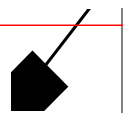


Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



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.

*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)*

## PRELIMINARY PLAN

**4-02031**

| Application   | General Data                         |
|---|--------------------------------------|
| Project Name:<br><br>UNIVERSITY VIEW  | Date Accepted 04/18/02               |
|   | Planning Board Action Limit 10/05/02 |
| Location:<br><br>West side of Baltimore Avenue (US 1), across from<br>Berwyn House Road and Navahoe Street. | Tax Map & Grid 33 D-2                |
|   | Plan Acreage 3.15                    |
| Applicant/Address:<br><br>Route One Partners, LLC<br>9001 Congressional Court<br>Potomac, Maryland 20854    | Zone M-U-I                           |
|   | Lots 0                               |
|   | Parcels 1                            |
|   | Planning Area 66                     |
|   | Council District 3                   |
|   | Municipality College Park            |
|   | 200-Scale Base Map 210 NE 04         |

| Purpose of Application | Notice Dates                                |
|------------------------|---|
| Mixed-Use Subdivision  | Adjoining Property Owners (CB-15-1998) N/A  |
|                        | Previous Parties of Record (CB-13-1994) N/A |
|                        | Sign(s) Posted on Site 06/10/02             |
|                        | Variance(s): Adjoining Property Owners N/A  |
| Staff Recommendation   | Staff Reviewer: Del Balzo                   |
| APPROVAL               | APPROVAL WITH CONDITIONS                    |
|                        | X   |
|                        | DISAPPROVAL                                 |
|                        | DISCUSSION                                  |

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-02031  
University View, Parcel ■A.●

OVERVIEW

The subject property consists of approximately 3.15 acres of land in the M-U-I (Mixed-Use Infill) Zone. While it is completely within the floodplain, the site is the former home to a used car sales lot, a McDonald's restaurant and a liquor store. The applicant is proposing to create one lot for redevelopment with a mixed use of multifamily apartments and office. The plan proposes construction of a 352-unit, high-rise apartment building, approximately 177,500 square feet of office space, and a multilevel parking garage structure with a total of 710 parking spaces.

The *Adopted College Park US 1 Corridor Sector Plan* identifies the area in which the subject property is located as Subarea 3A. Access to the site will be from two proposed entrances on US 1. The northern entrance is proposed to be located north of Berwyn House Road, and will be constructed as right-in/right-out only. The southern access point proposed to be located slightly to the north of Navahoe Street. This access point is proposed to be the site's main access providing full movement to and from US 1.

SETTING

The property is located on the west side of Baltimore Avenue (US 1), across from Berwyn House Road and Navahoe Street. To the north are commercial offices in the M-U-I Zone; to the east, across US 1, are retail uses in the C-S-C Zone; to the south is an auto service center in the M-U-I Zone; to the west is Paint Branch, on University of Maryland property in the R-R Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Legal Description of Property●Part of the property, owned by the state as part of the University of Maryland property, is currently identified as Parcel ■A.● Kramer Subdivision, recorded in 1968 as WWW 71 @ 39. However, the proposal includes only a portion of Parcel ■A.● As a state property the simple division of the property would be exempt from subdivision requirements. Development with other than a public use triggers the subdivision requirements. At this time, the property is still but part of a parcel; therefore, prior to signature approval, the applicant should record deeds dividing the property. The applicant has submitted draft deeds and a resolution of intent from the University of Maryland Board of Regents. The deeds need to be signed by the state Department of Public Works before they can be recorded.
2. Environmental Issues and Variation Request●A review of the information available indicates that the site is partially wooded, is characterized with terrain sloping to the center of property, and drains directly into Paint Branch in the Anacostia River watershed. The entire site is located within the 100-year floodplain of Paint Branch, based on a 1993 Department of Environmental Resources (DER) study. The predominant soil types found to occur on this property according to the Prince George's County Soil Survey are Hatboro and Woodstown. These soil series generally exhibit moderate

limitations to development due to seasonally high water table, impeded drainage, poor stability, and flood hazard. No Marlboro clay has been identified on this site. There are streams, nontidal wetlands, floodplain, and Waters of the U.S. associated with the site. There are no rare, threatened or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources, Natural Heritage Program. There are no historic or scenic roads affected by the proposal. The sewer and water service categories are S-3 and W-3, according to the Prince George's County Water and Sewer Categories Map. There are adverse noise impacts associated with the site's proximity to US 1 and the proposed residential use.

This site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in area and contains more than 10,000 square feet of woodland. The property does not have a previously approved Tree Conservation Plan. The Forest Stand Delineation as submitted was reviewed and found to require some minor revisions.

The FSD shows the property acreage to be 3.15 acres, where the preliminary plan shows it to be 3.17 acres. This change is needed in two places, the site narrative and the FSD notes. Note #8 in the FSD notes states that forest stand #1 is 0.94 acre. Due to the adjustment of the property lines this is no longer the case. This note needs to be revised to show the woodland on-site as 0.76 acre, which is all in stand #1. Prior to signature approval of the preliminary plan, the Forest Stand Delineation (FSD) needs to be revised to change the property acreage to 3.17 acres throughout and change the amount of woodland in stand #1 from 0.94 acre to 0.76 acre in FSD Note #8.

A Type I Tree Conservation Plan (TCPI/25/02) was submitted dated June 4, 2002. The entire 3.17-acre site is in floodplain, and all of the woodland on-site is proposed to be removed.

This site is comprised of two parcels currently owned by two parties: a private party and the University of Maryland. Because of the complexity of woodland conservation review presented by this split ownership and because the final use of the property will be a private use, the Environmental Planning Section requested jurisdiction of this project from the Maryland Department of Natural Resources. This request was granted in an e-mail from Marian Honecny to Cecilia Lammers, dated June 14, 2002. As a result of this jurisdiction, the TCP I must be revised to be in conformance with the Prince George's County Woodland Conservation Ordinance requirements.

It should be noted that the woodland that is shown to be removed on the off-site parcel to the west is under the jurisdiction of the state and mitigation will be required as deemed necessary by the Department of Natural Resources. A note to this effect is needed on the TCPI.

The TCPI submitted does not contain a Woodland Conservation Worksheet. The worksheet should reflect woodland conservation mitigation for 0.76 acre of on-site floodplain clearing, not the 0.86 acre of clearing stated on the plan. The TCPI needs to be revised to reflect only the amount of woodland required to be mitigated. The plan also incorrectly states that the off-site mitigation required is 1.81 acres. In addition, the tree line shown on the preliminary plan is different from that shown on all other plans. Prior to signature of approval of the preliminary plan, the FSD and Type I Tree Conservation Plan should be revised accordingly.

Section 24-129 of the Subdivision Regulations addresses the requirements for land in a floodplain. Land is required to be platted in such a manner that protects the public against loss of life or property and minimizes the costs of flood control measures. The plan correctly notes that the entire site is in the

floodplain; however, no information has been provided with regard to how development will occur on the subject property and address the issue of the 100-year floodplain. Staff has serious concerns regarding the future narrowness of the floodplain in this area, due to the presence of a parking lot on the west side of Paint Branch and the proposed development. As part of the review of the Detailed Site Plan, information regarding how the impacts to the 100-year floodplain will be addressed. Any and all information submitted to the Department of Environmental Resources regarding compensatory storage, flood walls, etc., shall be included.

The floodplain regulations in Sec. 24-129(a)(5) require a 25-foot setback for residential uses from the 100-year floodplain. The project proposes residential uses. A variation request was received by the Environmental Planning Section on June 24, 2002, in conformance with the requirements of Sec. 24-113.

Section 24-113 of the Subdivision Regulations sets forth the required findings for approval of variation requests. Staff supports the variation request based on the following findings.

- a. **The granting of the variation will not be detrimental to the public safety, health, welfare, or injurious to other property.** Comment: Provisions are being made by the applicant to address the proposed impacts on the 100-year floodplain that include compensatory storage, stream restoration, and low-impact development techniques. These plans should be reviewed by staff at the Detailed Site Plan stage.
- 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 uniqueness of this property is that it is entirely within the 100-year floodplain. Other sites in the area are only partially impacted by the floodplain. The applicant's proposal is also unique in that the residential units will be 30' feet above the floodplain. Flood damage to these units is not expected
- c. **The variation does not constitute a violation of any other applicable law, ordinance, or regulation.** Comment: The approval of this variation does not appear to constitute a violation of any other applicable law, ordinance, or regulation. During subsequent phases of development, all applicable permits will be required, at the federal, state, and local levels. The property is in a designated development subarea of the newly adopted sector plan. While only a matter of public policy and not a matter of law, the sector plan intends for this land to be developed, with residential uses backing to the floodplain.
- 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 the regulations is carried out.** Comment: If this variation is not approved, development of the property with a residential use in accordance with the recommendations of the sector plan and applicable zoning would be very problematic. Therefore, the denial of this variation would impose a particular hardship on the property owner.

The FSD states: ■ There are no streams, springs, seeps, or jurisdictional wetlands present on-site. Small ephemeral drainages are present on the northern part of the site and would be regulated as Waters of the U.S.▲ No further information is required at this time. Prior to the issuance of any

permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant should submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

Note #10 in the FSD notes refers to the possible presence of a rare, threatened, or endangered species of plant in the vicinity of the project. The Maryland Department of Natural Resources (DNR) has issued a letter regarding the presence of species of concern on this site and the applicant is conducting a field investigation for the plants named in DNR's letter. Prior to signature approval of the preliminary plan, the investigation of the rare, threatened or endangered plant species identified by the Maryland Department of Natural Resources should be completed and the Forest Stand Delineation should be updated as needed to note the location of habitat for the identified plants.

The *Adopted College Park US 1 Corridor Sector Plan* and Sectional Map Amendment contain standards that apply to the subject property. There are three environmentally-related Development District Standards that apply to the subject property: S6 - Trees, Planting and Open Space, S7 - Stormwater Management, and S8 - Noise.

S6. Trees, Planting and Open Space: Paragraph C contains an afforestation requirement for the provision of shade and ornamental trees at ten percent of the gross site area. The preliminary plan does not contain sufficient detail to fully address this issue. The Detailed Site Plan should show the provision of afforestation of at least ten percent of the gross site area.

S7. Stormwater Management: Paragraph A requires the use of Low Impact Development techniques on-site to treat stormwater, to improve quality, and to reduce the quantity of run-off wherever possible. The plan as submitted does not commit to the use of these techniques. At a minimum, the site shall be designed to utilize stormwater on-site for watering of landscaping features and the treatment of stormwater shall be through the use of Low Impact Development methods. The site is a prime candidate for the use of a green roof technique where stormwater is treated on-site through the planting of vegetation on one of the exposed roof surfaces. The Detailed Site Plan should show the provision of low impact development techniques to the fullest extent possible. The Stormwater Management Concept Approval should be approved by the Department of Environmental Resources, be acceptable to M-NCPPC staff, and meet the intent of the Development District Standards.

S8. Noise: Paragraphs A and B of the Noise Development Standards describe how noise is measured and how it is to be mitigated for residential uses. The subject application proposes residential uses and as such is subject to the requirements contained in this section. The location of the 65 dBA Ldn noise contour is required on the Preliminary Plan. At time of Detailed Site Plan a condition will be imposed regarding how interior noise will be mitigated to 45 dBA Ldn or less, in keeping with the state noise standards. Prior to signature approval of the preliminary plan the plan should be revised to show the approximate location of the 65 dBA Ldn noise contour resulting from the traffic-generated noise on US 1.

3. Community Planning: The 2000 *Interim General Plan* places this property in the Developed Tier. The *College Park US 1 Corridor Sector Plan* was approved on April 30, 2002 (CR-18-2002) and recommends a mixed-use redevelopment for this area and provides the following land use and urban design recommendations for Subarea 3A:

- ■Compact development with offices located above ground floor retail to take advantage of technology linkages to the university;
- ■Vertical, mixed-use development where feasible outside of the floodplain;
- ■Compliance with Prince George's County floodplain regulations;
- ■A rear service road to improve access and circulation as part of a comprehensive effort;
- ■Introduction of a one-way service lane adjacent to US 1 with on-street parking between Berwyn Road and Berwyn House Road;
- ■Shared and/or structured parking;
- ■Pedestrian bridges across Paint Branch Creek to connect with the campus over a system of trails and boardwalk; and
- ■No building balconies for housing facing directly onto US 1.●

The sector plan establishes the intended character of development in Subarea 3A by encouraging compact and vertical mixed-use redevelopment that establishes a ■main-street● character along US 1. In addition to the Subarea 3A land use and urban design recommendations quoted above, the sector plan also includes a corridor-wide urban design recommendation to relocate overhead utility lines underground along US 1. Also, in approving the sector plan, the District Council amended the corridor-wide land use and zoning recommendations to indicate that properties proximate to the College Park Airport should be developed in a manner compatible with airport operations.

The entire site is within the Paint Branch 100-year floodplain and the site is shown with partial woodlands existing. The sector plan recommends that buildings be elevated out of the floodplain when redevelopment occurs. Accordingly, appropriate compensatory storage of flood water will be provided in accordance with Department of Environmental Resources requirements.

Portions of the property are adjacent to the Paint Branch Stream Valley Park and the sector plan recommends trail connections from properties along the west side of US 1 across Paint Branch to the university campus and the Paint Branch Stream Valley train system.

The *College Park US 1 Corridor Sector Plan Sectional Map Amendment* was approved on April 30, 2002, and placed the property in the Mixed-Use Infill (M-U-I) Zone.

The sector plan encourages mixed-use redevelopment for the entire Subarea 3A along the west side of US 1 and establishes specific urban design Development District Standards under a Development District Overlay Zone (DDOZ) to guide redevelopment. These Development District Standards must be addressed and complied with at the time of site plan review. The applicant has submitted a Detailed Site Plan that has been reviewed concurrently with this preliminary subdivision.

The proposed subdivision does not provide a rear service road or one-way service lane along US 1 as recommended by the sector plan as the preferred means of improving access and circulation in Subarea 3A. Because of the proximity of Paint Branch, a service road in the rear is not feasible.

This site is located in an area underneath the air traffic/flight pattern for the College Park Airport, which is a small, public, general aviation airport approximately 4,000 feet from the end of runway. In approving the sector plan, the District Council approved an amendment to the plan's corridor-wide land use and zoning recommendations which state:

**Proximity to College Park Airport - Because portions of the sector plan area are proximate to the College Park Airport, strategies to develop these areas in a manner compatible with airport operations should be part of the development planning process.**

Presently, there are no county regulations that specifically address the development of this property for a mix of multifamily and office development relative to the impact of air traffic in the area. The District Council has held several work sessions on proposed airport compatibility regulations during 2002. Also, the applicant is aware of the property's location underneath the Airport Policy Areas and airport traffic pattern, the possible overflight of low flying aircraft, increased exposure to aircraft noise, and a slightly elevated risk of exposure to small aircraft accidents.

In relation to the proposed regulations, the large majority of the subject property is within an area referred to as Airport Policy Area 6 (the traffic pattern area). In such an area, the proposed regulations would require the applicant to submit for FAA (Part 77 airspace surfaces) approval which requires certification from the Maryland Aviation Administration that no airspace obstruction will result from the height of proposed buildings. Also, notification of prospective purchasers of the airport's location is required. In addition, a small southwest corner of the proposed subdivision is underneath Airport Policy Area 4 (the outer safety area). The proposed regulations would require that the height of structures conform to FAA Part 77 height standards and would require the same notification to prospective purchasers.

In similar cases, the Planning Board has required a plat note notifying potential purchasers of an airport's proximity. In this case, the dwellings will be occupied by renters who may not be privy to the final plat. Therefore, the note should include a requirement for notice to prospective tenants.

4. **Parks and Recreation**•The proposed subdivision is subject to the mandatory park dedication requirements of Section 24-134 of the Subdivision Regulations. To satisfy this requirement, the applicant is proposing private recreational facilities, including a pool, clubhouse, fitness room and outdoor plaza with sitting areas. This appears to surpass the required monetary amount of recreational facilities. In accordance with Section 24-135(b) of the Subdivision Regulations, staff supports the use of private recreational facilities subject to the conditions included in this report.
5. **Trails**•The *Adopted and Approved College Park US 1 Corridor Sector Plan* identifies two master plan trail and bike facilities which impact the subject site.
  - a. A master plan pedestrian and bicycle facility is currently being planned by the State Highway Administration (SHA) as part of a corridor-wide road improvement project for US 1 in College Park. This project may include continuous sidewalks and in-road bicycle lanes. These improvements will be completed by SHA, as reflected on the submitted DSP.
  - b. The sector plan also recommends additional trail connections to the Paint Branch Stream Valley Trail from US 1, including one on the subject site. This connection will increase the access to the existing stream valley network and provide a much more direct non-motorized transportation route to the university from US 1. The sector plan states on page 67 that

**The goal is to provide opportunities for traveling to destinations by bicycle or by walking. This will reduce dependency on the automobile, as well as safely accommodate those who do not have a car or choose not to use one for all trips. Accom-**

**modating a large number of bicycle and pedestrian trips to the University of Maryland, various locations along US 1, and the nearby College Park-University of Maryland Metro Station is a top priority.**

The location of the trail as shown on the Detailed Site Plan is acceptable. However, due to the fact that the density proposed on the DSP is much greater than that generally planned for in the sector plan, staff recommends that the applicant construct the entire length of the planned connection, including the portion of the trail and the bridge on the University of Maryland property. This trail connection would link US 1 with the existing stream valley trail on the opposite side of Paint Branch. This idea has been agreed to in concept by the University and the City of College Park. This trail will reduce the number of vehicle trips generated by the proposed development by providing alternatives to the single-occupant vehicle, at least for some trips. Also, this trail facility can be used as a public benefit to justify the additional density being requested by the applicant. This trail connection is planned primarily as a transportation link to reduce vehicle trips and would be in addition to any recreational facilities requested by DPR.

6. Transportation The proposed application is for construction of a 352-unit, high-rise apartment building (159 one-bedroom and 193 two-bedrooms), a multistory office building with approximately 177,500 gross square feet, and a multilevel parking garage structure with a total of 710 parking spaces. Using the generalized trip rates for the proposed uses as recommended in the *Guidelines for the Analysis of the traffic Impact of Development Proposals*, the proposed development would generate 633 AM (438 in, 195 out) and 844 PM (320 in, 524 out) peak hour vehicle trips.

The traffic impact study submitted in support of the proposed application was found to be acceptable. Staff forwarded the submitted traffic impact study to appropriate county and state agencies for their review and comments. This traffic study was prepared in accordance with the recommended procedures outlined in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals* (Guidelines), and the sector plan's recommended adequacy standard for transportation facilities. The sector plan recommends Level-of-Service E as an adequacy standard for any proposed development within the sector plan boundary. This standard is also based on the average peak period levels of service for all signalized intersections along a certain segment of US 1; in this case, the segment between the University Boulevard (MD 193) and the Paint Branch Parkway/Campus Drive.

Based on the analysis conducted for the subject site and reported in the submitted traffic study, all signalized intersections along this segment of US 1 would operate at acceptable levels of service under existing, background and total traffic which includes the traffic generated by the proposed development. It is important to note that again that this finding is in accordance with the adequacy requirements (average peak period LOS E for all signalized intersections along the corridor), as specified in the approved and adopted US 1 sector plan.

The review of the plan itself has revealed no significant problems. While it would have been ideal to limit the subject property access to only one point of access along US 1, the proposed two access points, considering the site layout and the existing physical limitations, are deemed acceptable because these two locations are acceptable to the State Highway Administration. With regard to the proposed main access driveway, it is recommended that the proposed parking spaces including the proposed handicapped parking spaces along this driveway be eliminated. In addition, this driveway should be widened to include two left turn lanes and a shared through and right turn lane to adequately accommodate the projected existing traffic. Finally, US 1 is proposed as major collector with 90-110



feet of rights-of way in the US 1 sector plan. Review of the preliminary roadway plans prepared by SHA demonstrates the need for at least 110 feet of rights-of-way along US 1 in the proximity of the subject site.

Based on the preceding findings, adequate roads will exist as required by Section 24-124 of the Prince George's County Code, if proposed Preliminary Plan of Subdivision 4-02031 is approved with the transportation-related conditions included in this report.

7. Schools●The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public 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 adequacy test for public schools because it is in the Developed Tier as outlined in the 2000 Interim General Plan.
8. 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 College Park Fire Station, Company 12, located at 8115 Baltimore Road, has a service response time of 0.27 minute, which is within the 3.25-minute response time guideline.
  - b. The existing ambulance service at College Park Fire Station, Company 12, has a service response time of 0.27 minute, which is within the 4.25-minute response time guideline.
  - c. The existing paramedic service at College Park Fire Station, Company 12, has a service response time of 0.27 minute, which is within the 7.25-minute response time guideline.
  - d. The existing ladder truck service at Berwyn Heights Fire Station, Company 14, located at 8811 60<sup>th</sup> Avenue, has a service response time of 2.70 minutes, which is within the 4.25- minute response time guideline.

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 services. 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*.

9. Police Facilities●The proposed development is within the service area for Police District I- Hyattsville. In accordance with Section 24-122.1(c) of the Subdivision Regulations of Prince George's County, existing county police facilities will be adequate to serve the proposed University View development. This police facility will adequately serve the population generated by the proposed subdivision
10. Health Department●The Health Department offered the following comment:
  - A significant amount of domestic trash and other debris (tires, glass, and cans) were found on the property. This debris must be removed and property discarded prior to preliminary plan approval.●

Prior to signature approval of the preliminary plan, the applicant should submit to the Subdivision Section confirmation from the Health Department of compliance with this condition.

11. Stormwater Management•The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. Compensatory storage of floodplain waters will be required. A Stormwater Management Concept Plan has been submitted but not yet approved. To ensure that development of this site does not result in on-site or downstream flooding, this concept plan must be approved prior to signature approval of the preliminary plan. Development must be in accordance with this approved plan.
12. Public Utility Easement•The preliminary plan includes the required 10-foot-wide public utility easement. This easement will be depicted on the final plat.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan:
  - a. The Forest Stand Delineation (FSD) shall be revised to change the property acreage to 3.17 acres throughout and change the amount of woodland in stand #1 from 0.94 acre to 0.76 acre in FSD Note #8.
  - b. The Type I Tree Conservation Plan shall be revised to include the following:
    - (1) Provide a worksheet to show the clearing of 0.76 acre of floodplain woodland.
    - (2) Revise the TCPI notes to reflect a mitigation fee of \$1.50 per square foot.
    - (3) Add the following note: ■The area of off-site clearing shown on the University of Maryland property is under the jurisdiction of the Maryland Department of Natural Resources.●
  - c. The preliminary plan shall be revised to show the existing tree line as it appears on the FSD and TCP.
  - d. The preliminary plan shall be revised to show the approximate location of the 65 dBA Ldn noise contour resulting from the traffic-generated noise on US 1.
  - e. The investigation of the rare, threatened or endangered plant species identified by the Maryland Department of Natural Resources shall be completed and the Forest Stand Delineation shall be updated as needed to note the location of habitat for the identified plants.
  - f. The applicant shall submit to the Subdivision Section confirmation from the Health Department that on-site debris has been removed and properly discarded.
  - g. The applicant shall submit for the file copies of the deeds creating this property as a sole parcel, separated from Parcel ■A,● Kramer Subdivision, WWW 71 @ 39.

2. Prior to certification of the Detailed Site Plan, the applicant shall submit information regarding how the impacts to the 100-year floodplain will be addressed. Any and all information submitted to the Department of Environmental Resources regarding compensatory storage, flood walls, etc., shall be included.
3. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
4. The Detailed Site Plan shall show the provision of afforestation of at least ten percent of the gross site area.
5. The Detailed Site Plan shall show the provision of low impact development techniques to the fullest extent possible. The Stormwater Management Concept plan shall be approved by the Department of Environmental Resources, be acceptable to M-NCPPC staff, and meet the intent of the Development District Standards.
6. The total development within the subject property shall be limited to 352-unit, high-rise apartment building (159 one bedroom and 193 two-bedrooms), and a multistory office building with approximately 177,500 gross square feet, or different uses generating no more than the number of peak hour trips (633 AM and 844 PM). Any development which would generate more trips than specified herein will require approval of a new preliminary plan of subdivision.
7. Prior to the Certification of the Plan, the applicant shall revise the plan to show dedication of at least 55 feet from the existing centerline along US 1, and eliminate the proposed parking spaces, including the disabled designated spaces along the proposed access road to be located opposite of the Navahoe Street. In addition, this access road shall provide for two left-turn lanes, and a shared through/right-turn lane, each at least 250 feet in length.
8. Prior to the issuance of any building permit, the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have been agreed-upon timetable for construction with the appropriate agency:
  - a. Provision of a left-turn storage lane along northbound US 1 and any necessary signal modification at its intersection with Navahoe Street and proposed access road, per SHA standards to adequately accommodate the projected left-turn volume.
  - b. Provision of a hiker/biker trail and a bridge across the Paint Branch Parkway and adequate guide signs per M-NCPPC, the City of College Park, and the University of Maryland standards, providing direct access from US 1 to the University Campus.
  - c. Provision of adequate screening and lighting along the proposed hiker/biker trail.
  - d. If deemed appropriate by SHA, provision of a pedestrian-activated signal and pedestrian cross walk across US 1 at the proposed trail connection with US 1. Operation of this signal may need to be coordinated with the operation of the existing signal at US 1 and Navahoe Street and crosswalk.

- e. Provision of bus shelters on both sides of the US 1 at the existing bus stops in the immediate vicinity of the subject site per the WMATA, City of College Park, and/or DPW&T standards.
9. The applicant, his successors, and/or assigns, shall provide adequate, private recreational facilities in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*, subject to the following:
- a. Submission of three original, executed Recreational Facilities Agreements (RFA) to DRD for their approval, three weeks prior to a submission of a final plat. Upon approval by DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.
  - b. 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.
10. A site plan shall be submitted to the Development Review Division (DRD) of the Prince George's County Planning Department, which complies with the standards outlined in the *Parks and Recreation Facilities Guidelines*.
11. The developer, his successor and/or assignees shall satisfy the Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.
12. The private recreational facilities shall be reviewed by the Urban Design Review Section of DRD for adequacy and property siting, prior to approval of the detailed site plan.
13. The applicant, his heirs, successors, and/or assignees shall construct the master plan trail from US 1 through the subject site, and bridge across Paint Branch to the existing Stream Valley Trail. This trail shall be a minimum of eight-feet wide and asphalt.
14. The trail shall be assured dry passage. Suitable structures shall be constructed when crossing wet areas and the Paint Branch.
15. The trail shall be free of all above ground utilities and street trees and should be ADA compatible, where feasible and practical.
16. Sidewalks shall be ramped at all intersections and parking lots.
17. The final plat shall provide a note indicating that the property is in the vicinity of the Freeway Airport. Prospective tenants shall be notified as well.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/25/02 AND THE VARIATION TO SECTION 24-129(a)(5) OF THE SUBDIVISION REGULATIONS