

March 8, 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 February 29, 2012**  
Detailed Site Plan DSP-09028  
M Square, University of Maryland Research Park

There are a few necessary revisions to the technical staff report dated February 29, 2012 for Detailed Site Plan DSP-09028, M Square, University of Maryland Research Park. One additional referral from the Prince George's County Health Department has been received since the publication of the staff report.

**Health Impact Assessment**

Recently enacted County Council Bill CB-41-2011(DR-2) requires that the Planning Board refer detailed site plan proposals to the Prince George's County Health Department for a health impact assessment review in order to identify health impacts or implications of proposed development on the community. In a memorandum dated March 6, 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 include the following referral comments provided by the Health Department in the record, followed by staff's comment:

1. Conversion of large areas of open space into impervious surface is proposed. Demonstrate that the site is in compliance with the county's Watershed Implementation Plan (WIP).

**Comment:** The State of Maryland is currently undergoing planning for a Watershed Implementation Plan (WIP) which includes recommendations for Prince George's County, but the final plan is not in effect. The WIP is currently at the public comment and review phase. Nevertheless, the subject site has an approved stormwater management concept plan that addresses potential runoff issues. Stormwater plans are reviewed and approved by the Department of Public Works and Transportation (DPW&T).

2. Demonstrate that the capacity of the WSSC waste water treatment plant and sewage pumping station serving the site are adequate to serve the project.

**Comment:** Adequacy of area water and sewer facilities to serve the site was addressed and confirmed at the time of preliminary plan of subdivision. The detailed site plan application has also been referred to the Washington Suburban Sanitary Commission (WSSC) for review. WSSC has provided detailed comment on the subject proposal, and has not raised any issues regarding the capacity of area water and sewer facilities to serve the site.

3. There is an increasing body of scientific research suggesting that artificial light pollution can have adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded so as to minimize light trespass caused by light spill.

**Comment:** A photometric plan has been submitted with the subject proposal. The photometric plan indicates adequate lighting at the edge of the parking lot, but does not indicate light levels at the property line or beyond the property line. Staff recommends that the photometric plan be revised to indicate light levels (foot candles) at the property line. The light levels at the property line should indicate minimal light spillover onto adjacent properties, while maintaining safe lighting levels within the parking lot and along the trail. The detailed site plan proposes sharp cut-off luminaires in the parking lot, which is in keeping with the recommendation of the Health Department.

### **Recommended Condition**

Prior to signature approval of the detailed site plan, the applicant shall provide a photometric plan that indicates light levels at the property line. The lighting plan shall be designed to cause minimal light spillover onto adjacent properties. In addition, all proposed exterior lighting fixtures shall minimize light spillover into the sky and onto adjacent properties.