

Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

PRELIMINARY PLAN

4-01092

Application	General Data
<div>Project Name:</div> <div>THE BOULEVARD AT PRINCE GEORGE'S METRO CENTER, SUBAREA 3</div> <div>Location:</div> <div>Northeast quadrant of East West Highway and Belcrest Road.</div> <div>Applicant/Address:</div> <div>Prince George's Center, Inc. 6525 Belcrest Road Hyattsville, MD 20782</div>	Date Accepted 10/31/01
	Planning Board Action Limit 04/03/02
	Tax Map & Grid 042/A-02
	Plan Acreage 25.12
	Zone M-X-T
	Lots 0
	Parcels 17
	Planning Area 68
	Council District 02
	Municipality Hyattsville
	200-Scale Base Map 207NE03

Purpose of Application			Notice Dates	
MIXED-USE SUBDIVISION			Adjoining Property Owners N/A (CB-15-1998)	
			Previous Parties of Record N/A (CB-13-1994)	
			Sign(s) Posted on Site 03/13/02	
			Variance(s): Adjoining N/A Property Owners	
Staff Recommendation			Staff Reviewer: Del Balzo	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION	
	X			

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-01092
The Boulevard at Prince George's Plaza, Parcels H - Y

OVERVIEW

The subject property consists of approximately 25.12 acres of land in the M-X-T Zone. It is currently developed with office buildings and attendant surface parking. The applicant proposes to resubdivide the property into 18 parcels for mixed-use commercial and residential development.

The site is the subject of an approved Conceptual Site Plan (CSP). CSP-00024 was approved by the Planning Board on November 9, 2000. As discussed in the Findings section of this report, the proposal is in conformance with the approved CSP. It is also within the *Prince George's Plaza Transit District Development Plan (TDDP) and Overlay Zone (TDOZ)* and is identified as Subarea 3. With conditions, the proposed subdivision will be in conformance with the TDDP and the TDOZ.

SETTING

The subject property is located on the east side of Belcrest Road north of MD 410 and south of Toledo Road. It is surrounded by similar properties in the M-X-T Zone. To the north is developing land in the M-X-T Zone, known as Subarea 2.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

- Environmental Issues and Variation Request The subject property contains no streams or wetlands, but does contain 0.05 acre of 100-year floodplain on the northeast corner of the property. The site is located in the Northeast Branch watershed, which is a tributary to the Anacostia River. The notes on the plan indicate the soils are paved area. A soils study may be required by the Department of Environmental Resources prior to the issuance of permits. No Marlboro clay has been identified on this site. There are no existing woodlands on this site. The site is located in water and sewer service categories W-3 and S-3 respectively. There are no historic sites on or in the vicinity of this site, and no cemeteries located on or contiguous to the property. No rare, threatened or endangered species have been identified on-site.

The submittal requirements for preliminary plans of subdivision require sufficient information to determine compliance with all applicable Mandatory Development Requirements and Site Design Guidelines of the TDDP. The required findings for a preliminary plan of subdivision include a finding that the preliminary plan is in conformance with all aspects of the TDDP; and that the preliminary plan is in general conformance with the approved Conceptual Site Plan.

This preliminary plan of subdivision within Subarea 3 is subject to a variety of requirements and conditions from previous approvals, which are reviewed below.

Mandatory District-wide Requirements Applicable at Time of Subdivision

- a. Under stormwater management, Mandatory Development Requirement P25 states:

■Any development shall provide for water quality and quantity control in accordance with all Federal, State and county regulations. Bioretention or other innovative water quantity or quality methods shall be used where deemed appropriate.●

The Subdivision Ordinance requires the provision of stormwater management. Note 15 indicates that this approval has been received by the applicant (#008004540). The Department of Environmental Resources (DER) is responsible for the enforcement of stormwater management requirements through the conceptual and technical plan approval process, and the enforcement of ■Water Quality Recommendations for the Prince George's Plaza TDDP. (Department of Environmental Resources, March 1993). The Stormwater Management Concept Approval includes conditions of approval regarding bioretention, impervious surfaces, off-site improvements, and landscape plans.

- b. Under stormwater management, Mandatory Development Requirement P26 states:

■When SWM cannot be provided for existing development parcels, a mandatory 15% green space requirement shall be provided. The green space can be incorporated into the mandatory 10 percent afforestation requirements if it occurs on the actual property.●

As stated, a Stormwater Management Concept Approval Letter has been received from DER for the provision of stormwater management, which eliminates the mandatory requirement for 15 percent green space on-site. The mandatory 10 percent afforestation requirement is being provided off-site.

- c. Under stormwater management, Mandatory Development Requirement P27 states:

■Within 12 months after the District Council approves the Prince George's Plaza TDDP, the Department of Environmental Resources shall make recommendations to the District Council regarding treatment of pollutants based on the Prince George's Plaza Transit District Overlay Zone Environmental Management Plan, July 1993. Any property owner who completes construction or receives a use and occupancy permit prior to the completion of the Department of Environmental Resources study shall comply with the findings and recommendations of the study.●

The Department of Environmental Resources is responsible for finding conformance with the ■Prince George's Plaza Transit District Overlay Zone Environmental Management Plan. at time of stormwater management conceptual and technical review.

- d. Under woodland conservation, Mandatory Development Requirement S33 states:

■Afforestation of at least 10 percent of the gross tract shall be required on all properties within the Prince Georges Plaza Transit District currently exempt from the Woodland Conservation and Tree Preservation Ordinance. Afforestation shall occur on-site or within the Anacostia Watershed in Prince Georges County, with priority given to riparian zones and nontidal wetlands, particularly within the Northwest Branch subwatershed.●

Subarea 3 is exempt from the Woodland Conservation and Tree Preservation Ordinance, so it is subject to the 10 percent afforestation requirement for the gross tract area. A Type II Tree Conservation Plan, TCPII/15/01, has been approved for Subarea 3 to provide off-site afforestation. An off-site woodland conservation easement has been recorded in fulfillment of these obligations.

- e. Under 100-year floodplain, Mandatory Development Requirement P28 states:

■Any new development or reconstruction of existing development shall be in conformance with the Prince Georges County Floodplain Ordinance.●

The Department of Environmental Resources is responsible for determining conformity with the Prince Georges County Floodplain Ordinance.

- f. Under 100-year floodplain, Mandatory Development Requirement P29 states:

■No development within the 100-year floodplain shall be permitted without the expressed written consent of the Prince Georges Department of Environmental Resources.●

The Department of Environmental Resources is responsible for determining conformity with the Prince Georges County Floodplain Ordinance.

- g. Under 100-year floodplain, Mandatory Development Requirement P30 states:

■If the development is undergoing subdivision, approval of a variation request shall be obtained for proposed impacts to the floodplain.●

The Conceptual Site Plan which was previously approved for this site indicates that disturbance is proposed within the small amount of 100-year floodplain on-site. A variation request for disturbance of the 100-year floodplain has been submitted. See the discussion below.

- h. Under noise, Mandatory Development Requirement P33 states:

■Each Preliminary Plat, Conceptual and/or Detailed Site Plan shall show the 65 dBA(Ldn) noise contour based upon average daily traffic volumes at LOS E. Upon plan submittal, the Natural Resources Division shall determine if a noise study is required based on the delineation of the noise contour.●

- i. Under noise, Mandatory Development Requirement S34 states:

■If it is determined by the Natural Resources Division that a noise study is required, it shall be reviewed and approved by the Natural Resources Division prior to approval of any Preliminary Plan of Subdivision, Conceptual and/or Detailed Site Plan.●

The Preliminary Plan shows the 65 dBA (Ldn) noise contour in accordance with this condition. At time of Conceptual Site Plan, this requirement was reviewed. The Final Notice of Decision by the District Council states the following:

■8. A Phase II Noise Study shall be submitted at time of Detailed Site Plan for any residential components to address noise mitigation, in accordance with standards established in the TDDP.●

This condition should be carried forward as a condition of the preliminary plan approval. A future memorandum from the Environmental Planning Section will be provided prior to the completion of the Technical Staff Report.

Conceptual Site Plan Conditions

Conceptual Site Plan CSP-00024 was approved by the Planning Board on November 9, 2000. The plan submittal was reviewed for conformance with applicable environmental conditions of approval as expressed in PGCPB No. 00-195.

Condition 6 states:

■Off-site woodland conservation sites shall be determined at time of TCP II. If off-site mitigation locations outside of the Anacostia watershed are proposed, the applicant shall demonstrate that due diligence has been made to secure a location within the watershed, and that efforts have been unsuccessful.●

As previously discussed, TCPII/15/01 has been approved for this site, in conformance with TCPI/35/00, which provides for off-site afforestation.

The Preliminary Plan under review is a request to subdivide Parcels C, E, F, and Outlot A, located in Subarea 3, into 17 separate parcels. The combined parcels and outlot have a total area of 25.12 acres in the M-X-T Zone. The subarea is largely developed and the subdivision is preliminary to a major redevelopment of the site in accordance with the approved CSP. In the TDDP, under ■100-year Floodplain,● Mandatory Development Requirement P30 states:

■If the development is undergoing subdivision, approval of a variation request shall be obtained for proposed impacts to the floodplain.●

The Preliminary Plan application currently under review proposes a small area of impacts to the 100-year floodplain on the northeast corner of the property.

Variation Request

A variation is requested to allow the disturbance of 0.05 acre of 100-year floodplain on the subject property. Section 24-113 permits the Planning Board to grant variations from strict compliance with the Subdivision Regulations where it finds that extraordinary hardship or practical difficulties may result, and that substantial justice may be done and the public interest secured.

The variation request has been reviewed by the Environmental Planning Section in accordance with the required findings of Section 24-113 of the Subdivision Ordinance. Staff supports all the proposed impacts in that they are deemed to be necessary and finds:

- a. **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.** Comment: The floodplain in this area is quite extensive, overtopping Toledo Road, but only a small tip extends onto the subject property. The Stormwater Management Concept Approval Letter (#008004540) issued by the Department of Environmental Resources with the Conceptual Site Plan grants approval for this disturbance with mitigation conditions, which include floodproofing of the adjoining library site. The implementation of the stormwater management concept plan will improve public safety related to flooding in the area.
- b. **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.** Comment: The variation request submits that the condition on which this variation request is based is unique to the property for which the variation is requested. The area of 100-year floodplain is small and isolated. The need for a variation was anticipated in the detailed analysis that occurred during the preparation of the TDDP, and the document contains no prohibition with regard to granting of such a variation in this area.
- c. **The variation does not constitute a violation of any other applicable law, ordinance, or regulation.** Comment: The variation request does not constitute a violation of any other applicable law, ordinance, or regulation.
- d. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.** Comment: The variation request submits that failure to grant this request would result in a particular hardship to the owner because denial of the variation requested would require the applicant to revise previously approved Conceptual and Detailed Site Plans for the site. The Environmental Planning Section agrees that disturbance of this small area of 100-year floodplain was anticipated in the approval of the TDDP, previously approved plans, and the Stormwater Management Concept Approval. Avoidance of any disturbance would constitute a particular and unnecessary hardship for the property owner.

2. Community Planning●The Preliminary Plan of Subdivision has been reviewed for conformance with the TDDP requirements. Please be reminded that the TDDP has its own required findings which are different from those of the Subdivision Regulations. The TDDP Required Findings for a Preliminary Plan of Subdivision are as follows (see TDDP, pg. 24):

- 1. The Preliminary Plan of Subdivision must be in conformance with all aspects of the TDDP.
- 2. The Preliminary Plan of Subdivision is in general conformance with the approved Conceptual Site Plan.●

In addition, Submittal Requirements for the Preliminary Plan of Subdivision (pg. 21) state that:

- Sufficient information shall be submitted to determine that the Preliminary Plan is in compliance with all applicable Mandatory Development Requirements and Site Design Guideline of the TDDP.●

This Preliminary Plan does not provide sufficient information to verify compliance with TDDP Mandatory Development Requirement S24 of the Subarea Requirements and Guidelines●Subarea 3 (pg.102). Because additional access points on Belcrest Road would be hazardous, Mandatory Development Requirement S24 states:

- S42** ■Curb cuts for ingress/egress along Belcrest Road shall be limited to no more than four. Pedestrian crosswalks per Figure 6 shall be provided across every ingress/egress point along Belcrest Road.●

The applicant's Preliminary Plan of Subdivision shows six parcels (Parcels H, J, K, L, M and N) with potential access to Belcrest Road. Each of the six parcels could have one or more curb cuts for ingress and egress to Belcrest Road. Therefore, the potential number of curb cuts for the six parcels would exceed TDDP Mandatory Development Requirement S24 which states ■no more than four.● The applicant must either comply with this requirement or obtain a secondary amendment from the Planning Board.

A condition limiting access to four curb cuts should be included in this approval because the applicant did not request approval of a secondary amendment.

3. Parks and Recreation●The subject subdivision is located within the area of approved Conceptual Site Plan CSP-00024. The Prince Georges County Planning Board Resolution PGCPB No. 00-195 established requirements for recreational facilities to serve the residents in the area of development. The following conditions of the approved CSP-00024 are applicable to Preliminary Plan 4-01092:
- a. Condition 2: Prior to submission of Detailed Plan or Preliminary Plans for any portions of the property exceeding 25 percent of the gross acreage, the applicant and staff of the Department of Parks and Recreation shall develop a mutually acceptable package of parkland, outdoor recreational facilities, fees or donations, to meet the future needs of the residents of the planned community.
 - b. Condition 3: The park dedication/recreational facilities package shall include the dedication of 0.33+ acreage (as shown on DPR Exhibit "A") currently used as parking for the Prince George's Plaza Community Center, to M-NCPPC.

The subject subdivision exceeds twenty-five percent (25%) of the gross acreage of CSP-0024.

In order to satisfy the above conditions, staff have met on numerous occasions and have had many conversations with the applicant over the last ten months. At this point, DPR staff and the applicant are in general agreement on a package to fulfill requirements of Condition 2. This condition is found in the Recommendation section of this report.

4. Trails In accordance with previously approved CSP-00024 and the Adopted and Approved Prince George's Plaza Transit District Development Plan (TDDP), the applicant must provide the following:
 - a. The Adopted and Approved Prince George's Plaza Transit District Development Plan (TDDP) designates Belcrest Road as a Class III bikeway and recommends appropriate signage. In cases along county rights-of-way, the Planning Board has typically required the applicant to provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of this signage. Staff recommends the payment be required in this case.
 - b. Provide four- to six-foot-wide striped bicycle lanes along both sides of Toledo Road from Belcrest Road to Adelphi Road. Appropriate signage and pavement markings shall be provided (CSP-00024, Condition 13).
 - c. Continuous sidewalks shall be provided along all frontages of the subject property on public rights-of-way, in conformance with Mandatory Development Requirement P20 of the TDDP.
 - d. Bicycle racks should be provided throughout the development. The TDDP recommends four bicycle racks per 10,000 gross square feet of retail development with each rack holding a minimum of two bicycles, in conformance with Mandatory Development Requirement S30 of the TDDP. The exact number and location of the bicycle racks will be determined at the time of detailed site plan.
 - e. Construct a minimum 11-foot-wide sidewalk within the pedestrian zone along the subject property's entire frontage of MD 410 in conformance with Mandatory Development Requirement P1 of the TDDP. This sidewalk will facilitate pedestrian movement between the subject property, the Metro station, and Prince George's Plaza.
5. Transportation The approved Prince George's Plaza Transit District Development Plan (TDDP) guides the use and development of all properties within its boundaries. The findings and recommendations outlined below are based upon staff evaluation of the submitted site plan and each of the requested amendments and the ways in which the proposed development conforms to the Mandatory Development Requirements (MDR) and Guidelines outlined in the TDDP.

One of the purposes of this TDDP is to ensure a balanced transportation and transit facilities network. Therefore, and for the purpose of assessing transportation needs, staff performed an analysis of all road facilities in the vicinity of the transit district. This analysis indicated that the

primary constraint to development in the transit district is vehicular congestion, particularly the congestion caused by the single-occupant vehicle (SOV) trips that can be combined or converted to trips taken on the available transit service in the district. One method for relieving congestion is to reduce the number of vehicle, particularly SOV, trips to and from the transit district. As result, this TDDP addresses transportation adequacy by recommending a number of policies for managing the surface parking supply in the transit district, and by adopting Level-of-Service E (LOS E) as the minimum acceptable operating standard for transportation facilities. Among the most consequential of these are:

- a. Establishment of a transit district-wide cap on the number of additional parking spaces (3,000 Preferred, plus 1,000 Premium) that can be constructed or provided in the transit district to accommodate any new development.
- b. Implementation of a system of developer contributions. Based on the number of Preferred and Premium surface parking spaces attributed to each development project, the contributions are intended to recover sufficient funding to defray some of the cost of the transportation improvements as summarized in Table 4 of the TDDP, and needed to ensure that the critical roadways and intersections in the transit district remain at or above traffic LOS
- c. Retaining a mandatory Transportation Demand Management District (TDMD). The TDMD was established by the 1992 TDDP plan to ensure optimum utilization of Trip Reduction Measures (TRMs) to combine, or divert to transit , as many peak-hour SOV trips as possible, and to capitalize on the existing transit system in the district. The TDMD will continue to have boundaries that are coterminous with the transit district. As of this writing, the Prince George's Plaza Transportation Demand Management District (TDMD) has not been legally established under the TDMD Ordinance (now Subtitle 20A, Division 2 of the County Code) enacted in 1993.
- d. Developing an annual TDMD operations fee based on the total number of parking spaces (surface and structured) each property owner maintains.
- e. Requiring that the TDMD prepare an annual transit district transportation and parking operations analysis that would determine whether or not LOS E has been maintained, and to determine additional trip reduction, transportation and parking management measures that are required to restore LOS E.

The Mandatory Development Requirement P6, on page 58 of the TDDP, includes only surface parking in the definition of parking. The distinction between surface parking (which is included under the Preferred and Premium Caps) and structure parking (which is not included under these caps) is significant because the TDDP MDRs related to transportation adequacy (MDRs P7, P8 and P12) apply only to proposed developments with surface parking. It is the staff's understanding that the reason for this distinction (between surface and structure parking) is the District Council's intent to create an urban atmosphere for developments within close proximity to Metro stations, to encourage the use of structured parking and to discourage construction of large amounts of surface parking within the Transit District. This is consistent with the Urban Design Goals as noted on page 14 of the TDDP.

Finally, in addition to the Washington Area Metropolitan Transit Authority (WMATA) Metrorail system, this area is currently served by Metro buses and the University of Maryland's ShuttleUM transit service.

Detailed Plan Review

The TDDP identifies the subject property as Subareas 2 and 3 of the Transit District Overlay Zone (TDOZ). There are 15 subareas in the TDOZ, 2 of which are designated as open space and will remain undeveloped. The property is located at the northeast quadrant of the intersection of East West Highway (MD 410) and Belcrest Road. The proposed application is to subdivide the property, which is comprised of Parcels C, E, F and Outlot A, into 18 separate parcels. The combined total area covered by the proposed preliminary plan is approximately 25.12 acres of M-X-T-zoned land. This subdivision is necessary to redevelop the site in accordance with the recently approved Conceptual Site Plan (CSP-00024). It is important to note that the companion and already approved CSP application for the total development of the site and the submitted and approved site plans for the proposed uses indicate a total of 2,933 surface parking spaces, a total of 374 less than the number of surface parking spaces that existed on these two subareas prior to the approval of the TDDP. The total number of proposed surface parking spaces shown in the approved Conceptual and Detailed Site Plans is less than the total number of surface parking spaces that were existing on the Subareas 2 and 3 prior to the approval of the TDDP. Pursuant to the TDDP applicability, new structure parking spaces as well as replacement or alterations to legally preexisting parking spaces are exempt from meeting the TDDP Transportation and Parking Mandatory Requirements. Furthermore, the TDDP contains a goal of *encouraging the use of structured parking and discouraging huge expanses of surface parking*. Redevelopment of the site in accordance with the approved Conceptual Site Plan would require construction of several parking structures, which would not result in any reduction to the total numbers of available and unallocated preferred and premium surface parking within the TDOZ.

Based on a traffic analysis submitted by the applicant, the proposed access points as well as the proposed internal vehicular and pedestrian circulation patterns are deemed acceptable.

Based on the preceding findings, the proposed preliminary plan as submitted will meet the circulation requirements of the Prince George's Plaza Transit District Development Plan (page 22) and Section 27-548(c)(1)(D) of the County Code, with the condition included in this report.

6. Schools●The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001). The proposed subdivision is exempt from APF test for schools because it is located in the Developed Tier.
7. Fire and Rescue●The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public fire and rescue facilities.

- a. The existing fire engine service at Hyattsville Fire Station, Company 1, located at 6200 Belcrest Road, has a service response time of 1.14 minutes, which is within the 3.25-minute response time guidelines.
- b. The existing ambulance service at Hyattsville Fire Station, Company 1, has a service response time of 1.14 minutes, which is within the 4.25-minute response time guidelines.
- c. The existing paramedic service at Brentwood Fire Station, Company 4, located at 3712 Utah Avenue, has a service response time of 4.75 minutes, which is within the 7.25-minute response time guidelines.
- d. The existing ladder truck service at Riverdale Fire Station, Company 7, located at 4717 Queensbury Road, has a service response time of 3.27 minutes, which is within the 4.25-minute response time guidelines.

The proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engine, ambulance, ladder truck, and paramedic service. These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

8. Police Facilities • The proposed development is within the police service area for District I-Hyattsville. In accordance with Section 24-122.1(c) of the Subdivision Regulations of Prince George's County, the existing county police facilities will be adequate to serve the proposed The Boulevard at Prince George's Metro development.
9. Health Department • The Health Department reviewed the application and offered no comments.
10. Stormwater Management • The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #008004540, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
11. Public Utility Easement • The preliminary plan includes the required 10-foot-wide public utility easement along all public streets. This easement will appear on the final plat.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The 65 dBA noise contour line shall be shown on the final plat. The following note shall be added to the final plat:

■The 65 dBA noise contour line shown on this plat is drawn in conformance with Mandatory Development Requirement P33 of the Prince George's Plaza TDDP. A Phase II Noise Study shall be submitted at time of Detailed Site Plan for any residential components on parcels with noise levels in excess of 65 dBA to address noise mitigation, in accordance with standards established in the TDDP. •

2. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign along Belcrest Road, designated a Class III Bikeway. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.
3. During the road construction phase, the applicant, his heirs, successors and/or assignees shall provide four- to six-foot-wide striped bicycle lanes along both sides of Toledo Road from Belcrest Road to Adelphi Road. Appropriate signage and pavement markings shall also be provided.
4. Continuous sidewalks shall be provided along all frontages of the subject property on public rights-of-way, in conformance with Mandatory Development Requirement P20 of the TDDP.
5. Bicycle racks shall be provided throughout the development. The TDDP recommends 4 bicycle racks per 10,000 gross square feet of retail development with each rack holding a minimum of 2 bicycles, in conformance with Mandatory Development Requirement S30 of the TDDP. The exact number and location of the bicycle racks will be determined at the time of detailed site plan.
6. During the road construction phase, the applicant, his heirs, successors and/or assignees shall construct a minimum 11-foot-wide sidewalk within the pedestrian zone along the subject property's entire frontage of MD 410 in conformance with Mandatory Development Requirement P1 of the TDDP. This sidewalk will facilitate pedestrian movement between the subject property, the Metro station, and Prince George's Plaza.
7. Any redevelopment or new development on any parcel that is created as part of the approval of this preliminary plan of subdivision shall be in accordance with the approved Conceptual Site Plan and its development scheme. Any development that does not include the required elements of the Prince George's Plaza Transit District Development Plan and the Transit District Overlay Zone shall require submission of a new preliminary plan of subdivision and adequacy determination by the Prince George's County Planning Board.
8. The following note shall be placed on the final plat:

■No more than four curb cuts shall be allowed along Belcrest Road for ingress and egress per the requirements of the Transit District Development Plan, Subarea 3 Requirements and Guidelines (see TDDP, S24, page 102). Access to lots may be provided pursuant to Section 24-128(b)(9) of the Subdivision Regulations.●
9. Beginning three years from the date of a fully executed Recreational Facilities Agreement (RFA) between the Prince George's Metro Center Inc. (PGMC) and the Commission, the applicant, his successors and/or assignees shall contribute the sum of \$40,000 per year for a period of 12 years, as a contribution to the redevelopment and /or operation of the Prince George's Plaza Community Center. The aggregate total of \$480,000 that is to be paid over the course of this period of the time may be prepaid by the applicant, his successors and/or assignees at any time, and if so, the outstanding balance due and owing at that point in time will have a 7.5 percent annual discount rate applied to it. If the applicant, his successors and/or assignees do not make a payment on the date due, the balance will be adjusted with interest rate of 7.5 percent applied to time of payment.

10. The Recreational Facilities Agreement noted in condition #9 must be executed prior to the approval of Final Plat of Subdivision for any of the subject parcels. A draft RFA must be submitted to DPR for review and approval three weeks prior to applying for final plat of subdivision. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.
11. At final plat, the applicant shall dedicate 0.33 ∇ acre (as shown on DPR Exhibit "A" in CSP-00024 file) currently used as parking for the Prince George's Plaza Community Center. An original, special warranty deed for the property to be conveyed (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat for the subject subdivision. The property to be conveyed to M-NCPPC shall be subject to the following:
 - a. An original, special warranty deed for the property to be conveyed (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat.
 - b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.
 - c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits which include such property.
 - d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
 - e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - f. All waste matter of any kind shall be removed from the property to be conveyed. DPR shall inspect the site and verify that it is in acceptable condition for conveyance, prior to Final Plat approval.
 - g. No stormwater management facilities, or tree conservation or utility easements shall be proposed on lands owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features.

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If such proposals are approved by DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.

12. Submission to DRD of a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by DRD, within at least two weeks prior to applying for building permits, to guarantee the payment of \$480,000 as specified in Condition 9.
13. The Stormwater management facility adjacent to the dedicated parkland shall be designed as an attractive amenity. The Commission staff shall review the plans for the pond and associated landscaping at the Detailed Site Plan stage.

STAFF RECOMMENDS APPROVAL THE VARIATION REQUEST PURSUANT TO MANDATORY DEVELOPMENT REQUIREMENT P30.