

May 29, 2013

**MEMORANDUM**

TO: Prince George's County Planning Board

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

FROM: Susan Lareuse, Master Planner, Urban Design Section, Development Review Division  
Jill Kosack, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: **Detailed Site Plan DSP-13009**  
**Special Permit SP-130002**  
**Type 2 Tree Conservation Plan TCP2-010-13**  
**Cafritz Property at Riverdale Park**

**Staff Proposed Additional Conditions**

Based on the hearing for Detailed Site Plan DSP-13009 and Special Permit SP-130002 on May 23, 2013, staff has prepared the following additional conditions for consideration by the Planning Board:

8. Prior to approval of a use and occupancy permit for Parcel C, the applicant shall install the on-site commemorative/interpretive features for the ice house and complete other agreed-upon outreach and education measures.
9. Prior to approval of a detailed site plan or special permit for Parcels K, L, or M, the applicant shall provide evidence of good faith efforts to work with the Town of Riverdale Park to obtain a "Quiet Zone" in regard to the CSX noise impacts on the town center.
10. At the time of approval of final plats for the townhouse lots, the diversity in the width of the lots shall be maintained as shown on the approved detailed site plan/special permit.
11. Prior to issuance of the third building permit, public art shall be incorporated into the greenway entrance feature along Baltimore Avenue (US 1), subject to review by the Town of Riverdale Park and the Urban Design Section (M-NCPPC) as designee of the Planning Board.

12. Prior to approval of permits for construction of the bridge, the applicant shall submit the following to the Urban Design Section (M-NCPPC) and the Prince George's County Police Department for review for aesthetic and functional impacts, and for crime prevention through environmental design (CPTED) measures as follows:
  - a. The elevations of the bridge design with sufficient detailing to address the materials and design of retaining/abutment walls and or posts. All surfaces should be designed to limit graffiti.
  - b. The plans shall be reviewed and comments provided in regard to proposed enclosures of space under the bridge, such as fencing or walls, lighting, and access control.
13. Prior to certification of the detailed site plan/special permit, the applicant shall revise the plans as follows or provide the specified documentation:
  - a. Revise the plan to provide at least 59 feet of right-of-way dedication from the existing center line along the property's frontage with Baltimore Avenue (US 1) for the provision of standard travel lanes, standard center turn lanes, on-road bike lanes, and continuous sidewalk along US 1 within the proposed dedicated right-of-way for US 1, or provide evidence of approval of a reduction to not less than 52 feet from the State Highway Administration (SHA).
  - b. Revise the plans to provide for porous pavement in the surface parking compound areas to the extent that subsurface conditions are suitable in regards to percolation and structural support, as stated in the soils report.
  - c. Indicate the lots and parcels that are the subject of the special permit.
  - d. Revise the plans to show the interim grading and landscaping proposed for Parcels K, L, M, and the portion of Parcel F where the future hotel is proposed.
  - e. Revise the M-U-TC Guidelines Compliance Matrix to correspond to the lots, parcels, and building designations as shown on the approved detailed site plan/special permit.
  - f. Revise the plans to show an additional exterior entry to Building 5.
  - g. Revise the plans to show an additional exterior entry to Building 6b.
  - h. Revise the plans to show and identify shrubs and trees to buffer and/or screen the CSX railroad tracks to the extent feasible in the space available.
  - i. Revise the plans to show street planting strips a minimum of six feet wide.
  - j. Revise the plans to show the Baltimore Avenue (US 1) landscaping/pedestrian amenity strip with shade trees planted approximately 30 to 40 feet on center. The size of the trees to be planted shall be a minimum of 2.5- to 3-inch caliper, subject to State Highway Administration approval.
  - k. Provide a timetable with estimated dates for grading of the site and construction of buildings.

- l. Prior to issuance of a rough grading permit, a plan shall be submitted to the Urban Design Section (M-NCPPC) and the Town of University Park to demonstrate phasing of the grading of the property to maintain as much as possible of the mature tree canopy and other screening in the greenway entrance feature on Parcels A, B, and C, until such time as grading is required by construction activity on adjacent parcels.
  - m. Revise the site plan to show the building height in feet for all buildings.
14. Prior to the release of any building permits for Buildings 6B, 7, 8, or 9, the applicant shall provide evidence of good faith efforts to work with the Town of Riverdale Park to create a shared parking district.
15. The applicant should consider participating in a regional economic partnership along the corridor with existing business groups in neighboring jurisdictions and proximate developments to the east and west to: enhance regional connections and overall economic vitality, support and help recruit small/local businesses, coordinate and co-promote programming of activities, exhibits, thematic events, etc., and help ensure mutual success.