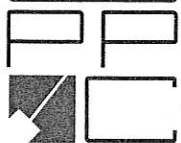


MR
file

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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301-952-3595

October 25, 2016

Mr. Gary L. Krichbaum
Assistant Fire Chief
Prince George's County Fire/Emergency Medical Services Department
Office of Facilities, Logistics & Supply
7600 Jefferson Avenue
Landover, Maryland 20785

**RE: Hyattsville Volunteer Fire Department
Project, Phase I (MR-1621A)**

Dear Mr. Krichbaum:

The Prince George's County Planning Department appreciates the opportunity to comment on Phase I of the proposed project to construct a new Hyattsville Fire Department building. This phase of the project has two major components. The first component is the construction of a temporary tent structure to house the fire apparatus and equipment. The second component consists of moving to the temporary location in the former American Red Cross building and the closure of the existing fire station. The location for this project is at the intersection of Belcrest Road and Queens Chapel Road, at 6200 Belcrest Road in Hyattsville. The former American Red Cross building is located nearby at 6206 Belcrest Road. As the applicant is aware, Phase II of the project, the demolition of the existing fire station and construction of the new fire station is subject to a full Mandatory Referral review.

To summarize, a new temporary apparatus structure behind the Red Cross building is proposed to be constructed to house the existing fire apparatus and emergency vehicles. No water or sewer hookups will be necessary for this temporary structure. In addition, the former American Red Cross building will house the temporary station during demolition and construction of the new fire station. It will be renovated only on the interior, and no upgrades to utilities or modification to the exterior of the building will be required.

Under the existing driveway entrance to the Red Cross building, a new water connection for the new fire station will be constructed, so that there can be uninterrupted access to the temporary station throughout both phases of the project. This will require the modification of the island in the middle of Belcrest Road, and the existing traffic signal in front of the fire station will be relocated along Belcrest Road to enable emergency vehicles to turn left into the fire station lot. Construction activities during Phase I will occur during allowable construction hours, and no night work will occur because of nearby residential development.

Regarding environmental requirements, the proposed activities of Phase I will not result in any clearing of woodlands on-site, as the area of the site proposed for development was previously developed and contains no existing woodlands. A standard letter of exemption from the Woodland Conservation Ordinance (S-163-14) was issued for this site because it contains less than 10,000 square feet of woodland and has no previous tree conservation plan (TCP) approvals. This letter is valid until December 2, 2016.

A Natural Resource Inventory Equivalency Letter (NRI-EL) (NRI-103-14) was issued for this site and has an expiration date of June 24, 2019. This letter may be required by the Department of Permitting, Inspections and Enforcement (DPIE) along with a floodplain study in order to obtain a stormwater management concept approval for this project. As it relates to neighboring land uses, construction should take place during daytime, weekday hours, and noise from construction activities should be kept to a minimum since a portion of the proposed development is close to the backyards of single family houses.

The Urban Design Section noted that the applicant provided elevations of the proposed temporary building for the fire equipment and vehicles that show a rectangular building with two ends that flair outward, constructed of metal siding with a slightly sloped roof. The temporary building, which is proposed to be a deep red color, will be located two feet from the site's southern property line, adjacent to single-family homes, where existing trees will be removed to accommodate the proposed building. Staff comments that the deep red color of the proposed building will complement the adjacent residential communities.

Some minor adjustments to the transportation infrastructure are recommended. The applicant has stated that minor road work to adjust the location of the median break on Belcrest Road is required. However, this will not affect the overall rights-of-way of Belcrest Road, and it will not affect pedestrian access along Belcrest Road. Emergency vehicles will arrive back to the station utilizing the traffic signal switch in the same manner as in existing conditions. Staff notes that the proposal does not conflict with the transportation recommendations of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and does not increase overall traffic in the area. The MPOT contains sidewalk, trail, transit, and rights-of-way recommendations. Staff recommends that the fire station add up to four bicycle parking spaces (two u-shaped racks) to the facility.

The Historic Preservation Section stated that prior to issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) forms for the structures located at 6200 Belcrest Road and 6206 Belcrest Road to be reviewed and approved by Historic Preservation Section staff. The building shall be documented by a 36 CFR qualified architectural historian and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings. In addition, no archeological sites, historic sites or historic resources will be affected.

Thank you 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.mnccppc.org.

Sincerely,



Debra S. Borden
Acting Planning Director

Enclosures

- c: Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Cheryl Summerlin, Planning Supervisor, Urban Design Section, Development Review Division
Nicholas Barrick, Senior Project Engineer, KCI Technologies, Inc.
Tyrone C. Simmons, Project Manager, Prince George's County Fire/Emergency Medical Services Department
Redis C. Floyd, Clerk of the Council, Prince George's County Council

STAFF COMMENTS

September 28, 2016

MEMORANDUM

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

VIA: Susan Lareuse, Master Planner
Urban Design Section, Development Review Division

FROM: Cynthia Fenton, Planner Coordinator
Urban Design Section, Development Review Division

SUBJECT: **MR-1621A Hyattsville Volunteer Fire Department Project, Phase I**

The subject project is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that 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 review process.

The Urban Design Section has reviewed the materials provided in support of Mandatory Referral MR-1621A, for Phase I of Hyattsville Volunteer Fire Department. The applicant proposes to construct a one-story, 4,000 square foot temporary storage building to house the fire department's apparatus during construction of a new fire station at the Hyattsville Volunteer Fire Station, located at 6206 Belcrest Road. This project includes the use of the adjacent property at 6206 Belcrest Road, also owned by the Hyattsville Volunteer Fire Department, and improved with a building formerly housing the American Red Cross. Phase II is not included in this review.

The site is bounded to north by Belcrest Road and beyond, by a church; to the south by single-family detached homes; to the east by Queens Chapel Road; beyond by single-family detached homes; and to the west by property owned by Washington Metropolitan Area Transit Authority (WMATA), consisting of the Mosaic at Metro apartments. The subject property consists of approximately one and one-half acres, consisting of Parcels C and P, zoned R-55. The site contains several buildings associated with the fire station in addition to a building designated for the Red Cross.

PROPOSAL

The current proposal is Phase I of a two-phase project to ultimately demolish the existing fire station and Red Cross buildings and replace them with a new state-of-the-art fire station building. Phase I involves the renovation of the existing Red Cross building to be utilized by the firefighters, and the construction of a temporary apparatus storage building until the new fire station is complete. The Red Cross building will be demolished and the temporary storage building will be removed to accommodate additional parking.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Historic Preservation Section**

**(301) 952-3680
www.mncppc.org**

August 16, 2016

MEMORANDUM

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

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

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

SUBJECT: **Proposed Hyattsville Volunteer Fire Department Project – Phase I (MR-1621A)**

Historic Preservation Section Comments

The Historic Preservation Section reviewed materials provided in support of MR-1621A, the proposed closure and demolition of the Hyattsville Volunteer Fire Station #801. The Property is located at 6200 Belcrest Road in Hyattsville, Maryland. This project will also involve the use of the adjacent property at 6206 Belcrest Road, which is also owned by the Hyattsville Volunteer Fire Department; the building on this property is known as the American Red Cross Building.

Phase I of this project consists of the closure and demolition of the existing fire station. A temporary tent structure will be erected in the existing parking lot to house the fire apparatus and equipment. The existing adjacent American Red Cross Building will house the temporary station during demolition and the construction of the new fire station. No upgrades to utilities or modification to the exterior of the building will be necessary.

Findings and Conclusions

Prior to issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) forms for the structures located at 6200 Belcrest Road and 6206 Belcrest Road to be reviewed and approved by Historic Preservation Section staff. The building shall be documented by a 36 CFR qualified architectural historian and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings.

Archeology

All identified archeological resources have been impacted by previous construction on subject properties, and proposed construction will not impact any known Prince George's County archeological sites, historic sites, or historic resources. A Phase I archeological survey is not recommended on this project. A search of current and historic photographs, topographic and historic maps, and the locations of currently known archeological or historic sites indicates the probability of archeological within the subject property is low. This proposal will not impact any identified historic sites, historic resources, documented properties, or known archeological sites.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

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August 30, 2016

MEMORANDUM

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

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

SUBJECT: MR-1621A Hyattsville Volunteer Fire Department Project-- Phase I

Summary

According to the applicant, the new fire station will be oriented the same as the existing building with a large concrete driveway entrance on Belcrest Road in the same location. Upon completion of the new fire station, the emergency vehicles, equipment, and staff will be relocated to a new building.

Minor road work is required to adjust the location of the median break on Belcrest Road. This will not affect the overall rights-of-way of Belcrest Road, and it will not affect pedestrian access along Belcrest Road. Emergency vehicles will arrive back to the station utilizing the traffic signal switch in the same manner as in existing conditions.

The existing entrance onto Queens Chapel Road will also remain intact and will serve a small parking lot in the rear of the building. No emergency vehicles will enter this parking lot.

Analysis

The proposal does not conflict with the transportation recommendations of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The MPOT contains sidewalk, trail, transit, and rights-of-way recommendations.

The area roads are recommended for bicycle facilities in the MPOT. The MPOT recommends that bicycle accommodations be made to new development. It is recommended that the fire station add up to four bicycle parking spaces (two u-shaped racks) to the facility.

Conclusion

The Transportation Planning Section has reviewed the fire station proposal and determines that it 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 MPOT or the area master plan, nor does it directly affect any capital improvement projects.

Recommendations

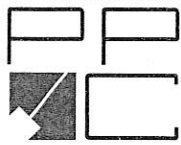
Provide two u-shaped bicycle parking racks on site to accommodate four bicycles. The racks should be anchored in a concrete base.

The temporary storage building is proposed to be located behind the existing Red Cross building and will function as a garage for apparatus vehicles. The temporary storage building will be utilized for a period of one to two years while construction of the fire station is completed. Because both the temporary storage building and Red Cross building will eventually be removed and replaced with a parking area, no landscaping is proposed at this time. Site design architecture for the new fire station, coupled with landscaping and other details will be reviewed in a future Mandatory Referral review process for Phase II of the project. The proposal for Phase I includes a modification of the existing median island along Belcrest Road, to allow improved ingress/egress to and from the site. This improvement will be retained in Phase II.

The applicant has provided elevations of the proposed temporary building that shows an odd-shaped building (rectangular with two ends that flair outward), constructed of metal siding with a slightly sloped roof. The east elevation presents two 24 foot wide by 14 foot high overhead doors. Although several entrance doors are provided at various locations, no windows are proposed. The temporary building, which is proposed to be a deep red color, will be located two feet from the site's southern property line, adjacent to single-family homes. Existing trees will be removed to accommodate the proposed building. No fencing is proposed for Phase I.

The Urban Design Section offers the following comments: The deep red color of the proposed building will complement the adjacent residential communities. It is noted that the applicant has provided evidence of long-standing and continued dialogue between the community and those involved with the development of the new facility.

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Countywide Planning Division
Environmental Planning Section

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August 30, 2016

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-1621A Hyattsville Volunteer Fire Department Project – Phase 1

The Environmental Planning Section has completed its initial review for MR-1621A, for the temporary relocation the existing Hyattsville Volunteer Fire Station #801 from 6200 Belcrest Road to 6206 Belcrest Road, Hyattsville, MD 20782 and associated construction.

After evaluating a site plan submitted by the applicant, referred on August 15, 2016, the Environmental Planning Section has determined the proposed development activities for this site will not result in any clearing of woodlands on-site, as the area of the site proposed for development was previously developed and contains no existing woodlands. A standard letter of exemption from the Woodland Conservation Ordinance (S-163-14) was issued for this site, because the site contains less than 10,000 square feet of woodland and has no previous TCP approvals. This letter is valid until December 2, 2016.

A Natural Resource Inventory Equivalency Letter (NRI-EL) (NRI-103-14) was issued for this site and has an expiration date of June 24, 2019. This letter may be required by the Department of Permitting, Inspections and Enforcement (DPIE) along with a floodplain study in order to obtain a stormwater management concept approval for this project.

Part of the proposed development is in close proximity to the backyards of some single-family houses along Oliver Street. Care should be taken to minimize construction noise onto adjoining properties by limiting construction hours to daytime hours and to weekdays only.

Conclusion

Thank you for the opportunity to comment on the proposed Hyattsville Volunteer Fire Station #801. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-883-3240.

