

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650

Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

Mandatory Referral

MR-1501F

Application	General Data	
Project Name: Beltsville Volunteer Fire Department Proposed Storage Facility Location: 4910 Prince George's Avenue Beltsville, MD 20705 Applicant/Address: Beltsville Volunteer Fire Department, Inc. 4911 Prince George's Avenue Beltsville, MD 20705 Property Owner: Volunteer Fire Department Corporation	Planning Board Hearing Date:	04/2/15
	Date Accepted:	02/10/15
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	0.94 acres
	Zone:	R-R
	Planning Area:	61/Fairland/Beltsville
	General Plan Designation:	Established Communities
	Council District:	District 1
	Adjacent Municipality:	Beltsville

Purpose of Application	Notice Date
Approval of a proposed 4,000 square foot storage facility to provide support function for fire-fighting vehicles.	Acceptance Mailing: February 11, 2015

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Del Walcker, Chair Building Committee Beltsville Volunteer Fire Department 4911 Prince George's Avenue Beltsville, MD 20705	Fatimah Hasan
	Phone Number: 301-952-3580
	Email: Fatimah.Hasan@ppd.mncppc.org

MR-1501F Staff Report – Beltsville Volunteer Fire Department Storage Facility

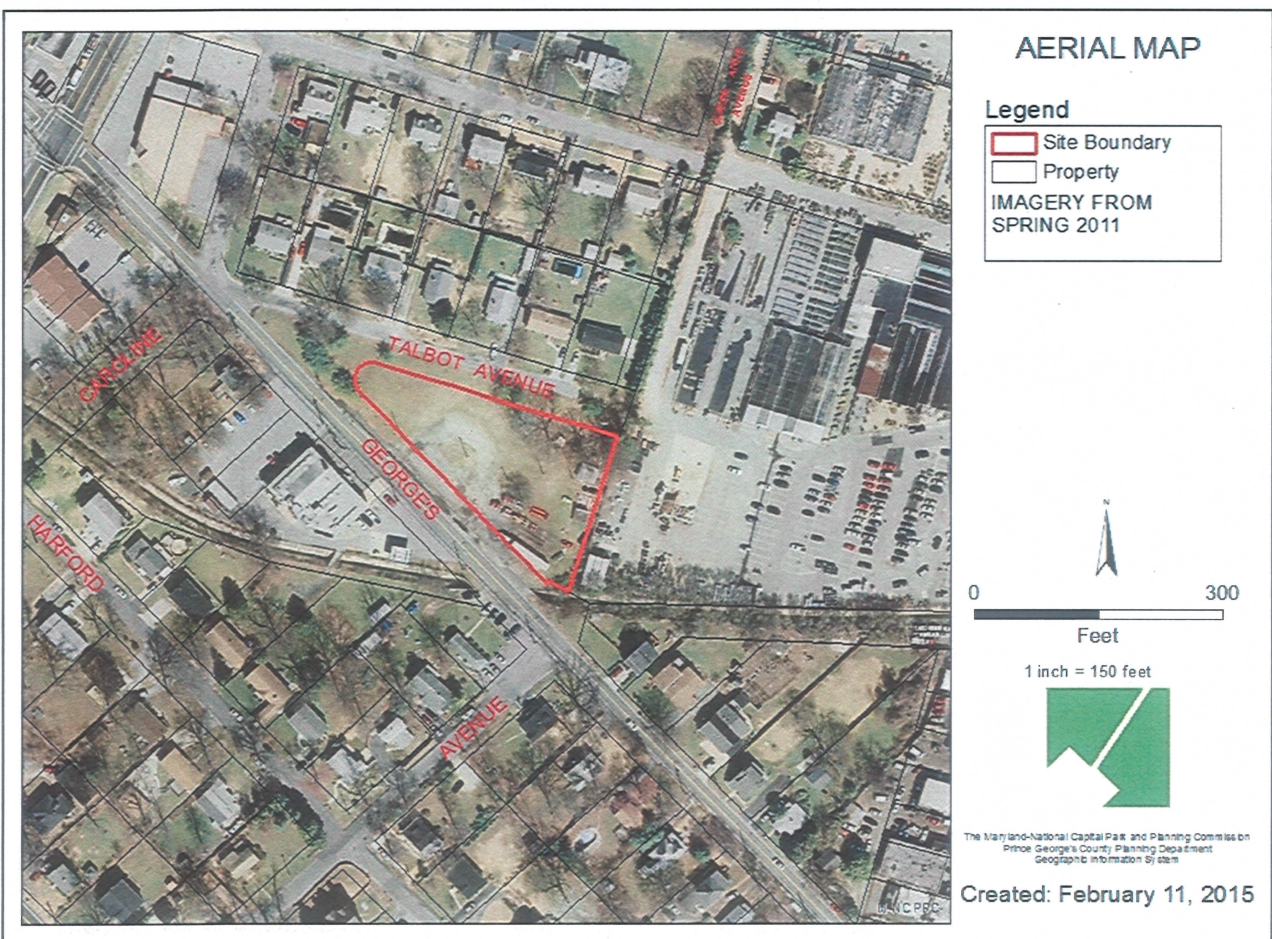
PROJECT BACKGROUND

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral (MR) review process. The proposed Beltsville Volunteer Fire Department Storage Facility project is being reviewed as part of the MR review process pursuant to Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance. The proposed project must be referred to The Maryland-National Capital Park and Planning Commission.

EXISTING CONDITIONS

The site for the proposed Beltsville Volunteer Fire Department (VFD) Storage Facility is across the street from the existing Fire Station. There are no existing buildings on the site other than some structures that serve as training facilities for Volunteer firefighters. This parcel of land is owned by the Volunteer Fire Department Corporation, and was used by the Department for many support functions and for a variety of fire/EMS community events. The parcel consists of 0.94 acres of grassy land with some gravel areas (See Map 1). This site is served by public water and sewer service, which has adequate capacity to accommodate the proposed storage building.

Map 1 – Proposed Beltsville Volunteer Fire Department Storage Facility – Aerial Map



PROJECT SUMMARY

The Beltsville Volunteer Fire Department proposes to utilize a site across from the fire station to accommodate a building which would provide for emergency and various support services, and would replace multiple separate storage sheds adjacent to the existing fire station. The proposed structure would provide better protection for fire equipment (such as maintenance equipment, and other materials) from the weather. This structure would allow for better circulation and aesthetics within the fire station complex.

The project required a full MR review because it is a new structure. Suggestions to improve the overall site design are identified in the memoranda attached to this staff report.

STAFF RECOMMENDATIONS

The proposed storage facility project underwent a careful review by Planning Department staff, resulting in the following recommendations:

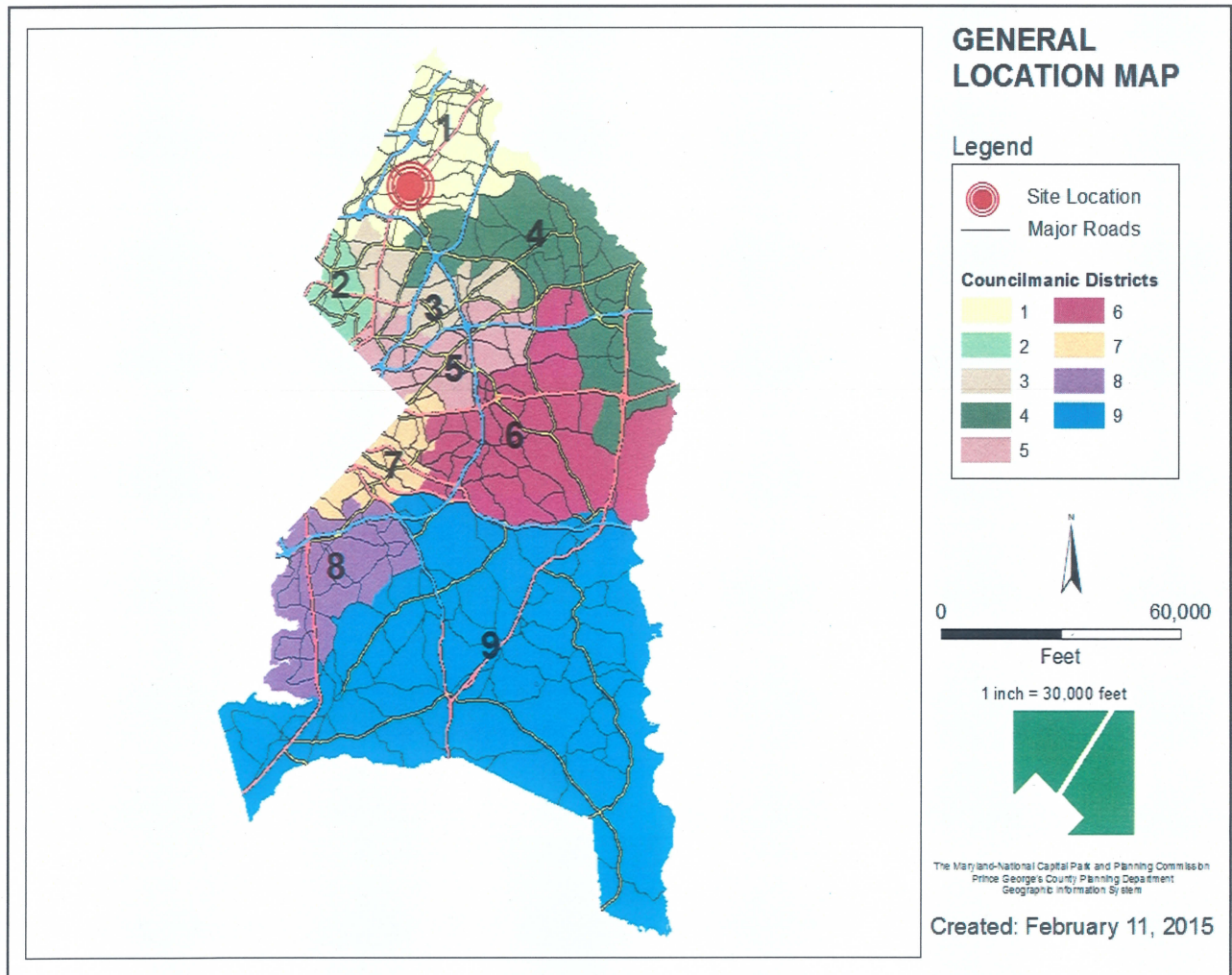
- A review of the site plan indicates that the site may be located within a 100-year floodplain. Applicant should work with the Department of Permitting, Inspections and Enforcement (DPIE) to determine if a floodplain study is required.
- The applicant should re-stripe any existing vehicle parking spaces that are affected by the proposed storage facility's construction, according to County standards and specifications. Applicant should provide parking spaces, including accessible spaces required by the Americans with Disabilities Act (ADA), as prescribed in the Zoning Ordinance for similar uses.
- If bicycle parking is needed in the future to accommodate firefighters who may bike to work, then the local department would pursue the construction of bicycle parking spaces.
- Because the proposed storage is located in an established single-family neighborhood directly across the street from the existing Beltsville Volunteer Fire Station, the applicant should work with adjacent homeowners to ensure the facility's design, which includes the color of the building, the landscaping, and lighting on the site is compatible with the surrounding neighborhood.
- Applicant should provide enhanced landscaping to screen the proposed storage structure from public view and full cut-off lighting to minimize light intrusion into surrounding homes.
- The proposed storage facility represents a civic function in the existing residential community. Attention to details should be included in the design/architecture to convey a sense of civic pride. Building materials should be similar to the existing Beltsville Volunteer Fire Station structure across the street to exhibit sensitivity to the surrounding residential character. In this regard, the applicant should consider the following revisions to the architecture:
 - Utilize brickface as the external finishing material.
 - Consider alternatives to the roll-up doors that would be more attractive, such as carriage style garage doors, including windows and carriage-door-style hardware.
 - Include a cupola or other design element on the roof similar to the fire station across the street.
 - Include larger, residential-style windows and architectural detail (sills, transoms, sidelights and/or shutters, mullions) to make the proposed building a better fit with both the fire station across the street and the residential architecture predominant in the vicinity of the project site.

- Due to the residential zoning and adjacent residential land uses, there should be no outdoor storage on the site.
- The proposed street tree and shrub plantings would improve the appearance of the storage building from the public rights-of-way. Applicant should plant shade trees and shrubs behind the public utility easement to create a consistent street treatment.
- Applicant should reconsider the need for an external loading space and, if it is determined necessary, relocate it entirely outside of the public right-of-way.

PROJECT LOCATION

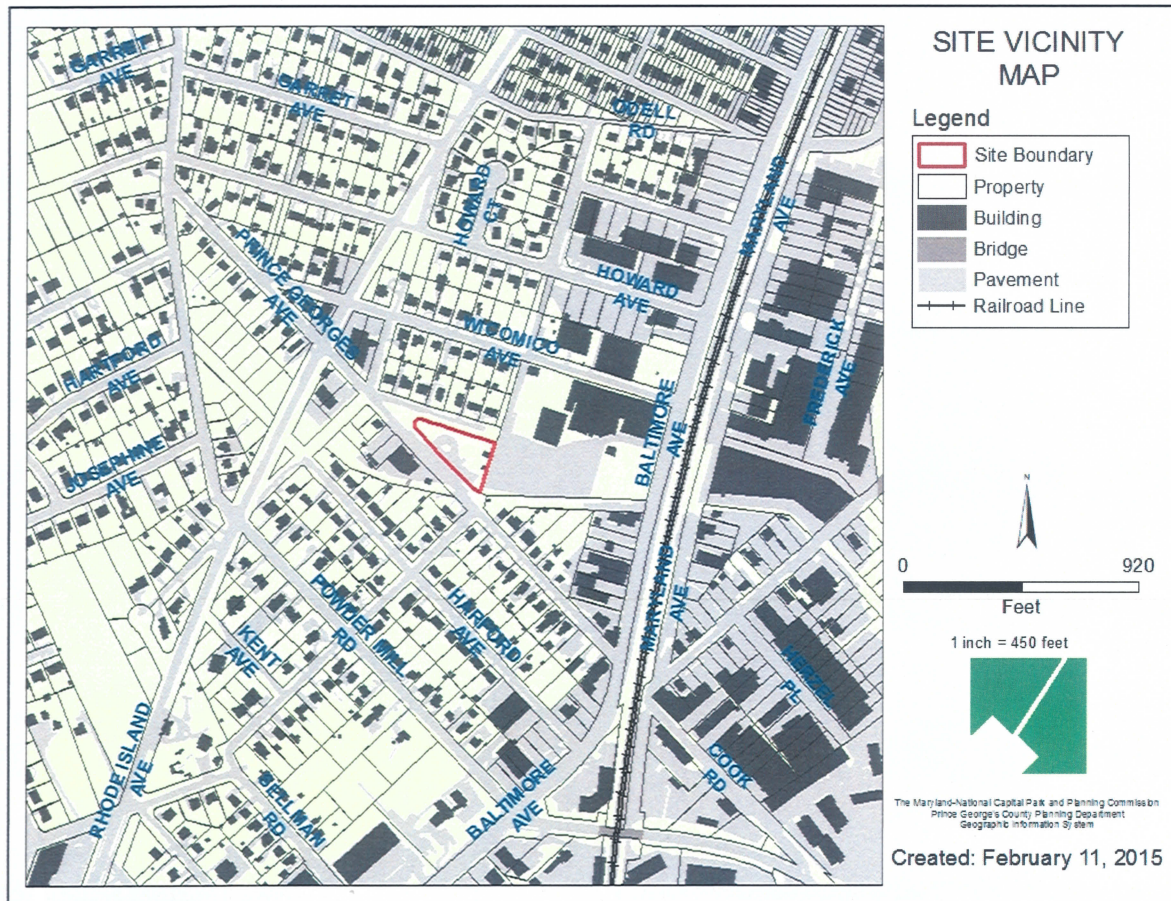
The proposed Beltsville Volunteer Fire Department Storage Facility would be located across the street from the existing fire station in Beltsville. The address of the proposed facility is 4910 Prince George's Avenue, Beltsville, MD 20705. It is located in Councilmanic District 1 (see Map 2, General Location Map), in the northernmost district of the County.

Map 2 – Proposed Beltsville Volunteer Fire Department Storage Facility – General Location Map



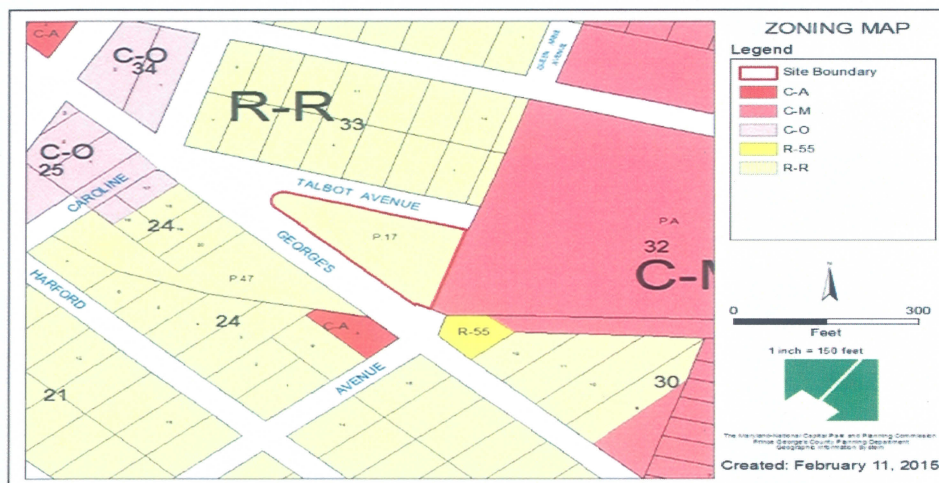
The site is approximately 800 feet northwest of the intersection of Prince George's Avenue and Baltimore Avenue, and is located near residential uses (see Map 3, Beltsville VFD Project Site Vicinity). To the west and north of the site are single-family residences, and south of the site is the existing fire station. To the east of the site is a commercial use, Behnke's Gardening and Landscaping Center, a long-standing nursery with several greenhouses featuring plants, trees and flowers.

Map 3 – Beltsville VFD Project Site Vicinity



This property, Parcel 17, is zoned Rural Residential (R-R), a zone that permits approximately one half acre residential lots and allows a number of nonresidential special exception uses (shown on Map 4, Zoning Map). The fire station and the parcel in question are nestled among a community of single-family houses.

Map 4 – Proposed Beltsville Volunteer Fire Department Storage Facility – Zoning Map



PROJECT DESCRIPTION, SCHEDULE AND FUNDING

The Beltsville Volunteer Fire Department proposes to utilize Parcel 17, a 0.94 acre parcel located directly across the street from the existing fire station to accommodate a 4,000 square foot, freestanding structure, which will serve an ancillary support function, and would be used for the Department's emergency services, which is in operation 24 hours a day, seven days a week. Using the structure to store the intended contents (listed below), would make available interior engine bay space at the fire station for a fire engine, which currently is parked outdoors. The proposed structure increases the efficiency of the available space in that several separate storage sheds near the fire station would be removed and vehicular and personnel circulation within the fire station complex would be improved. The station handles many functions, including hosting a County fueling station, which creates additional demand on the available space. In summary, this project will help to enhance safety and security for the volunteer and career personnel employed at this station, and provide a functionally and aesthetically pleasing asset for the community. The proposed storage facility would resemble the structure pictured below.



The items proposed to be stored in the facility include, but are not limited to:

- Bulk household/station everyday cleaners and paper products
- Seasonal maintenance equipment and decorations
- Fire safety/educational equipment and products
- Apparatus maintenance shop/in-station minor repairs—light bulbs, wipers, etc.
- An enclosed area to remove equipment from in-service apparatus going out for repairs
- Yard maintenance equipment and winter snow removal equipment
- Small equipment trailers

The proposed storage facility is expected to be open and be operational by **August 1, 2015**. The project schedule outline is as follows:

Approval of Building Permit:	May 1, 2015
Use and Occupancy Certification:	July 15, 2015
Grand Opening:	August 1, 2015

Funding is provided through the Beltsville Volunteer Fire Department.

**[The following pages contain
The M-NCPPC staff comments on the above project description.]**

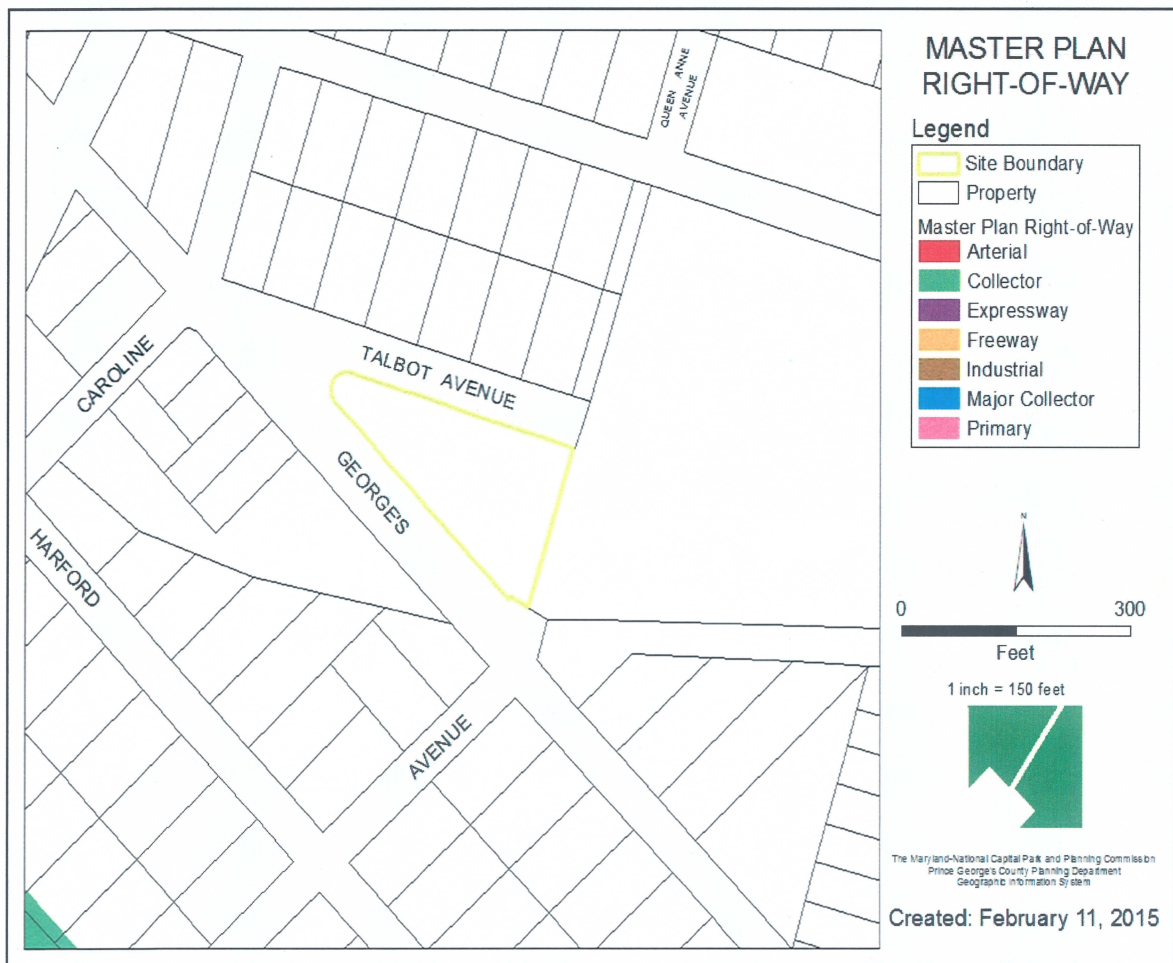
ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed storage facility project and provided the following comments:

1. TRANSPORTATION ASSESSMENT

No subdivision application is associated with this proposal. Road frontage improvements are not proposed, and the proposal does not conflict with the 2009 *Approved Countywide Master Plan of Transportation* as there are no specific recommendations for Prince George's Avenue contained within the functional master plan of transportation. Nearby master planned roads include Rhode Island Avenue (P-104), Power Mill Road (C-1120), Baltimore Avenue (A-9), Maryland Avenue East/Ammendale Road (I-101), and Kenilworth Avenue (A-56) (see Map 5, Master Plan Right-of-Way Map).

Map 5 – Master Plan Right-of-Way Map



Transportation Projects and Planned Facilities

There are road transportation projects in the vicinity of the subject property. The State of Maryland's State Highway Administration (SHA) is in the process of planning improvements to Powder Mill Road (MD 212A). The project has received geometric design approval, and preliminary engineering is underway for this community safety and enhancement project. Direct vehicular access is provided via Prince George's Avenue and Talbot Avenue, both of which are local roads.

Regarding transit service, the area is served by Metrobus major routes on Powder Mill Road, Baltimore Avenue, and Sunnyside Avenue. Metrobus local routes are accessible on Baltimore Avenue, Ammendale Road, Virginia Manor Road, Muirkirk Road, and Sunnyside Avenue. The MARC Commuter Rail Camden Line is located east of Baltimore Avenue. The nearest transit station is the Camden Line Muirkirk MARC Station, which is located on Baltimore Avenue and approximately 2.5 miles north of the subject property.

Traffic Impacts

No traffic impact study was provided with the application. The proposal does not include major road improvements. In examining the proposal, it does not appear that the project would add additional traffic to the area in any substantial way during the peak hour traffic periods. For that reason, and because the amount of parking would not be increased, it is determined that a traffic study is not needed, and that the building would not increase overall traffic.

Parking and Paving

The site was not evaluated for concurrence with local parking standards. The project includes repaving of the main loading area and access to the new building. Vehicle parking spaces are not indicated on the Detailed Site Plan. Any new standard vehicle parking areas that are affected by the construction or that are re-paved should be striped according to County standards and specifications. In accordance with the Americans with Disabilities Act (ADA), accessible parking spaces should be provided according to the quantity prescribed in the zoning ordinance for similar uses.

Sidewalks and Crosswalks

Prince George's Avenue does not contain sidewalks, and there is no curb and gutter on the roadway at this location. The proposed use is not expected to generate large volumes of pedestrian traffic. The site will be accessible without the need for construction of new access and sidewalks. Stormwater drainage is contained in swales and funneled to inlets along the roadway. It should be noted that a sidewalk system will be constructed along Powder Mill Road by the SHA. Prince George's Avenue could benefit from capital improvements in the future, but there is no plan at this time.

Bicycle Use and Master Planned Trails and Bikeways

There are no master planned trails or bikeways that directly affect the proposal on Prince George's Avenue. Rhode Island Avenue, Powder Mill Road, and Baltimore Avenue, are all master planned on-road bikeways that are within the vicinity of the subject site. Bike lanes will be constructed in the future by SHA on Powder Mill Road, and Rhode Island Avenue already contains bicycle lanes. Baltimore Avenue is the subject of ongoing improvements by SHA.

2. HISTORIC PRESERVATION/ARCHEOLOGY

Two Prince George's County Historic Sites and one Prince George's County Historic Resource are located within 1,000 feet of the parcel proposed for construction of the storage building. The Fox House (61-007) and St. John's Episcopal Church and Cemetery (61-009) are designated Prince George's County Historic Sites, while the Ulle House (62-012) is a Prince George's County Historic Resource. The distance from the historic sites and the historic resource to the proposed project and scope of the project will result in no impact to any historic sites, or historic or archeological resources. All identified archeological resources were impacted by previous construction on the subject property. A Phase 1 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.

3. ECONOMIC ASSESSMENT

There are no comments on economic impacts of the proposed project in the immediate neighborhood and the County as a whole.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

Design and Landscaping

The proposed fire station storage facility is located in an established single-family neighborhood across the street from the Beltsville Volunteer Fire Station. Consequently, it is important that the applicant continue to work closely with community members to ensure the facility's design, which includes the color of the building, the landscaping, and the lighting on the site, be compatible with the surrounding neighborhood. Providing enhanced landscaping will help screen the building for public view while full cut-off lighting will minimize light intrusion into surrounding homes.

5. CONSISTENCY WITH APPROVED PLANS

The property is located within a designated *Employment Area* growth policy area. According to 2014 *Plan Prince George's 2035 Approved General Plan*, employment areas command the highest concentrations of economic activity in targeted industry clusters. The Plan recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

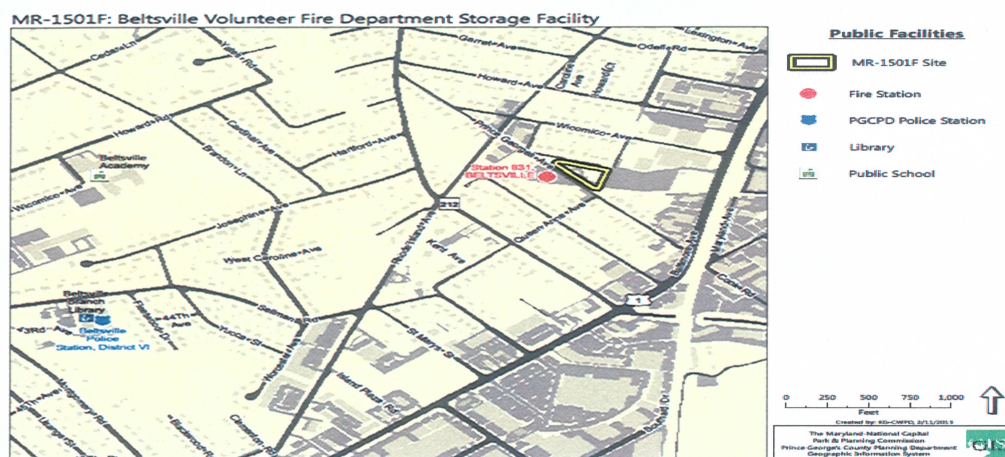
The application is consistent with the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*, which retains the property in the R-R Zone.

The property is located within Planning Area 61/Fairland-Beltsville and Vicinity. The land use is low-density residential.

6. EXISTING PUBLIC FACILITIES

Map 6 shows the locations of existing public facilities. The police services are provided by the Prince George's County Police Department, District VI, which shares space with the Beltsville Branch Public Library branch in the Mike Maloney Building at 4319 Sellman Road. The proposed project is served by and functions with Beltsville Fire/EMS Company 31, a first due response station with a maximum of seven minutes travel time, and is located at 4911 Prince George's Avenue. The station is equipped with two engines, one ambulance, and one aerial truck. The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

Map 6 – Public Facilities

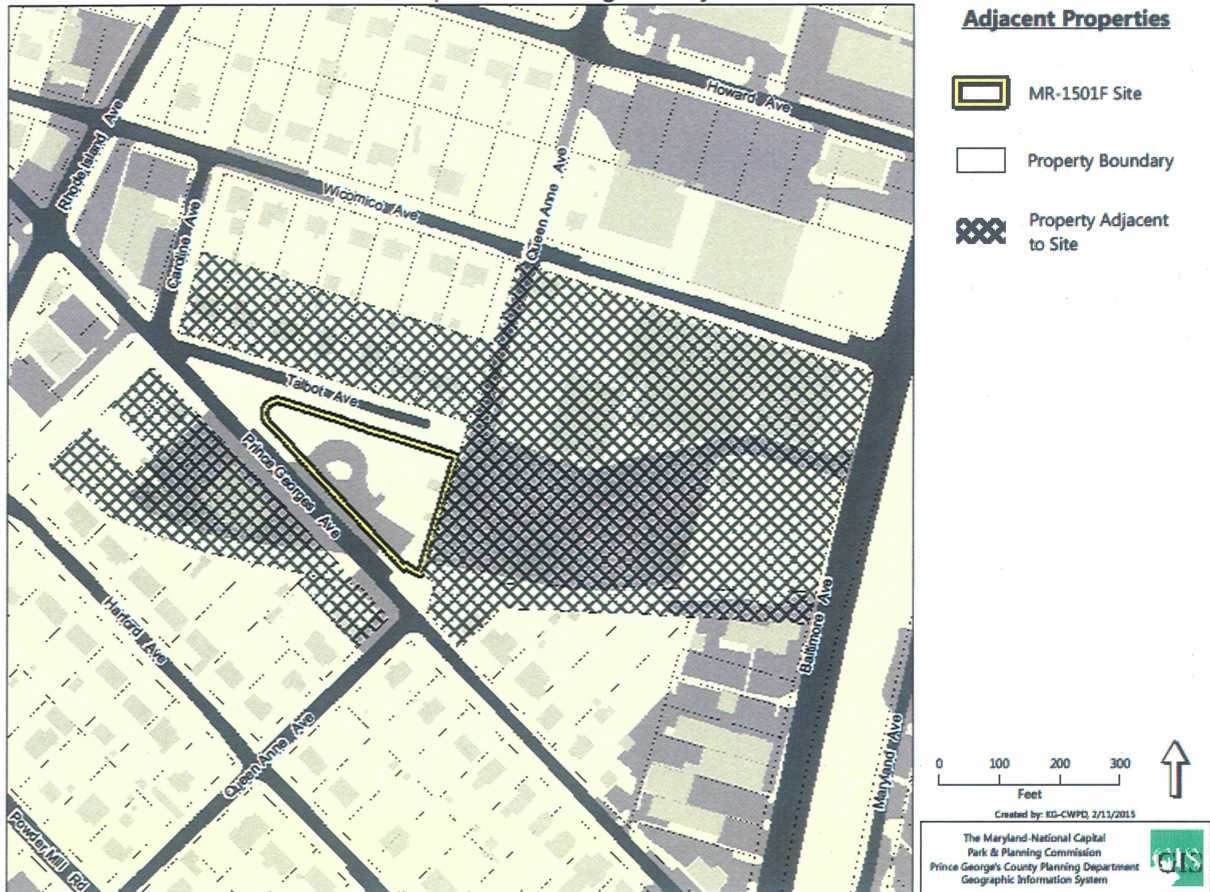


8. COMMUNITY OUTREACH

Notification letters were mailed to adjoining residential and commercial property owners and civic associations informing them of the project and Planning Board hearing date (see Map 7). Staff did not receive any inquiries from any adjacent property owners inquiring about impacts on their properties.

Map 7 – Adjacent Properties

MR-1501F: Beltsville Volunteer Fire Department Storage Facility



9. STAFF RECOMMENDATIONS

The proposed storage facility project underwent a careful review by Planning Department staff, resulting in the following recommendations:

- A review of the site plan indicates that the site may be located within a 100-year floodplain. Applicant should work with the Department of Permitting, Inspections and Enforcement (DPIE) to determine if a floodplain study is required.
- The applicant should re-stripe any existing vehicle parking spaces that are affected by the proposed storage facility's construction, according to County standards and specifications. Applicant should provide parking spaces, including accessible spaces required by the Americans with Disabilities Act (ADA), as prescribed in the zoning ordinance for similar uses.
- If bicycle parking is needed in the future to accommodate firefighters who may bike to work, then the local department would pursue the construction of bicycle parking spaces.

- Because the proposed storage is located in an established single-family neighborhood directly across the street from the existing Beltsville Volunteer Fire Station, the applicant should work with adjacent homeowners to ensure the facility's design, which includes the color of the building, the landscaping, and lighting on the site is compatible with the surrounding neighborhood.
- Applicant should provide enhanced landscaping to screen the proposed storage structure from public view and full cut-off lighting will minimize light intrusion into surrounding homes.
- The proposed storage facility represents a civic function in the existing residential community. Attention to details should be included in the design/architecture to convey a sense of civic pride. Building materials should be similar to the existing Beltsville Volunteer Fire Station structure across the street to exhibit sensitivity to the surrounding residential character. In this regard, the applicant should consider the following revisions to the architecture:
 - Utilize brickface as the external finishing material.
 - Consider alternatives to the roll-up doors that would be more attractive, such as carriage style garage doors, including windows and carriage-door-style hardware.
 - Include a cupola or other design element on the roof similar to the fire station across the street.
 - Include larger, residential-style windows and architectural detail (sills, transoms, sidelights and/or shutters, mullions) to make the proposed building a better fit with both the fire station across the street and the residential architecture predominant in the vicinity of the project site.
- Due to the residential zoning and adjacent residential land uses, there should be no outdoor storage on the site.
- The proposed street tree and shrub plantings would improve the appearance of the storage building from the public rights-of-way. Applicant should plant shade trees and shrubs behind the public utility easement to create a consistent street treatment.
- Applicant should reconsider the need for an external loading space and, if it is determined necessary, relocate it entirely outside of the public right-of-way.

STAFF MEMOS

March 6, 2015

MEMORANDUM

TO: Christine Osei, Mandatory Referral Project Manager
Special Projects Section, Countywide Planning Division

VIA: Ruth Grover, Planner Coordinator, Urban Design Section

FROM: Meika Fields, Senior Planner, Urban Design Section

SUBJECT: Mandatory Referral MR-1501F
Beltsville Volunteer Fire Proposed Storage Facility

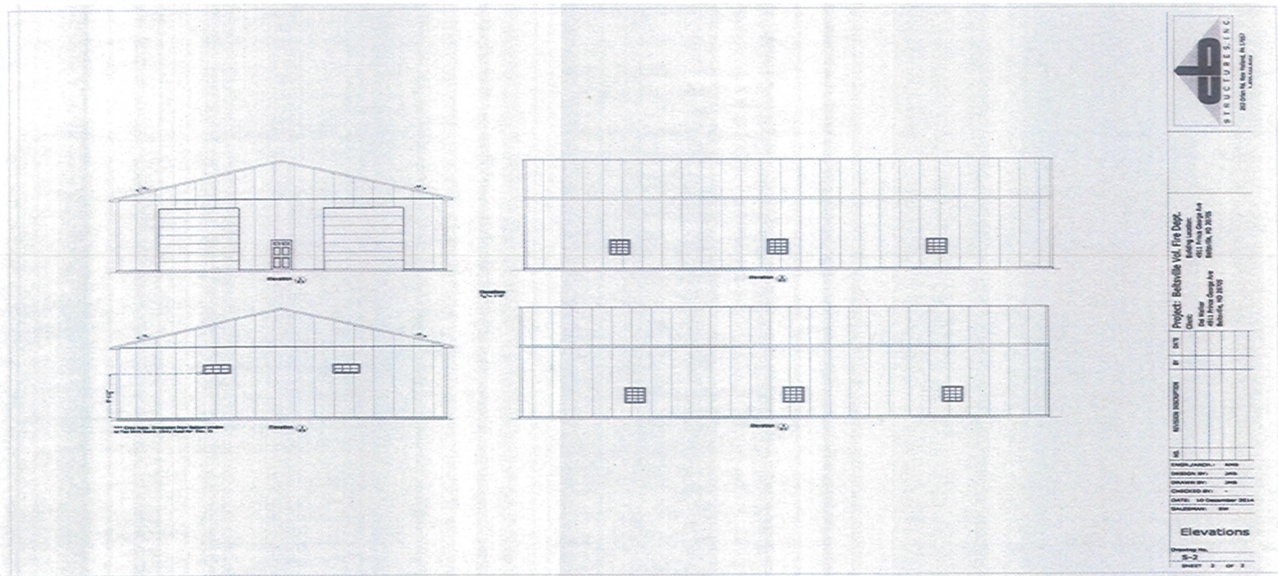
The Urban Design Section has reviewed materials provided in support of MR-1501F, Beltsville Volunteer Fire Storage Facility, a proposed 4,000 square foot storage building on a 0.94 acre, undeveloped property in the Rural Residential (R-R) Zone owned by the Volunteer Fire Department Corporation. The project is located at 4910 Prince George's Avenue between its intersections with Rhode Island Avenue and Baltimore Avenue. The subject property is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Sections 20-301 through 305 of the Land Use Article.

The Urban Design Section suggests that the applicant fashion the architecture to have a relationship with the Fire Station building across the street. The applicant might also take instruction from the examples of storage buildings which they included in their narrative, but did not use as a model for their proposed storage building. More particularly, the Urban Design Section offers the following suggestions regarding the proposed project:

- 1) As the storage building is proposed to serve a civic function and proposed to be located in an existing residential community, it should be designed with attention to its architecture, convey a sense of civic pride and exhibit sensitivity to its surroundings. The building might be designed to be residential in character, in terms of its style and/or the materials employed, similar to the existing fire station across the street and the vernacular architecture exhibited in the surrounding area. In this regard, the Urban Design Section suggests that the applicant consider the following revisions to the architecture:
 - a. Utilize brickface as the external finishing material.
 - b. Consider alternatives to the roll-up doors that would be more attractive, such as carriage style garage doors, including windows and carriage-door-style hardware.
 - c. Include a cupola or other design element on the roof similar to the fire station across the street.
 - d. Include larger, residential-style windows and architectural detail (sills, transoms, sidelights and/or shutters, mullions) should be included to make the proposed building a better fit with both the fire station across the street and the residential architecture predominant in the vicinity of the project site.

- 2) Due to the residential zoning and adjacent residential land uses, no outdoor storage should be allowed on the site.
- 3) The proposed street tree and shrub plantings would improve the appearance of the storage building from the public rights-of-way. The Urban Design Section, however, recommends that shade trees and shrubs be placed regularly behind the public utility easement to create a consistent street treatment.
- 4) The Urban Design Section recommends the applicant reconsider the need for an external loading space and, if it is determined that it is necessary, relocate it entirely outside of the public right-of-way.

Proposed Storage Facility



Existing Fire House



Examples of Storage and Emergency Service Facilities With More Residential Character



Image from the Applicant's Narrative



Image from the Applicant's Narrative



Image from the Applicant's Narrative



Image from Cbstructuresinc.com



Image from Cbstructuresinc.com

March 4, 2015

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-1501F Beltsville Volunteer Fire Department Storage Facility

The Environmental Planning Section has completed its initial review for MR-1501F, Beltsville Volunteer Fire Department Storage Facility, located at 4910 Prince Georges Ave, Beltsville, MD 20705.

After evaluating a site plan submitted by the applicant, date stamped received on January 26, 2015, the Environmental Planning Section has determined the proposed development activities for this site will not result in any clearing of woodlands onsite, as the site was previously developed and contains no existing woodlands. On January 13, 2015, a Standard Letter of Exemption was issued for this site as it is less than 40,000 square feet in size and has no previous tree conservation plan (TCP) approvals. This letter is valid until January 13, 2017.

According to the proposed site plan, it appears that a 100-year floodplain may exist on the site. A floodplain study may be required by the Department of Permitting, Inspections and Enforcement (DPIE) in order to obtain a stormwater management concept approval for this project.

Conclusion

Thank you for the opportunity to comment on the Beltsville Volunteer Fire Department Storage Facility project. The Environmental Planning Section recommends approval of this project.

If you have questions regarding these comments, please contact the Environmental Planning Section at 301-883-3239.

February 18, 2015

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division

VIA: Teri Bond, Planning Supervisor, Community Planning Division

FROM: Tamara Jovovic, Senior Planner, Community Planning Division

SUBJECT: **MR-1501F**, Beltsville Volunteer Fire Department – Storage Facility

DETERMINATIONS

Although findings of conformance to the master plan or general plan are not required with this application, the applicant is encouraged to work closely with community members to ensure the design of the proposed storage facility is compatible with the surrounding single-family residential neighborhood.

BACKGROUND

Location: Approximately 800 feet northwest of the intersection of Prince George’s Avenue and Baltimore Avenue

Size: 0.94 acres

Existing Uses: Undeveloped

Proposal: Construct a 4,000 square foot storage facility for the Beltsville Volunteer Fire Station.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located within a designated *Employment Area* growth policy area. Plan 2035 describes employment areas as areas commanding the highest concentrations of economic activity in targeted industry clusters and recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

Master/Sector Plan: 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*

Planning Area/
Community: PA 61/Fairland-Beltsville & Vicinity

Land Use: Residential Low

Environmental:	Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the 2010 <i>Approved Subregion 1 Master Plan and Sectional Map Amendment</i> and the 2005 <i>Approved Countywide Green Infrastructure Plan</i> .
Historic Resources:	No historic resources are identified on the subject property.
Transportation:	Direct vehicular access is provided via Prince Georges Avenue and Talbot Avenue, both of which are local roads.
Public Facilities:	The Beltsville Volunteer Fire Station is immediately to the southwest of the subject property.
Parks & Trails:	No parks or trails are identified on or adjacent to the subject property.
Aviation:	The subject property is not located in a Joint Base Andrews ILUC impact area.
SMA/Zoning	The 2010 <i>Approved Subregion 1 Master Plan and Sectional Map Amendment</i> retained the property in the R-R Zone.

PLANNING ISSUES

The proposed fire station storage facility is located in an established single-family neighborhood across the street from the Beltsville Volunteer Fire Station. Consequently, it is important that the applicant continue to work closely with community members to ensure the facility's design, which includes the color of the building, the landscaping, and lighting on the site be compatible with the surrounding neighborhood. Providing enhanced landscaping will help screen the building for public view while cut-off optic lighting will minimize light intrusion into surrounding homes.

c: Ivy A. Lewis, Chief, Community Planning Division



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

February 19, 2015

MEMORANDUM

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

FROM: Daniel Janousek, Planner Coordinator, Transportation Planning Section, Countywide Planning Division

SUBJECT: Beltsville Volunteer Fire Proposed Storage Facility MR-1501F

Background

The Transportation Planning Section has reviewed the subject proposal for the construction of a new storage building at 4910 Prince Georges Avenue. The proposal is for a maintenance, fire truck, and supply storage building. There will be less than 5,000 square feet of disturbance associated with this construction.

Master Plan Right of Way

No subdivision application is associated with this proposal. Road frontage improvements are not proposed, and the proposal does not conflict with the 2009 *Countywide Master Plan of Transportation* as there are no specific recommendations for Prince Georges Avenue contained within the functional master plan of transportation. Nearby master planned roads include Rhode Island Avenue (P-104), Powder Mill Road (C-112), Baltimore Avenue (A-9), Maryland Avenue East/Ammendale Road (I-101), and Kenilworth Avenue (A-56).

Transportation Projects and Planned Facilities

There are road transportation projects in the vicinity of the subject property. The State of Maryland's State Highway Administration (SHA) is in the process of planning improvements to Powder Mill Road (MD 212A). The project has received geometric design approval, and preliminary engineering is underway for this community safety and enhancement project.

The area is served by Metrobus major routes on Powder Mill Road, Baltimore Avenue, and Sunnyside Avenue. Metrobus local routes are accessible on Baltimore Avenue, Ammendale Road, Virginia Manor Road, Muirkirk Road, and Sunnyside Avenue. The MARC commuter rail Camden Line is located east of Baltimore Avenue. The nearest transit station is the Camden Line Muirkirk MARC Station, which is located on Baltimore Avenue and approximately 2.5 miles north of the subject property.

Traffic Impacts

No traffic impact study was provided with the application. The proposal does not include major road improvements. In examining the proposal, it does not appear that the project would add additional traffic to the area in any substantial way during the peak hour traffic periods. For that reason, and because the amount of parking would not be increased, it is determined that a traffic study is not needed, and that the building would not increase overall traffic.

Parking and Paving

The site plan was not evaluated for concurrence with local parking standards. The project includes re-paving of the main loading area and access to the new building.

Vehicle parking spaces are not indicated on the Detailed Site Plan. Any new standard vehicle parking areas that are affected by the construction or that are re-paved should be striped according to County standards and specifications. Americans with Disabilities Act (ADA) accessible parking spaces should be provided at amounts that are prescribed in the zoning ordinance for similar uses.

Sidewalks & Crosswalks

Prince Georges Avenue does not contain sidewalks, and there is no curb and gutter on the roadway at this location. The proposed use is not expected to generate large volumes of pedestrian traffic. The site will be accessible without the need for construction of new access and sidewalks. Stormwater drainage is contained in swales and funneled to inlets along the roadway. It should be noted that a sidewalk system will be constructed along Powder Mill Road by the SHA. Prince George's Avenue could benefit from capital improvements in the future, but there is no plan at this time.

Bicycle use and Master Planned Trails and Bikeways

There are no master planned trails or bikeways that directly affect the proposal on Prince George's Avenue. Rhode Island Avenue, Powder Mill Road, and Baltimore Avenue, are all master planned on-road bikeways that are within the vicinity of the subject site. Bike lanes will be constructed in the future by SHA on Powder Mill Road, and Rhode Island Avenue already contains bicycle lanes. Baltimore Avenue is the subject of on-going improvements by SHA.

Conclusion

The Transportation Planning Section has reviewed the referral, and determines that the proposed plan for the new fire station building will not increase overall traffic in the immediate area or have a negative impact on the pedestrian and bicycle environment. The proposal does not conflict with the area and functional master plans, nor does it directly affect any capital improvement projects.

Recommendations

- If bicycle parking is needed in the future to accommodate firefighters who may bike to work, then the local department would pursue the construction of bicycle parking spaces.
- It is recommended that any existing vehicle parking spaces that are affected by the building's construction be re-striped according to County standards and specifications. It is also recommended that parking spaces, including ADA accessible spaces, be provided at amounts that are prescribed in the zoning ordinance for similar uses.

Prince George's County Planning Department
Countywide Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3680

February 11, 2015

MEMORANDUM

TO: Christine Osei, Planner Coordinator
Special Projects Section
Countywide Planning Division

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

Jennifer Stabler, Planner Coordinator
Historic Preservation Section
Countywide Planning Division

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

SUBJECT: MR 1501F, Proposed Beltsville Fire Station Storage Building

Background

The proposed project calls for the construction of a new storage building at 4911 Prince George's Avenue, to be used for maintenance, fire truck, and supply storage. There will be less than 5,000 square feet of disturbance associated with this construction.

Historic Preservation

Two Prince George's County Historic Sites and one Prince George's County Historic Resource are located within 1000 feet of the parcel proposed for construction of the storage building. The Fox House (61-007) and St. John's Episcopal Church and Cemetery (61-009) are designated Prince George's County Historic Sites, while the Ulle House (62-012) is a Prince George's County Historic Resource. The distance from the historic sites and the historic resource to the proposed project and scope of the project will result in no impact of any Prince George's County historic sites, or historic or archeological resources.

Archeology

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

(301) 952-3650
www.mncppc.org

February 23, 2015

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Countywide Planning Division
VIA: Maria Martin, Planning Supervisor, Countywide Planning Division
FROM: Jay Mangalvedhe, Senior Planner, Countywide Planning Division
SUBJECT: **MR-1501F Beltsville Volunteer Fire Department Proposed Storage Facility**

Project Description

The proposed project property is located along Prince George's Avenue, on a parcel of land that is owned by the Volunteer Fire Department Corporation, which is across the street from the existing fire station at 4911 Prince Georges Avenue.

The proposed storage facility is to be a 4,000 square foot freestanding structure to provide a support function for the emergency services provided by the Department, which operates round the clock. Being located across from the existing fire station, the proposed storage facility will serve in an ancillary support function and will be able to replace many of the current separate storage sheds to the side and rear of the existing fire station.

With the proposed storage facility in place, these individual storage sheds will be eliminated. The fire engine current parked out in front of the station will be moved back inside the existing fire station. This will create a more aesthetically pleasing view for the general public, as well as a better "curb appeal" projected by the existing fire station.

The project is located in Councilmanic District 1 and is inside the Growth Boundary as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

Evaluation of Existing Public Facilities

Police Facilities

The police services provided by the Prince George's County Police Department, District VI shares space with a public library branch, located at 431 Sellman Road.

Fire and Emergency Medical Services Facilities

The proposed project is served by Beltsville Fire/EMS Co. 31, a first due response station (a maximum of seven minutes travel time), is located at 4911 Prince Georges Avenue. The station is equipped with two engines, one ambulance and one aerial truck. Additional services, Fire/EMS Company 41, located at 3939 Powder Mill Road, are within two miles from the existing fire station.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System.