



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director
Prince George's County Planning Department

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Upper Marlboro, Maryland 20772
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January 22, 2015

Mr. Thomas Miner
Project Engineer
Whitney Bailey Cox & Magnani, LLC
849 Fairmount Avenue, Suite 100
Baltimore, MD 21286

**RE: Hollywood Gateway Eco Park
(MR-1415A)**

Dear Mr. Miner:

The Prince George's County Planning Department appreciates the opportunity to comment on the proposed removal of the existing single family house at 4703 Edgewood Road in College Park (also owned by the City of College Park), and replacing it with a small pavilion and eco-park. Our response to your request for comments focuses on consistency with the *Plan Prince George's 2035 Approved General Plan* and the *2010 Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment*. Additionally, there are environmental and urban design recommendations for the project.

To summarize, the proposed project at 4703 Edgewood Road occurs within the Innovation Corridor, which is one of the prioritized employment areas in the county designated in the *Plan Prince George's 2035 Approved General Plan*. The proposed use for this property is consistent with the recommendation for a public or quasi-public land use, such as a park or open space, according to the *2010 Approved Central U.S. 1 Corridor Sector Plan and Sectional Map Amendment*. Environmental comments focus on improved stormwater management as a result of the project, and suggest measures to avoid light pollution, and dust and vibrations from construction activities. No historic or archeological resources are affected by the project. However, regarding the appearance of the project area upon completion, native species are recommended to be used for planting and ecologically harmonious building materials are suggested for the storage area.

Finally, enclosed are four memoranda that include the full evaluations and comments summarized above from the Community Planning Division, the Environmental Planning Section and the Historic Preservation Section of the Countywide Planning Division, and the Urban Design Section of the Development Review Division.

Thank you again for allowing us the opportunity to comment on this proposed action. If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division, at 301-952-3580, or via email at Fatimah.Hasan@ppd.mnccpc.org.

Sincerely,



Fern Piret
Planning Director

Enclosures

- c: Derick Berlage, Chief, Countywide Planning Division
Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Christine Osei, Mandatory Referral Project Manager, Special Projects Section, Countywide Planning Division
Scott Rowe, Planner Coordinator, Community Planning Division
Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division
Cheryl Summerlin, Planning Supervisor, Urban Design Section, Development Review Division
Redis C. Floyd, Clerk of the Council, Prince George's County Council

December 23, 2014

MEMORANDUM

TO: Fatimah Hasan, AICP, Planner Coordinator, Countywide Planning Division
FROM: Scott Rowe, AICP, CNUa, Planner Coordinator, Community Planning Division
SUBJECT: MR-1415A, Hollywood Gateway Eco Park

DETERMINATIONS

This application is consistent with the *Plan Prince George's Approved 2035 General Plan* goals, policies, and strategies for the Innovation Corridor.

This application conforms to the land use recommendations of the 2010 *Approved Central U.S. 1 Corridor Sector Plan and Sectional Map Amendment* which specifically recommends parks and open space for the subject property.

BACKGROUND

Location: 4703 Edgewood Road, College Park, MD

Size: 0.156 acres

Existing Uses: Existing single-family dwelling unit

Proposal: The applicant seeks to build a park with a small pavilion.

General Plan: This application is located within the county's Innovation Corridor and is within a designated employment area. Employment areas are described as "areas commanding the highest concentrations of economic activity in four targeted industry clusters-healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government."

The Innovation Corridor is a prioritized employment area described by *Plan Prince George's 2035 Approved General Plan* as follows:

"Innovation Corridor: The second transformative Plan 2035 recommendation is designating parts of the City of College Park, the City of Greenbelt, the Town of Riverdale Park, the Town of Edmonston, the Town of Berwyn Heights, and areas along the U.S. 1 corridor and around the University of Maryland, College Park and the Beltsville Agricultural Research Center (BARC) as the Innovation Corridor.

This area has the highest concentrations of economic activity in our four targeted industry clusters (see Employment Areas on page 18) and has the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. This area is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line."

- Master/Sector Plan: 2010 *Approved Central U.S. 1 Corridor Sector Plan and Sectional Map Amendment*
- Planning Area/
Community: PA 66
- Land Use: The subject property is recommended for public and quasi-public land uses.
- Environmental: Refer to the Environmental Planning Section referral for comments on the environmental element of the 2010 *Approved Central U.S. 1 Corridor Sector Plan and Sectional Map Amendment* and the 2005 *Approved Countywide Green Infrastructure Plan*.
- Transportation: The site is directly served by Baltimore Avenue (US 1) and Edgewood Road. Baltimore Avenue is a major collector (MC-200) within a right-of-way of 88 to 112 feet per the 2010 *Approved Central U.S. 1 Corridor Sector Plan and Sectional Map Amendment*. Bike lanes are recommended for both roads.
- Public Facilities: No public facilities are on or near the subject property.
- Parks and Trails: The subject property is recommended for parks and open space.
- Aviation/ILC: The subject property is not an Aviation Policy Area or in the area governed by the Interim Land Use Controls.
- SMA/Zoning: The 2010 *Approved Central U.S. 1 Corridor Sector Plan and Sectional Map Amendment* placed this property in the Development District Overlay/Commercial Shopping Center (D-D-O/C-S-C Zone). The property is in the existing residential character area of the Central U.S. 1 Corridor Development District.

PLANNING ISSUES

Land Use and Plan Conformance

The 2010 *Approved Central U.S. 1 Corridor Sector Plan and Sectional Map Amendment* recommended parks and open space for the subject property. The development and urban design standards for the Central U.S. 1 Corridor Development District include specific recommendations and requirements for signage, street sections, streetscape amenities, sidewalks, street/streetscape lighting, and open space. The City of College Park should strive to meet these recommendations and requirements, where feasible, to ensure consistency of the public realm throughout the neighborhood.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department

(301) 952-3680

December 16, 2014

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator
Special Projects Section
Countywide Planning Division

VIA: Howard Berger, Supervisor
Historic Preservation Section
Countywide Planning Division

FROM: Robert Krause, Planner Coordinator
Historic Preservation Section
Countywide Planning Division

SUBJECT: Construction of MR 1415A, Proposed Project at Hollywood Gateway Eco Park

Background

The proposed project includes the demolition of an existing family residence and construction of a public park with a small pavilion. The project site is a 0.408 acre existing developed area with a single-family residential building, paved driveway and sidewalk along Edgewood Road. The remainder of the project site is lawn. The surrounding properties include a single family home to the northeast (4705 Edgewood Road) and Governors Condominium to the south.

Historic Preservation

The subject property located at 4703 Edgewood Drive, College Park, is currently owned by the City of College Park, and is not within the Old Town College Park Historic District. There are no Prince George's County Historic Sites, Historic Resources or documented properties in the vicinity of the proposed construction. This project will not impact any Prince George's County historic sites, or historic or archeological resources.

Archeology

There are no known archeological sites or resources that would be impacted by the proposed project. All identified archeological resources were impacted by previous construction on the subject property. A Phase I archeological survey is not recommended in any of the proposed construction areas, as there are no identified archeological resources in any of the proposed areas of construction.



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Prince George's County Planning Department
Development Review Division

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December 23, 2014

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator
Special Projects Section, Countywide Planning Division

VIA: Ruth Grover, Planner Coordinator, Urban Design Section

FROM: Cynthia Fenton, Planner Coordinator, Urban Design Section

SUBJECT: Mandatory Referral MR-1415A, Hollywood Gateway Eco Park

The Urban Design Section is in receipt of information provided in support of Mandatory Referral MR-1415A. The subject project is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Land Use Article, §20-301 through 305. The applicant proposes to demolish an existing single-family home owned by the City of College Park and replace it with the construction of a new public park at 4703 Edgewood Road located at the intersection of U.S. 1 (Baltimore Avenue) and Edgewood Road. The new eco-park will provide passive recreational facilities and include environmentally-friendly features such as permeable bituminous and stone pathways and a green roof. The project will also offer educational displays, landscaping, and an 11-foot high pavilion with a patio. The proposed structure will feature a metal spiral staircase with metal guardrails and a façade constructed of reinforced concrete behind wire mesh fencing with metal mesh panels enclosing the patio level.

The Urban Design Section offers the following observations and comments:

- To make the park more environmentally-friendly and because the park has an educational component, the Urban Design Section suggests all chosen plant materials be of native species.
- The project is not subject to the Zoning Ordinance or the *Prince George's County Landscape Manual* (Landscape Manual). Therefore, the Landscape Manual landscape schedules for 4.2 Requirements for Landscape Strips Along Streets and 4.6 Sustainable Landscape Requirements, may be removed from the plans and from consideration.
- The planting areas (also shown as a "green roof") should have more diverse plant material than just sedum for both aesthetic and environmental reasons.
- The applicant might be encouraged to consider using building materials for the storage area other than concrete and wire mesh that are more organic, ecologically-harmonious with its surroundings and aesthetically-pleasing, such as brick, stone, or straw-bale and stucco, plaster or clay, and provide a more accessible patio area.

January 5, 2015

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section

FROM: Marc Juba, Senior Planner, Environmental Planning Section

SUBJECT: MR-1415A Hollywood Gateway Eco Park

The Environmental Planning Section has reviewed the information submitted by the applicant for a proposed ecological park.

The proposal was evaluated to determine the potential for significant adverse impacts on environmental resources, including but not limited to air quality, noise and vibration, light, geology and soils, water resources, and biological resources. The following commentary is based on a review of the information provided by the applicant and an interpretation of aerial photographs and maps. A site visit was not conducted. The following comments are provided for your consideration.

Proposed Activity or Action

The proposal is for the removal of an existing single-family house on two lots owned by the City of College Park and construction of a small pavilion and park with additional site improvements including a passive walkway, a crosswalk across 47th Place, landscaping, a bio-retention area, and educational displays.

Existing Conditions

Noise and Vibration: The proposed ecological park is situated between two intersections. To the east is the intersection of 47th Place and Edgewood Road. To the west is the intersection of Baltimore Avenue (U.S. Route 1) with Edgewood Road. None of these roads are rated as being arterial or greater, and are not required to be regulated for noise. The proposed use is not considered a noise generator.

Light: According to the bid set of plans provided by Floura Teeter Landscape Architects Whitney Bailey Cox & Maxnani, LLC, the majority of pedestrian lighting fixtures are 37-inch high bollard style pedestrian optic lights interspaced with four 12-foot high pole optic lights that run along the proposed pathways. No information was given specifying if any of the proposed light features are downward or upward facing, or if the lights are full cut-off optics or not. Because the proposed park is located adjacent to an existing single-family residence, a multi-family condominium building, and across the street from additional single-family residences on 47th Place, it is recommended that downward facing full cut-off optics be used in the project area to the fullest extent practicable.

Air Quality: The Clean Air Act, as amended, gives the Environmental Protection Agency (EPA) responsibility to establish the primary and secondary National Ambient Air Quality Standards (NAAQS) that set acceptable concentration levels for six criteria of pollutants; Particulate Matter (measured as both particulate matter and fine particulate matter), sulfur dioxide, carbon monoxide, nitrogen oxides, ozone, and lead. While each state has the authority to adopt standards stricter than those established under the federal program, Maryland accepts the federal standards.

Federal regulations designate Air Quality Control Regions (AQRs) in violation of the NAAQS as nonattainment areas. Federal regulations designate AQCRs with levels below the NAAQS as attainment areas. According to the severity of the pollution problem, ozone nonattainment areas can be categorized as marginal, moderate, serious, severe or extreme.

Prince George's County is within the National Capital Interstate Air Quality Control Region (AQCR 47). The AQCR 47 is in the ozone transport region that includes 12 states and the District of Columbia. EPA has designated Prince George's County as follows: Moderate nonattainment for the 1997 8-hour ozone (O₃); nonattainment for the 1997 fine particulate matter (PM 2.5); and attainment for all other criteria pollutants.

Geology and Soils: The project site is currently developed with an existing single family house, driveway, and an open space area. There is an average 21-foot vertical drop over approximately 210 feet on the property from the northwest to southeast side of the site.

According to the U.S. Department of Agriculture (USDA) Web Soil Survey, the site is composed of two soil types. These soils include: Russett-Christiana-Urban land complex (RuB), 0-5 percent slopes; and Sassafras-Urban land complex (SnD), 5-15 percent slopes. No Marlboro soils are present onsite; however, Christiana complexes are present onsite.

Based on available information, construction impacts will include demolition, drilling and removal of the existing foundation; dust hazards and vibrations from the excavation process.

Water Resources: Currently, the majority of the site drains from the northwest to the southeast towards 47th Place, with a small area of the site's frontage draining towards Baltimore Avenue (U.S. Route 1), and another small portion of the site draining directly to the south of the property into the existing parking lots of the adjoining condominiums. The site lies within the Indian Creek sub-watershed of the Anacostia Watershed. This area is considered to be located within a stronghold watershed.

The bid set of plans provided show the removal of an existing house with a traditional roof and driveway that will be replaced with a pavilion. It will have a green roof planted with sedums that will convey water below into rain barrels for potential irrigation usage. In addition, the proposed path will be mostly comprised of permeable paving. The site will be regraded so that the majority of the site's water will be conveyed either directly into a bioswale or through a bioretention area before emptying into a bioswale. The treated water will then flow offsite into a stormdrain on 47th Place.

In summary, the proposed impacts associated with water quality improvements will result in decreased stormwater run-off, and non-point source water pollution.

Biological Resources: Because the proposed site improvements for the ecological park are occurring on a previously developed site with no existing woodlands, no clearing of woodland will occur with the

construction of this site. On September 6, 2013 a Standard Letter of Exemption was issued for this site as it contains less than 10,000 square feet of woodland onsite, and has no previous town and country planning (TCP) approvals. This letter is valid until September 6, 2015.

Environmental Consequences

Noise and Vibration: Short-term increases in noise and vibration would result from the use of construction equipment and will vary depending on the type and duration of the construction activity.

The proposed ecological park is situated between two intersections that are not regulated for noise. The park will only be accessible via pedestrian traffic with no parking facilities onsite. It is recommended that consideration of residents who occupy the condominiums to the south, as well as those residents who live in single-family houses along 47th Avenue, when scheduling construction activities for this site, as the construction activities are anticipated to generate noise and vibration.

The potential exists for vibration-sensitive buildings to be impacted by construction. The impact will be realized for sensitive receptors in close proximity to the onsite construction activities. Increased truck traffic is likely; however, the bid set of plans provided by Floura Teeter Landscape Architects Whitney Bailey Cox & Maxnani, LLC A Joint Venture for the Hollywood Gateway Eco-Park does not indicate construction routes or times. It is suggested that construction be limited to designated routes that contain a limited number of residential or sensitive structures in order to incur the least disturbance to nearby residents.

The bid set of plans do not indicate any long-term noise impacts, thus noise and vibration impacts are expected to be temporary.

Light: Light intrusion into adjoining residences should be reduced to the extent practicable through the use of downward facing full cut off optics.

Air Quality: The proposed action could affect localized air quality through airborne dust and other pollutants generated during construction. The bid set of plans provided does not address potential impacts to air quality from fugitive dust, or from mobile source emissions on and off the construction site. The potential capacity for short-term elevated concentrations of localized pollutants, such as carbon monoxide and pollutants resulting from the disruption of traffic during construction (such as temporary reduction of roadway capacity and increased queue lengths), is also not addressed. As a result air quality impacts are inconclusive for this project.

Geology and Soils: Short-term impacts on soils would be expected from construction activities. No long-term effect on soils would be expected.

Water Resources: No permanent adverse effects on water resources would be expected from implementing the proposed action. All construction is required to be conducted in accordance with erosion control and stormwater runoff laws and regulations to prevent any adverse effects on water quality. National Pollutant Discharge Elimination System (NPDES) permits for stormwater associated with construction activities would be obtained as well as the approval from the Maryland Department of the Environment (MDE) of a Stormwater Management Plan before any construction activity would begin. In accordance with the Clean Water Act, any project that involves the filling of wetlands or waters would require Section 401/404 nontidal wetland permits from the MDE and the U.S. Army Corps of Engineers.

Biological Resources: No clearing of woodlands will occur, as none exist onsite. This site is subject to the county's TCP Requirements of the Woodland Conservation Ordinance and was issued a standard letter of exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-155-13) that is valid until September 5, 2018. No forest interior dwelling species (FIDS) will be directly affected, as no FIDS habitat is located on, or immediately adjoining the site. No rare, threatened or endangered species are known to exist within the vicinity of the site according to the Sensitive Species Protection Review Area (SSPRA) based on a review of the SSPRA geographic information system (GIS) layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources. Decline and mortality of trees to remain could occur due to significant critical root zone (CRZ) disturbance, tree limb damage, changes in soil moisture, and soil compaction as a result of grading. Some terrestrial wildlife may be temporarily displaced from their typical edge habitats during operations and other construction related activities.

Conclusion

Thank you for the opportunity to comment on the Hollywood Gateway Eco Park project. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.