

R E S O L U T I O N

WHEREAS, Metropolitan Apartments at Camp Springs, LLC is the owner of a 12.39-acre parcel of land known as Capital Gateway Office Park, said property being in the 6th Election District of Prince George's County, Maryland, and being zoned M-X-T; and

WHEREAS, on June 18, 2007, Branch Avenue Associates, Inc. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 29 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-07010 for Town Center at Camp Springs, Lots 2-29 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on December 6, 2007, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on December 6, 2007, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/007/90-02), and further APPROVED Preliminary Plan of Subdivision 4-07010, Town Center at Camp Springs, for Lots 2-29, with the following conditions:

1. The applicant shall pay the mutually agreed upon contribution of \$29,519 to M-NCPPC toward the planning and/or construction of the Henson Creek Stream Valley master-planned trail. In the event that the contribution is not paid within one year of the approval of this Planning Board resolution, the contribution value shall be adjusted annually based on the Consumer Price Index (CPI).
2. The applicant shall provide evidence of the payment to M-NCPPC prior to the approval of the final plat.
3. In conformance with the approved Heights Master Plan, and prior approvals for CSP-01015 and DSP-02024 (including the approved sidewalk plan), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Construct the eight-foot-wide trail from Auth Way to Habersham Avenue, as reflected on

the previously approved sidewalk plan. This trail should have six-foot-wide feeder trails linking to Lumpkin Place and Talmadge Avenue (see Condition 4, CSP-01015 and the sidewalk plan for DSP-02024).

- b. The sidewalk within Auth Way shall be seven feet wide with brick paver edge details, and the planting strip shall be five feet wide, subject to the review and approval by the Department of Public Works and Transportation (Condition 11a, DSP-02024)
 - c. A six-foot-wide sidewalk shall be constructed along both sides of Telfair Boulevard (sidewalk plan, DSP-02024).
 - d. Five-foot-wide concrete sidewalks shall be constructed along both sides of Candler Place, Lanier Avenue, and Glynn Place (sidewalk plan, DSP-02024).
 - e. A six-foot-wide sidewalk shall be constructed along both sides of Milledge Boulevard from Auth Way to Lanier Avenue in the same design as the sidewalk within Auth Way. A five-foot-wide sidewalk shall be constructed on at least one side, with a four-foot wide sidewalk on the other side, of all secondary streets. Four-foot-wide sidewalks shall be provided along both sides of tertiary streets (Condition 8, DSP-02024).
4. Development of this subdivision shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/007/90-02). The following notes shall be placed on the final plat of subdivision:
- “Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/007/90-02), or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission.”
5. At the time of the final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the expanded stream buffer and the adjacent preservation areas and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:
- “Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
6. At the time of the detailed site plan, the DSP and TCPII shall be revised to show the location of the noise attenuation fence for the rear outdoor activity areas of the proposed lots and provide a

detail for its construction, or add the following note to all sheets where fences appear:

“All fences shown as noise attenuation fences shall be constructed of solid wood with no gaps or openings.”

7. Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit containing the residential unit stating that the building shell of the subject structure has been designed to reduce interior noise levels to 45 dBA (Ldn) or less.
8. At the time of the detailed site plan approval, a Type II tree conservation plan shall be approved.
9. Development of this site shall be in conformance with Stormwater Management Concept Plan 16466-2007 and any subsequent revisions.
10. Prior to the approval of a detailed site plan for these lots, each lot shall demonstrate that its rear driveway provides at least 20 feet of length between the alley right-of-way and the garage door to allow for vehicle parking without obstructing the alley.
11. At Detailed Site Plan review, special attention shall be given to the design of the three lots on the southeastern end of the proposed attached group fronting on Telfair Boulevard (Lots 2,3 and 4). These three lots shall be designed such that there will be attractive and appropriate views of the rear of these lots from the street. If no such design of these lots is found to be acceptable by the Planning Board during its consideration of the Detailed Site Plan for this portion of the property, these three lots will be removed from the plan, and may not be approved as part of the final plat for this property.
12. Prior to the approval of a detailed site plan for these lots, the number of compact spaces within the parking areas adjacent to the townhouses (not including the spaces provided in garages and unit driveways) shall be reduced to no more than one third of the number of standard spaces provided within these parking areas.
13. Total development within the subject property shall be limited by the existing approved site plans CSP-01015, DSP-02023, DSP-02024, and DSP-05051. Any modifications to these plans or succeeding plans shall be determined to be consistent with the overall trip cap for the Capital Gateway site described in Conditions 8 and 10 of PGCPB Resolution No. 90-253 approving Preliminary Plan of Subdivision 4-90037.
14. The improvements described in Condition 7 of PGCPB Resolution No. 90-253 shall be verified to be complete prior to the issuance of any building permit within the subject property.
15. All residents of the townhouses to be constructed upon the subject property of this application shall have full access to the clubhouse and other recreational facilities operated by the Town Center at Camp Springs Homeowners Association, located at 4300 Telfair Boulevard. It is acknowledged that the Homeowners Association currently charges an optional initiation fee and

annual fee (separate from the annual Homeowners Association dues) specifically for use of the swimming pool and indoor basketball court within the clubhouse. The initiation fee for the use of the swimming pool and indoor basketball court shall be waived for a period of three (3) months after the date of settlement for the initial residents of each of the townhouses to be constructed upon the subject property.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use(s)	Vacant	Townhouses
Acreage	12.39	12.39
Lots	1	30
Parcels	0	0
Dwelling Units:		
Attached	0	28
Multifamily	397	397

3. **Environmental**—A review of the available information indicates that 100-year floodplain and steep and severe slopes are found to occur on the property. The site contained gravel and borrow pits; however, a majority of the site is currently developed. The soils found to occur according to the Prince George's County Soil Survey are in the Bibb, Fallsington, and Sassafras soil series. Marlboro clay is not found to occur on this property. Suitland Parkway and the Branch Avenue Metro are considered significant noise generators that may create adverse noise impacts for the proposed use. Suitland Parkway is also a National Historic Registry site; however, the viewshed of the parkway is not an issue with this application. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity. No designated scenic or historic road is located along the frontage of this property. This property is located in the Henson Creek watershed of the Potomac River basin and in the Developed Tier as reflected in the approved General Plan..

Natural Resources Inventory

The preliminary plan application has a signed natural resources inventory (NRI/23/07) dated November 13, 2007. The NRI was revised to exclude steep and severe slopes created as a result of previous development and mining activities. Also submitted with the NRI is a copy of the approved final plat, dated July 2, 2003, which shows a revised 100-year floodplain easement. The easement is correctly shown on the NRI in accordance with the plat.

The site contains one forest stand totaling 0.36 acre and is dominated by American beech but also contains tulip poplar, red oak, red pine, and river birch. This stand has a high priority rating because it is adjacent to the 100-year floodplain.

The NRI information has been correctly reflected on the TCPI and preliminary plan.

Woodland Conservation

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site has a previously approved Type II Tree Conservation Plan (TCPII/58/02). A revised Type I Tree Conservation Plan (TCPI/07/90-02) has been submitted. Both plans were approved under the 1989 Woodland Conservation Ordinance, in which the woodland conservation requirement was ten percent of the net tract for the entire area under the original TCPI.

The TCPI shows clearing beyond limits of disturbance in the southwest corner where there are existing severe slopes. The approved Type II tree conservation plan shows this as a preservation area. This area must also be shown as woodland preservation in order to maintain conformance with the approved TCPII. Preservation in this area will also continue to provide the necessary protection of the severe slopes and the adjacent stream valley.

Environmental Impacts

The site contains a small area of the 100-year floodplain that is included in the expanded buffer. The Subdivision Ordinance requires the preservation of the expanded stream buffer in a natural state (Section 24-130(b)(6) and (7) unless the Planning Board approves a variation request. The TCPI as submitted does not propose any impacts to the expanded buffer.

Noise

This property is located in the noise corridor for the Suitland Parkway, classified as a freeway. The 65 dBA Ldn noise contour is not shown on the current plan. A Phase I noise study, dated July 5, 2001, has been submitted. Based on the study, measurements taken approximately 600 feet from the centerline of the Suitland Parkway resulted in 60.3 and 61.8 dBA Ldn. The information submitted is outdated; however, given the fact that the proposed development is located approximately 1,400 feet from the centerline of the Suitland Parkway and is shielded from existing homes on adjacent land, traffic related noise will not be significant. No additional information regarding noise associated with the Suitland Parkway is required for this application.

This property is also in close proximity to the Branch Avenue Metro, a potential noise generator for the proposed residential use. The submitted noise study also included noise measurements associated with this Metrorail. According to the study, the 65 dBA Ldn noise contour is located approximately 600 feet from the centerline of the Metrorail tracks. Based on this location, proposed Lots 19-29 will be affected by Metro-related noise above 65 dBA Ldn.

To reduce noise levels below 65 dBA in the rear outdoor activity areas of the proposed lots, a solid wood fence with no gaps or openings should be placed in areas where noise exceeds 65 dBA. This fence must be shown on the detailed site plan and should be located around the rear yards of the proposed individual units shown within the 65 dBA Ldn contour. A note must also be added to the detailed site plan indicating the type of fence that will be used for noise attenuation.

A vibration study dated April 26, 2002, was also submitted. The vibration measurements were based on the passing of 12 Metrorail trains. The International Standards Organization and American National Standards Institute have a criterion of 200 micrometers per second for residential use. The vibration levels measured for the 12 Metrorail trains ranged from 0.2-11 micrometers per second, which is well below the criteria. No additional information regarding Metro-related vibration is required.

Soils

According to the Prince George's County Soils Survey, the principal soils on this site are in the Bibb, Fallsington, and Sassafras soil series, and previously contained sand and gravel pits. This information is provided for the applicant's benefit. A soils report may be required by the Prince George's County Department of Environmental Resources during the permit process review.

4. **Community Planning**—The subject property is located within the limits of The Heights and Vicinity Master Plan (2000), Planning Area 76A in the Silver Hill-Morningside community. The land use recommendation is for mixed-use residential, office and retail. The 2002 General Plan locates the property in a Center in the Developed Tier. The vision for Centers is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development. The Branch Avenue Metro Station is designated a Metropolitan Center. Development of the Town Center at Camp Springs is consistent overall with the land use recommendations of the master plan and General Plan.

This site has an approved conceptual site plan. Master plan issues were identified with the earlier plans. The conceptual site plan includes a much larger area than the subject application. The approved conceptual site plan includes a mixed-use scenario with nonresidential development abutting the east side of the Metro station site (inside the loop road). The proposed subdivision is consistent with the mixed-use scenario approved by the conceptual site plan.

5. **Parks and Recreation**—The staff of the Department of Parks and Recreation (DPR) has reviewed the above-referenced preliminary plan application for conformance with the approved Heights Master Plan, current subdivision regulations, and existing conditions in the vicinity of the proposed development as they pertain to public parks and recreation facilities.

The subject property is located off of Auth Way, south of the Suitland Parkway. The property lies within the existing Town Center at Camp Springs Subdivision (4-03090) and is a proposed 29-unit townhouse addition to the existing development. Using current occupancy statistics for multifamily dwelling units, this development would result in a population of 78 residents in the new community.

According to Section 24-134 of the Subdivision Regulation, the mandatory dedication of parkland from the subject subdivision would be less than one acre. The level-of-service analyses shows that this community is in “high need” for parkland acreage and in “high need” for outdoor recreation facilities.

At the time of review and approval of Preliminary Plan 4-03090 for Town Center at Camp Springs, which surrounds the subject application, the Planning Board approved the provision of private recreational facilities on-site. In conversations with the applicant, DPR staff was informed that residents of this subdivision will be incorporated into the already established homeowner’s association for the existing Town Center at Camp Springs subdivision and will have access to their private recreation facilities, which includes a tennis court, play area, playground and clubhouse. Directly north of the overall subdivision is the Henson Creek Stream Valley Park. There is an M-NCPPC master-planned trail along the stream valley, which currently terminates at Temple Hills Road. Ultimately, this trail will serve as a pedestrian and bicycle connection to Branch Avenue from neighborhoods to the south and will extend from the Potomac River to the Branch Avenue Metro Station and points to the east. Currently there is \$490,000 in the Capital Improvements Program (CIP) for development of the Henson Creek Stream Valley trail system.

On October 29th 2007, staff met with the applicant to discuss recreational options for the subdivision. As a result of this meeting, a mutually acceptable scenario was agreed upon where the applicant will pay a fee contribution of \$29,519 in 2007 dollars (\$58,020 as a total for this subdivision and 4-07011) to the development of the adjacent Henson Creek Stream Valley Trail. This contribution value is based on the probable value of private recreational facilities on site.

6. **Trails**—Due to its proximity to the Branch Avenue Metro Station, the subject site is ideal for transit-oriented development and pedestrian connections to Metro. Prior approvals have addressed this in a number of ways. Previously approved DSP-02024 includes a sidewalk plan reflecting numerous trail and sidewalk connections for the subject property. It is recommended that these previously approved connections be incorporated into the revised preliminary plan.

The existing M-NCPPC Henson Creek Trail currently ends at Temple Hills Road. The approved Heights Master Plan recommends that this trail be extended to the vicinity of the Branch Avenue Metro in the M-NCPPC parkland. This trail will provide a major pedestrian and bicycle connection to the Branch Avenue Metro and Town Center from the communities to the south. A major trail connection was included in the previously approved DSP-02024 that will provide access to the future stream valley trail extension from the Town Center. This trail is shown on the sidewalk plan of DSP-02024 and will access the subject site at three locations. Staff recommends that the revised preliminary plan include these three connections from the previously approved DSP..

The major trail connection will run from Auth Way through Parcel A to Habersham Avenue adjacent to Lot 195. This trail should link to the subject subdivision at Lumpkin Place, Talmadge Avenue, and Habersham Avenue. It appears that the homeowners association’s open space between lots 320 and 321 will have to be widened to accommodate the trail connection to Lumpkin Place. A trail connection was also approved from Habersham Avenue to Troupe Place.

Again, it appears that the homeowners association's land will have to be provided between Lot 236 and Lot 237 to accommodate this connection.

The DSP also include a connection to the future stream valley trail extension and this should be at a location acceptable to the Department of Parks and Recreation. The previously approved sidewalk network is comprehensive. It is recommended that it be constructed as shown on the DSP. This network will include:

- a. A seven-foot-wide concrete sidewalk along Auth Way.
- b. Six-foot-wide concrete sidewalks on both sides of Telfair Boulevard.
- c. Five-foot-wide concrete sidewalks along both sides of Candler Place, Lanier Avenue, and Glynn Place.
- d. Six-foot-wide concrete sidewalks along both sides of Milledge Boulevard.
- e. A four-foot-wide sidewalk on the north side of Habersham Avenue and a five-foot-wide sidewalk on the south side of Habersham Avenue.
- f. Four- or five-foot-wide sidewalks along both sides of Talmadge Avenue, Effingham Place, Lumpkin Place, Troupe Place, and Lowndes Place.

The previously approved sidewalk and trail network is comprehensive and will accommodate pedestrians through the town center, as well as provide a trail connection to Metro. It is recommended that the previously approved trails and sidewalks be incorporated into the new preliminary plan.

7. **Transportation**—The Transportation Planning Section has reviewed the subdivision application referenced above. The subject property consists of approximately 12.40 acres of land in the M-X-T zone. The property is located on the south side of Suitland Parkway at the Branch Avenue Metro Station. The applicant proposes a residential subdivision of 29 townhouse units in an area that was previously planned to encompass employment uses

The findings and recommendations outlined below are based upon a review of relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*

Growth Policy—Service Level Standards

The subject property is located within the Developed Tier, as defined in the General Plan for Prince George's County. It is also within the Branch Avenue Metropolitan Center, as defined in same. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) E, with signalized

intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized intersections: The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The applicant proposes to subdivide portions of an existing recorded subdivision into a residential subdivision. The existing subdivision was approved for subdivision as Preliminary Plan 4-90037 in 1990, and it was platted as Capital Gateway.

Capital Gateway was approved at the time of preliminary plan with a trip cap. During review of the underlying conceptual site plan CSP-01015, it was determined that the proposed development is well within the established trip cap for Capital Gateway. Because the subject site is within a larger site, compliance with the trip cap will be based upon compliance with the underlying conceptual and detailed site plans, or any future modified or succeeding plans. A condition to this end will be provided in place of the trip cap condition that was included with 4-90037.

There were several other conditions which were included with Preliminary Plan 4-90037. These conditions, and their status for the subject plan, are summarized below:

Condition 7: This condition identifies several transportation improvements that were identified as necessary for the development of the property. All of these conditions are enforceable prior to building permit. It appears that most all of the required improvements are in place. Nonetheless, the subject plan should include a condition requiring that these conditions be checked prior to the issuance of any building permits within the subject property.

Condition 8: This condition sets a trip cap for the subject property, and the plan conforms to the cap. A condition will be added pursuant to the discussion earlier in this memorandum.

Condition 9: This condition requires the certain portions of the property be placed in reservation for the Branch Avenue Metrorail Station. The needed properties were placed in reservation or otherwise acquired, and the station and its facilities are constructed and operational. Further enforcement of this condition is no longer needed.

Condition 10: This condition allows the trip cap established by Condition 8 to be exceeded by establishment of a transportation demand management program. The trip cap condition described earlier will incorporate a reference to this condition as well.

PGCPB No. 07-232
File No. 4-07010
Page 10

This document was truncated here because it was created using
Aspose.Words in Evaluation Mode.