

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

301- 952-3595

October 15, 2015

Mr. Jerry Pasternak
Vice President Pepco Region Maryland
EP9108
Potomac Electric Power Company
701 Ninth St. NW
Washington, DC 20068

Mr. Brian Gillette, Planner
Soltesz
4300 Forbes Blvd. #230
Lanham, MD 20706

**RE: Metzerott Road PEPCO Maintenance Access
Road (Case # MR 1518A)**

Dear Messrs. Pasternak and Gillette:

The Prince George's County Planning Department appreciates the opportunity to comment on the Metzerott Road PEPCO Maintenance Access Road project at the intersection of the existing PEPCO rights-of-way and Limestone Place, College Park, MD. The subject project is being reviewed as part of the Mandatory Referral Review Process pursuant to Maryland Annotated Code, The Land Use Article §20-301 through 305 and Section 27-294 of the Prince George's County Zoning Ordinance.

The project is within the incorporated limits of the City of College Park, and adjacent to city owned rights-of-way. The proposed access road, which is approximately 180-feet long and 18-feet wide, will be constructed with a gravel surface, disturbing 4,910 square feet of land. Stormwater drainage is proposed to be tied into the existing pipe via a new inlet, or as redirected by the City Engineer of the City of College Park, MD. Notes have been placed on the plan to ensure that coordination with the City Engineer will take place at the appropriate time (see attached). The project as proposed is limited to the immediate vicinity of Limestone Place and is associated with projects that are managed by the State of Maryland Public Service Commission.

Staff comments are as follows:

- 1) The project will result in minor impacts to woodland that currently buffers existing residential neighborhoods from the PEPCO rights-of-way.
- 2) There are no known Prince George's County Historic Sites, Historic Resources, or Archeological sites or resources that would be impacted by the proposed project. However,

the proposed project adjoins a Prince George's County Archeological Site (PG ID: 66-036) located on the National Archives II property. The proposed project site has been heavily disturbed for over five decades, and a Phase I archeological survey is not recommended in any of the proposed construction areas.

- 3) Although the Metzert Road access is the most appropriate access to the power line right-of-way, it is understood that there are existing wetlands, infrastructure, and steep slopes that currently exist within the PEPCO easement, which need to be avoided. These features would be avoided by this project. The project's impacts appear to be reasonable and acceptable.
- 4) No significant road closures have been indicated, either during the construction or post-construction phases. It is also noted that truck and other large vehicle traffic will be limited to vehicle traffic that is absolutely necessary for post-construction maintenance.
- 5) It is recommended that a controlled access be maintained at the access point to Limestone Place to prevent the general public from driving vehicles onto PEPCO property.
- 6) It is understood that PEPCO is seeking a permit for the proposed construction. In this event, PEPCO will be required to follow all local laws, rules and procedures for obtaining said permit, not limited to the full mitigation of construction impacts such as dust, noise, and sediment control, as determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPiE).

Thank you again for allowing us the opportunity to comment on this intersection capacity improvement project. If you have any additional questions or need additional information, please contact Daniel Janousek, Planner Coordinator, Transportation Planning Section, Countywide Planning Division, at 301-780-8116 or via email at daniel.janousek@ppd.mnccppc.org.

Sincerely,



Fern Piret
Planning Director

Attachment

- c: Elizabeth Hewlett, Chairman, Prince George's County Planning Board
Redis C. Floyd, Clerk of the Council, Prince George's County Council
Dr. Haitham A. Hijazi, Director, Department of Permitting, Inspections and Enforcement
Derick Berlage, Chief, Countywide Planning Division
Ivy Lewis, Chief, Community Planning Division
✓ Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Debbie Gallagher-Tucker, Planning Info/Permit Review Supervisor, Permit Review Section, Development Review Division
Tom Masog, Planning Supervisor, Transportation Planning Section, Countywide Planning Division
Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division
Susan Lareuse, Acting Supervisor, Urban Design Section, Development Review Division
Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division
Lauren Oliphant, Planning Supervisor, Planning Information Services