

January 11, 2012

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Meika Fields, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: **Revisions to Staff Report dated January 3, 2012**
Conceptual Site Plan CSP-11006
Salubria Center

There are three necessary revisions to the technical staff report dated January 3, 2012 for Conceptual Site Plan CSP-11006, Salubria Center. Two of those revisions are based upon additional information that has been received since the publication of the staff report. The third revision is to correct an error in the published report.

Historic Preservation Commission Review

Additional information has been received from the Historic Preservation Commission (HPC) regarding the status of the Application to Change an Environmental Setting. At a public meeting held on January 4, 2012, the HPC moved to eliminate the 2.7-acre environmental setting and historic site designation, subject to two conditions. One of those conditions requires that a Phase III limited archeological investigation be completed for the following sites: the midden, the slave/tenant house, the main house, the possible garden/gardener's quarters, and the dairy building and area around it. In response to the HPC's action, staff's recommended Condition 6, which recommends that a Phase III work plan be completed prior to approval of the associated preliminary plan, should be revised to include two additional areas of investigation recommended by the HPC. Amended Condition 6 should read as follows:

6. Prior to Planning Board approval of the associated preliminary plan, the applicant shall submit a limited Phase III archeology work plan for 18PR692 that is designed to recover data from the following archeological and cultural deposits and features: the midden, the slave/tenant house, the main house, the possible garden/gardener's quarters, and the dairy building and area around it. The Phase III work plan shall be approved through a revision to HAWP #14-11.

Health Impact Assessment

Recently enacted County Council Bill CB-41-2011(DR-2) requires that the Planning Board refer conceptual site plan proposals to the Prince George's County Health Department for a health impact assessment review in order to identify the health impacts or implications of proposed development on the community. In a memorandum dated January 9, 2012, the Environmental Engineering Program of the Prince George's County Health Department provided a health impact assessment for the subject site. Based upon the health impact assessment, staff recommends that the Planning Board approve the following **considerations** to be addressed by the applicant at the time of detailed site plan.

1. The applicant shall provide information regarding following considerations which will be referred to the Prince George's County Health Department for review and comment:
 - a. Indicate dust and noise control features during the construction phases of the site.
 - b. Provide for construction vehicle entrances and procedures that do not negatively impact adjacent residential communities.
 - c. Provide information to indicate that the site is in compliance with the county's Watershed Implementation Plan.
 - d. Measures shall be taken to abandon the existing well and septic system on the site, in accordance with county regulations and Code of Maryland Regulations (COMAR).
 - e. Through its leasing procedures, the applicant should promote that future food establishments in the outlet center offer healthy, nutritionally rich food choices.
 - f. Provide information to indicate that the capacity of the area waste water treatment plant and pumping station are adequate for the proposed development.

Additional comments will be provided by the Health Department at the time of detailed site plan review.

Revision to Condition 4

Staff recommends the following revision to Condition 4 in order to clarify the condition, and to ensure a mixed-use development is obtained:

4. At the time of detailed site plan for the outlet center, the applicant shall employ one of the following options to ensure that the proposal meets the requirements of Section 27-547(d) of the Zoning Ordinance:
 - a. The detailed site plan shall include the full development proposal for the secondary, non-retail use;
 - b. The applicant shall propose a timing mechanism for construction of the non-retail use for approval by the Planning Board; or
 - c. The detailed site plan proposal shall accommodate a temporary or permanent office use within the outlet center, until the second phase of the development is completed.