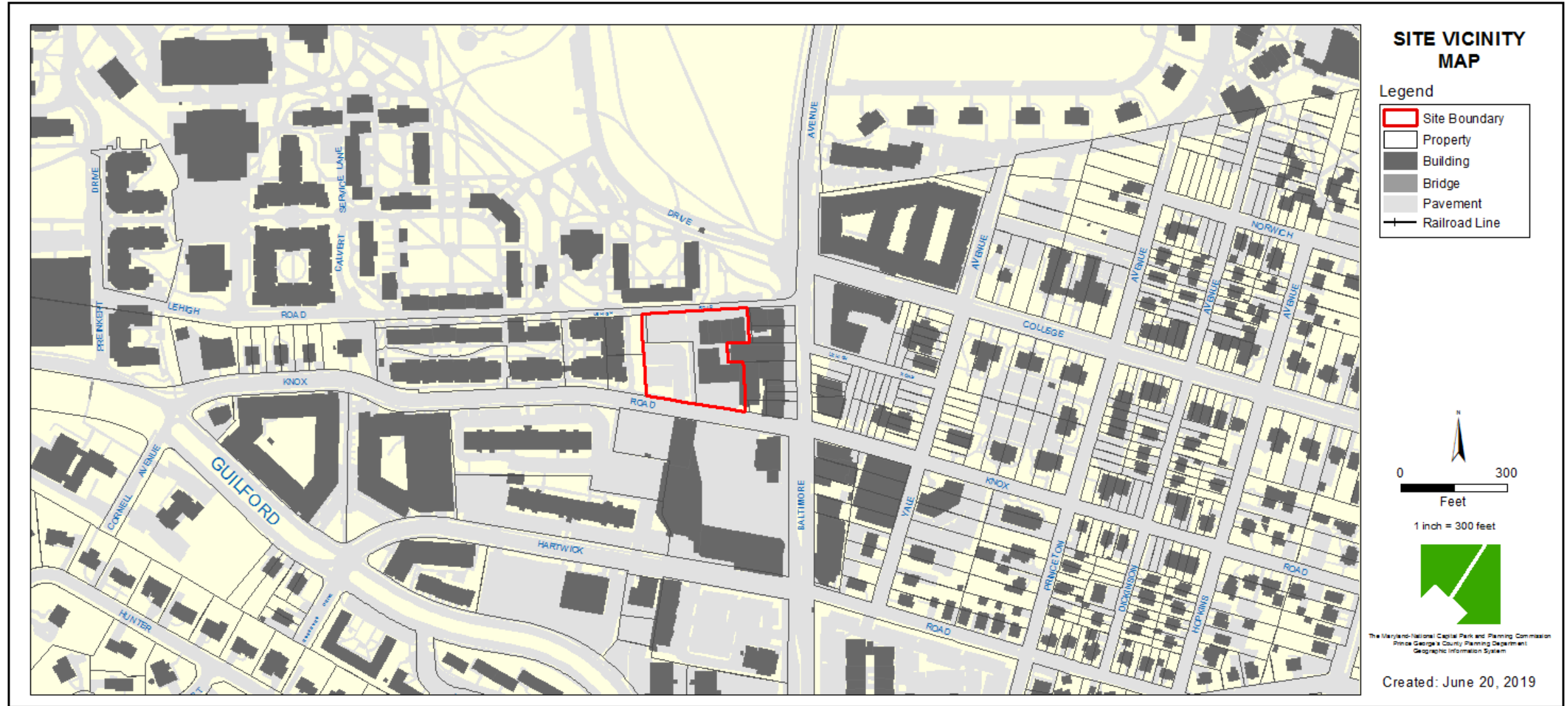
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



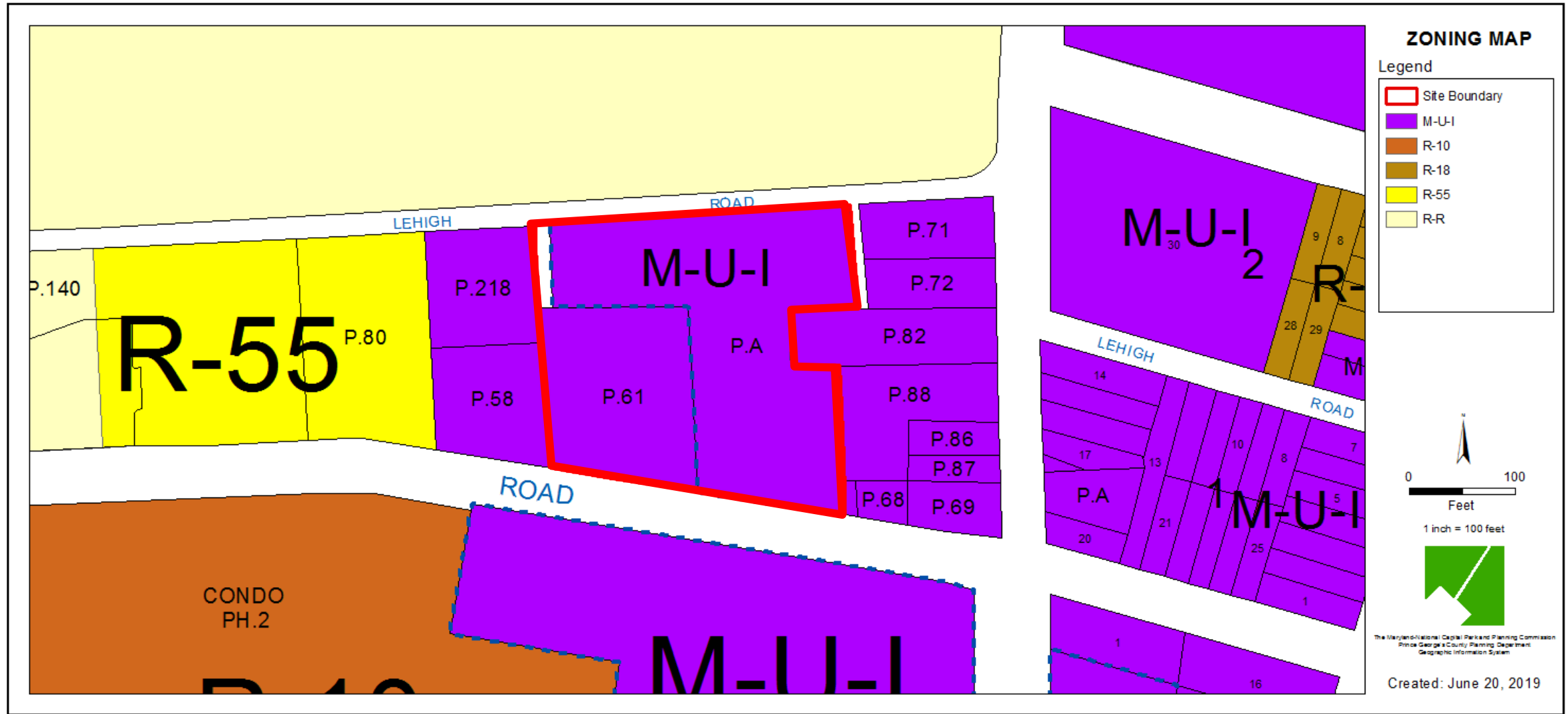
GENERAL LOCATION MAP



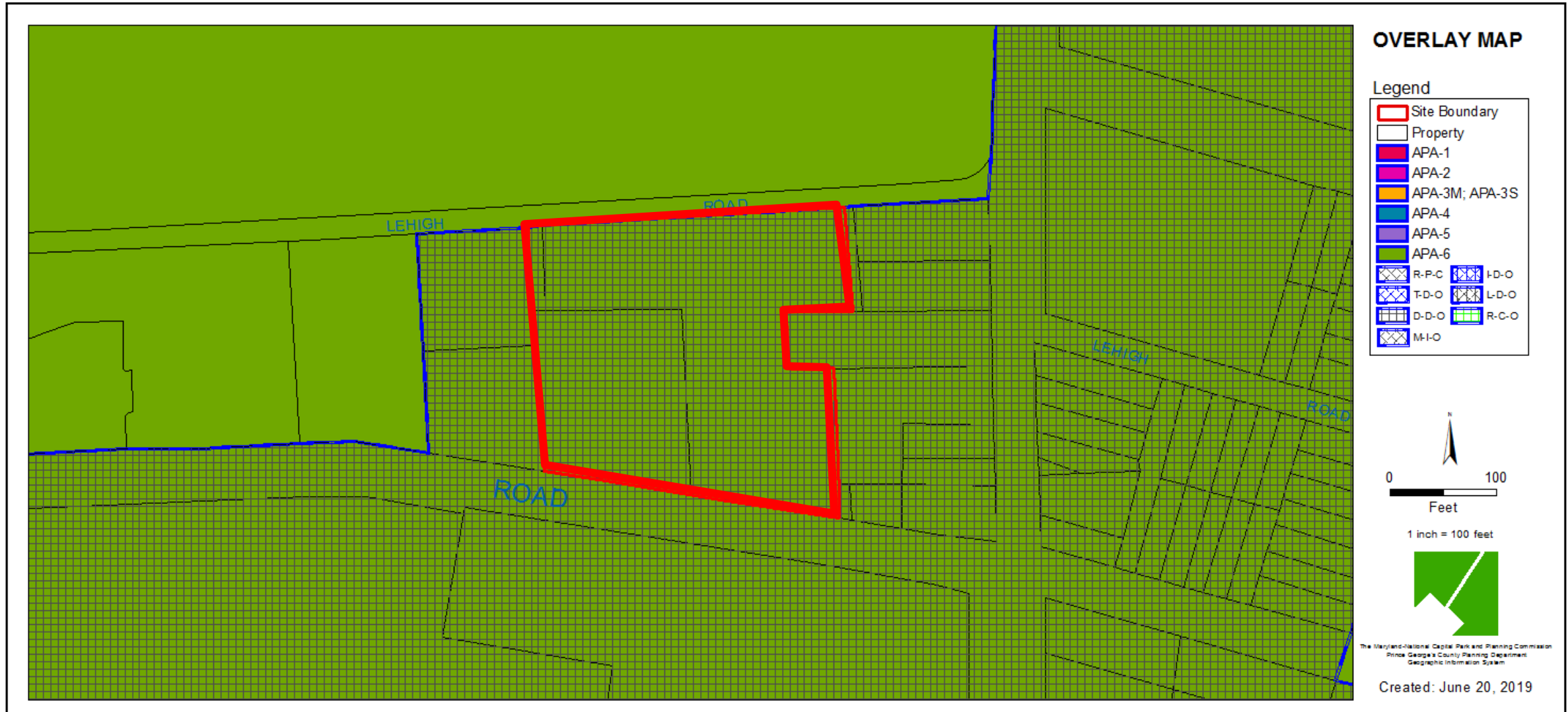
SITE VICINITY



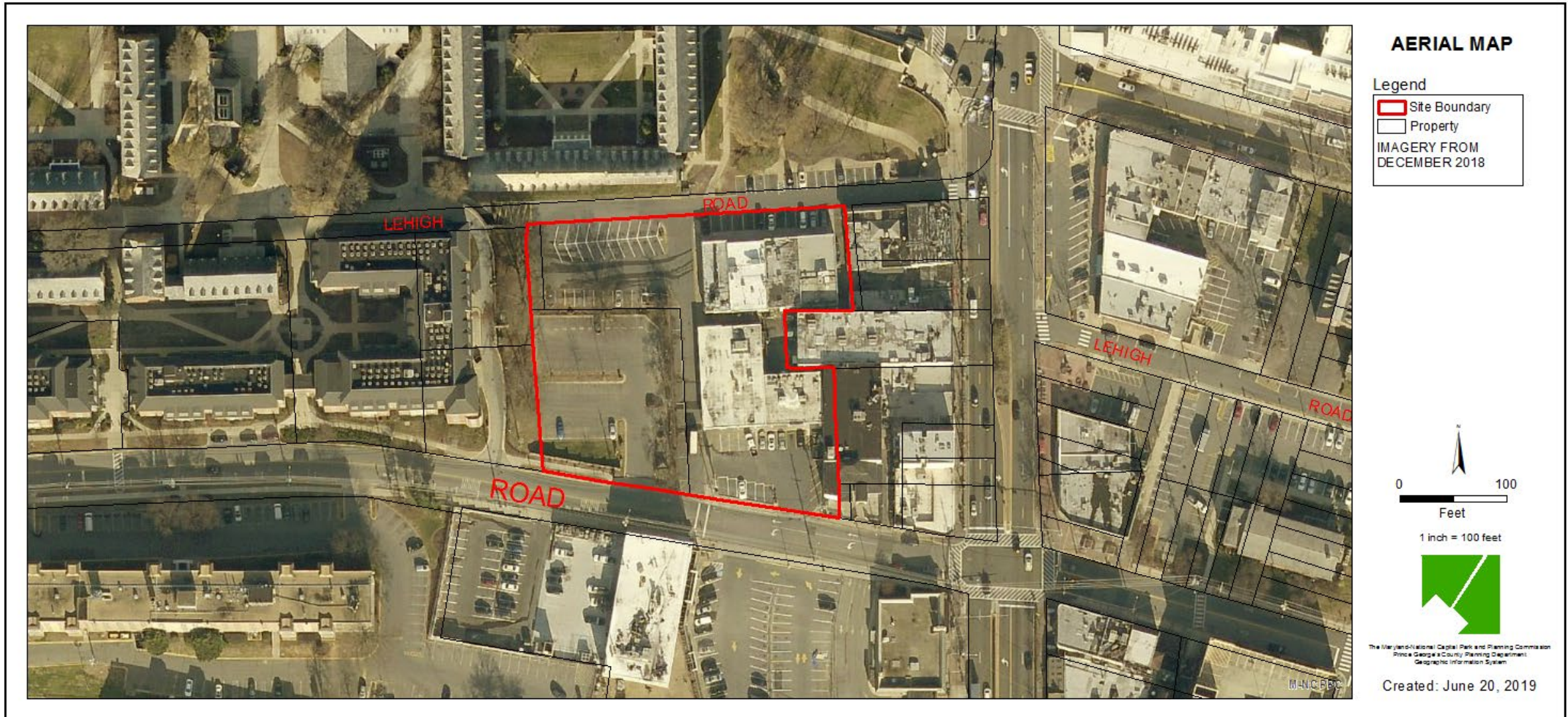
ZONING MAP



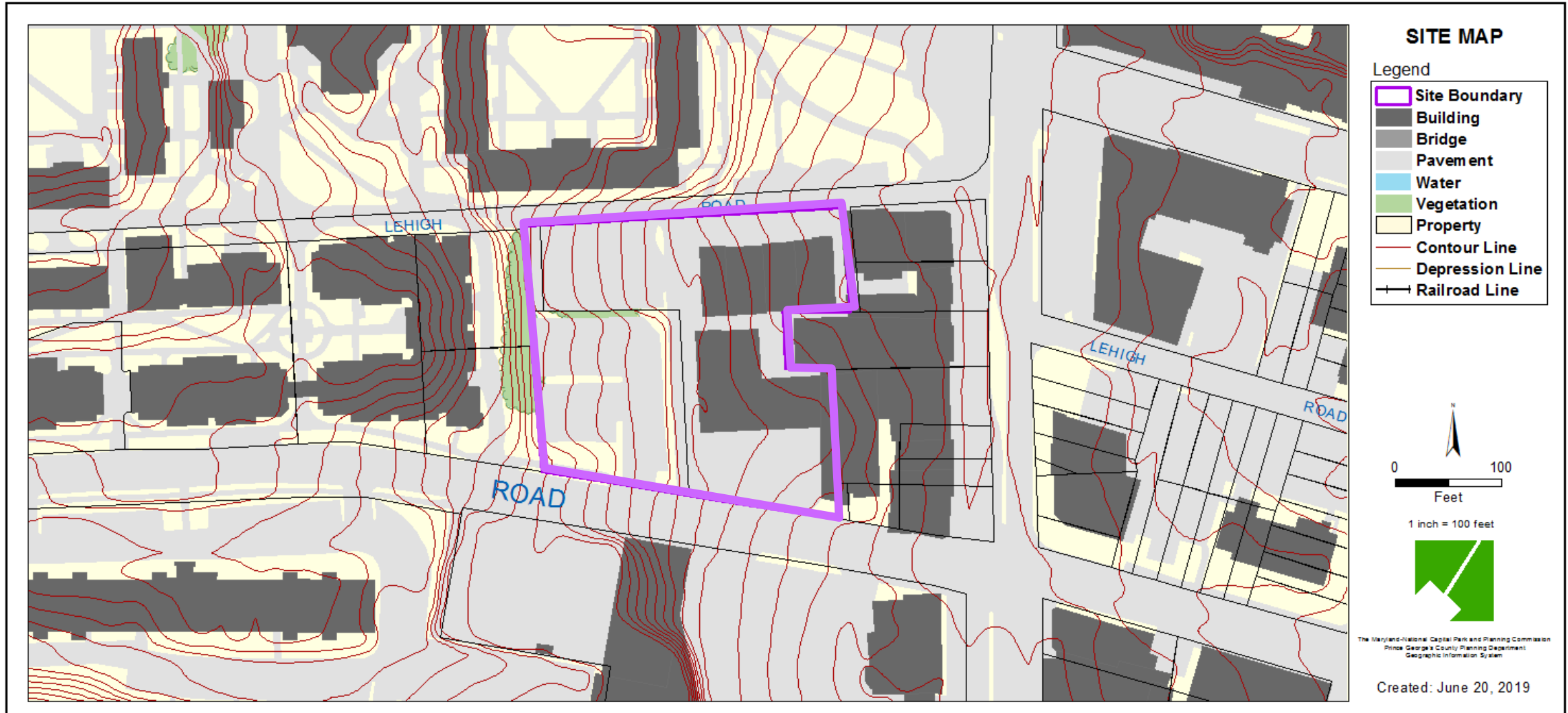
OVERLAY MAP



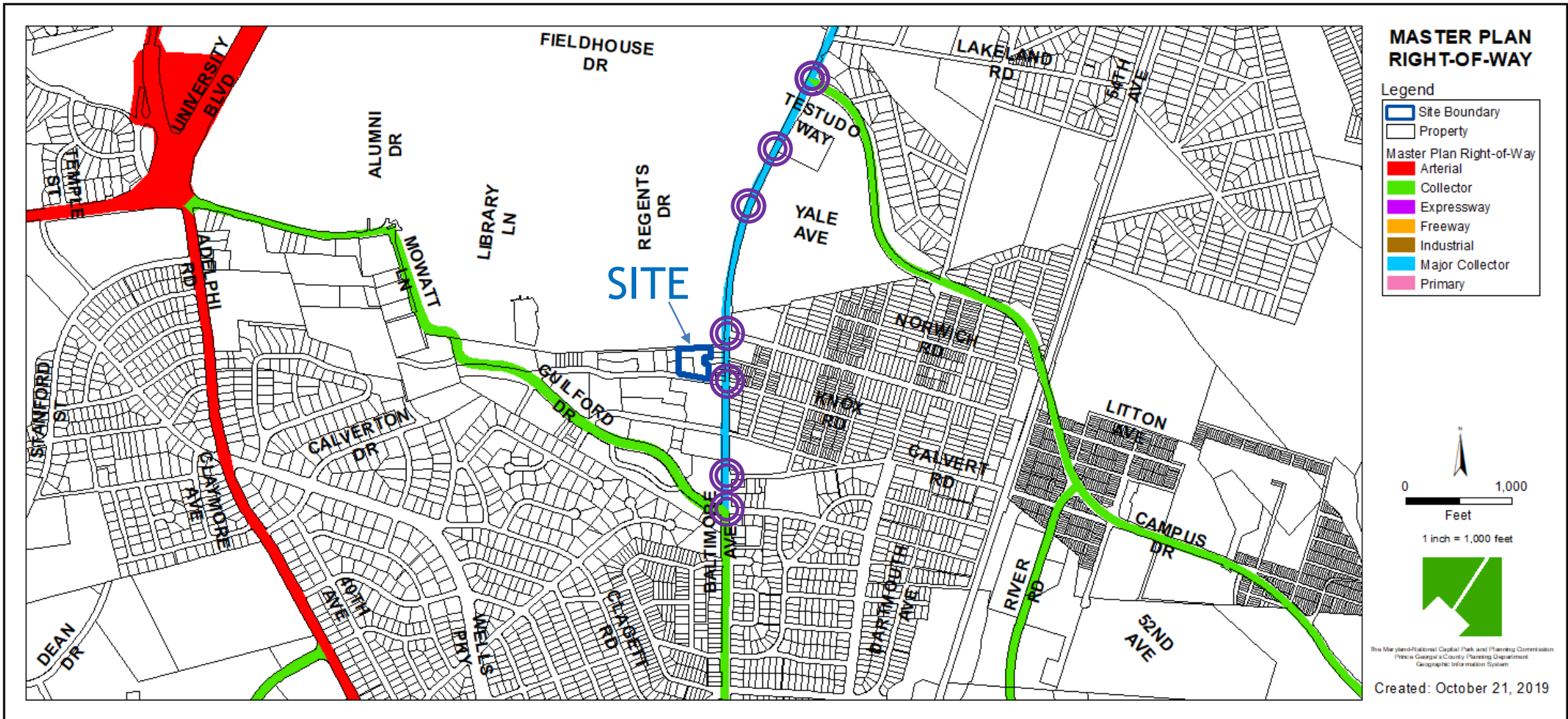
AERIAL MAP



SITE MAP



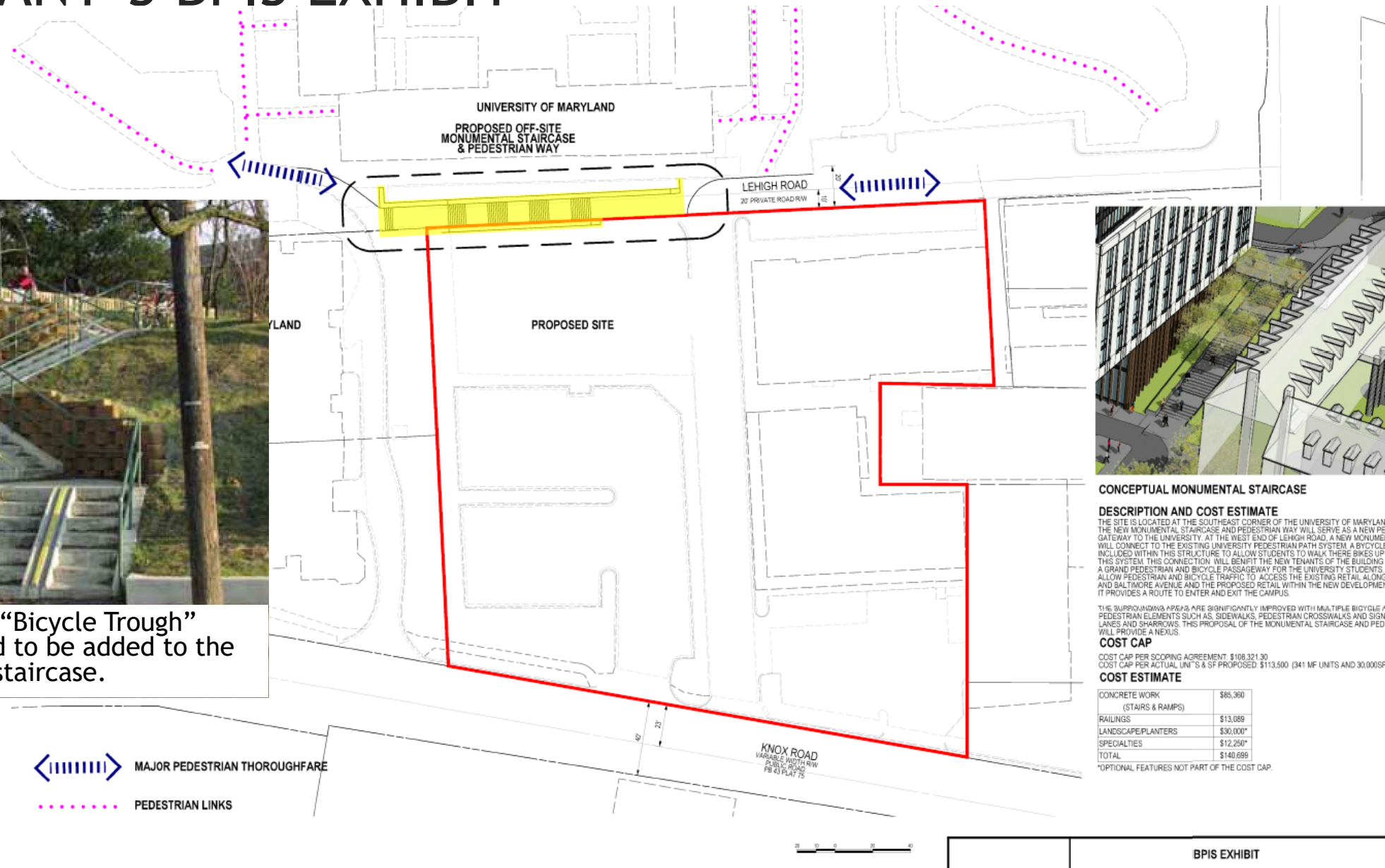
MASTER PLAN RIGHT-OF-WAY/CRITICAL INTERSECTION MAP



APPLICANT'S BPIS EXHIBIT



Example of a "Bicycle Trough" recommended to be added to the monumental staircase.



CONCEPTUAL MONUMENTAL STAIRCASE

DESCRIPTION AND COST ESTIMATE

THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF THE UNIVERSITY OF MARYLAND (JMD). THE NEW MONUMENTAL STAIRCASE AND PEDESTRIAN WAY WILL SERVE AS A NEW PEDESTRIAN GATEWAY TO THE UNIVERSITY. AT THE WEST END OF LEHIGH ROAD, A NEW MONUMENTAL STAIR WILL CONNECT TO THE EXISTING UNIVERSITY PEDESTRIAN PATH SYSTEM. A BICYCLE RAMP IS INCLUDED WITHIN THIS STRUCTURE TO ALLOW STUDENTS TO WALK THERE BIKES UP AND DOWN THIS SYSTEM. THIS CONNECTION WILL BENEFIT THE NEW TENANTS OF THE BUILDING AND PROVIDE A GRAND PEDESTRIAN AND BICYCLE PASSAGEWAY FOR THE UNIVERSITY STUDENTS. THIS WILL ALLOW PEDESTRIAN AND BICYCLE TRAFFIC TO ACCESS THE EXISTING RETAIL ALONG LEHIGH ROAD AND BALTIMORE AVENUE AND THE PROPOSED RETAIL WITHIN THE NEW DEVELOPMENT. IN ADDITION, IT PROVIDES A ROUTE TO ENTER AND EXIT THE CAMPUS.

THE PROPOSED MONUMENTAL STAIRCASE AND PEDESTRIAN WAY ARE SIGNIFICANTLY IMPROVED WITH MULTIPLE BICYCLE AND PEDESTRIAN ELEMENTS SUCH AS SIDEWALKS, PEDESTRIAN CROSSWALKS AND SIGNALS, BIKE LANES AND SHARROWS. THIS PROPOSAL OF THE MONUMENTAL STAIRCASE AND PEDESTRIAN WAY WILL PROVIDE A NEXUS.

COST CAP

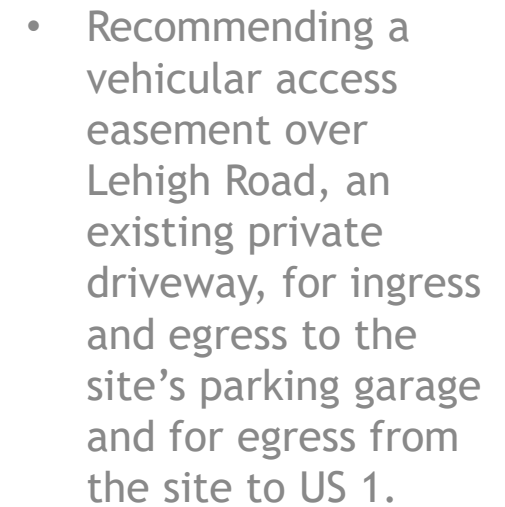
COST CAP PER SCOPING AGREEMENT: \$108,321.30
COST CAP PER ACTUAL UNITS & SF PROPOSED: \$113,500 (341 MF UNITS AND 30,000SF RETAIL)

COST ESTIMATE

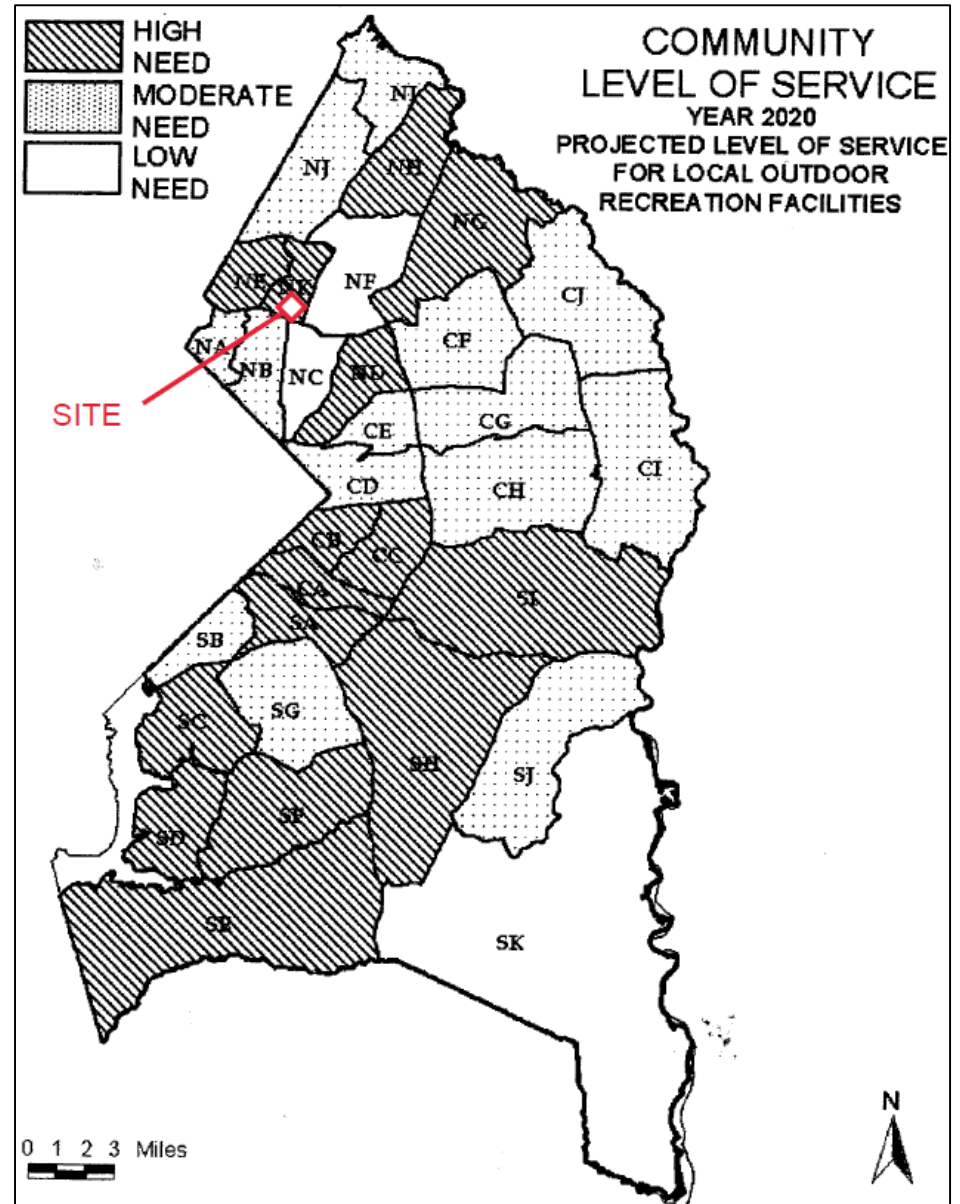
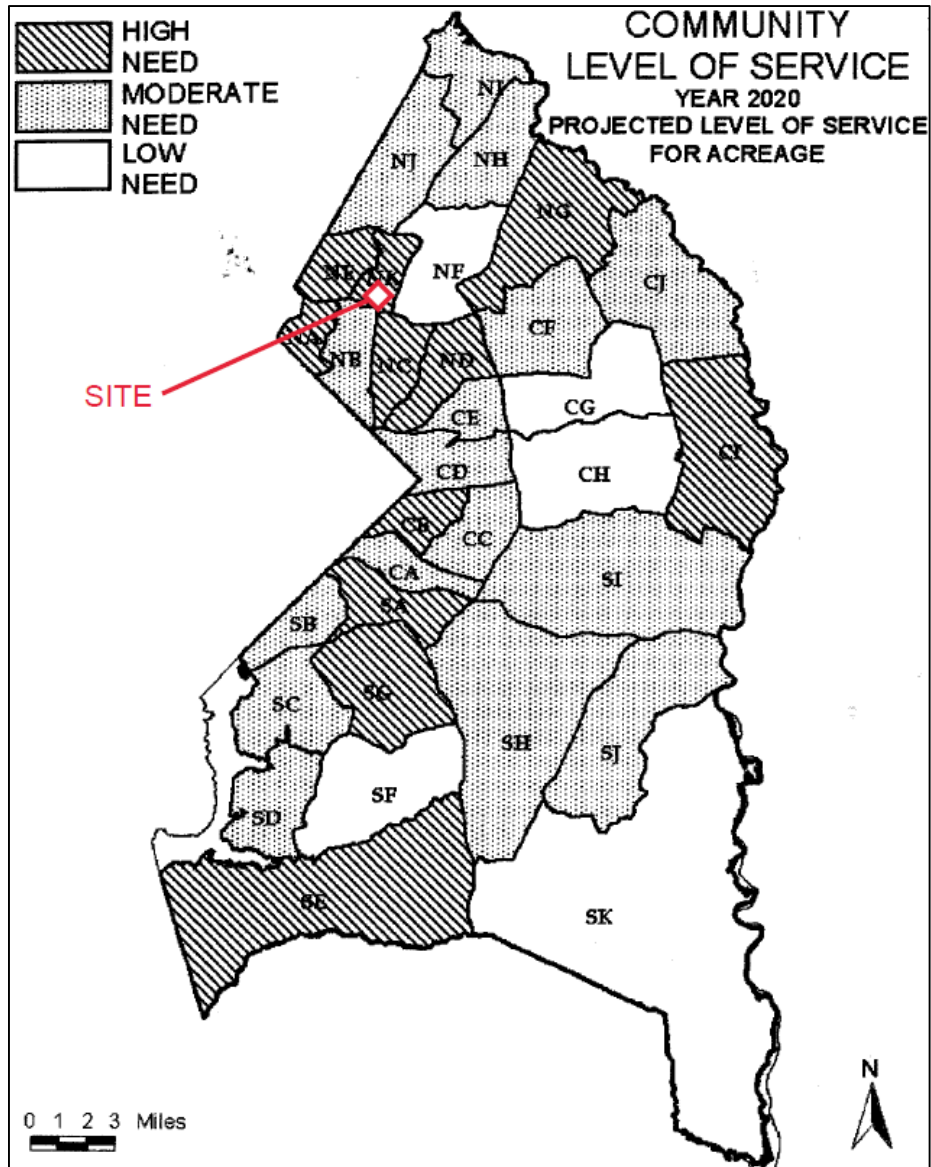
CONCRETE WORK (STAIRS & RAMPS)	\$85,360
RAILINGS	\$13,089
LANDSCAPE/PLANTERS	\$30,000*
SPECIALTIES	\$12,250*
TOTAL	\$140,699

*OPTIONAL FEATURES NOT PART OF THE COST CAP.

BPIS EXHIBIT



FEE-IN-LIEU RECOMMENDATION



FEE-IN-LIEU RECOMMENDATION (CONT.)

