

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

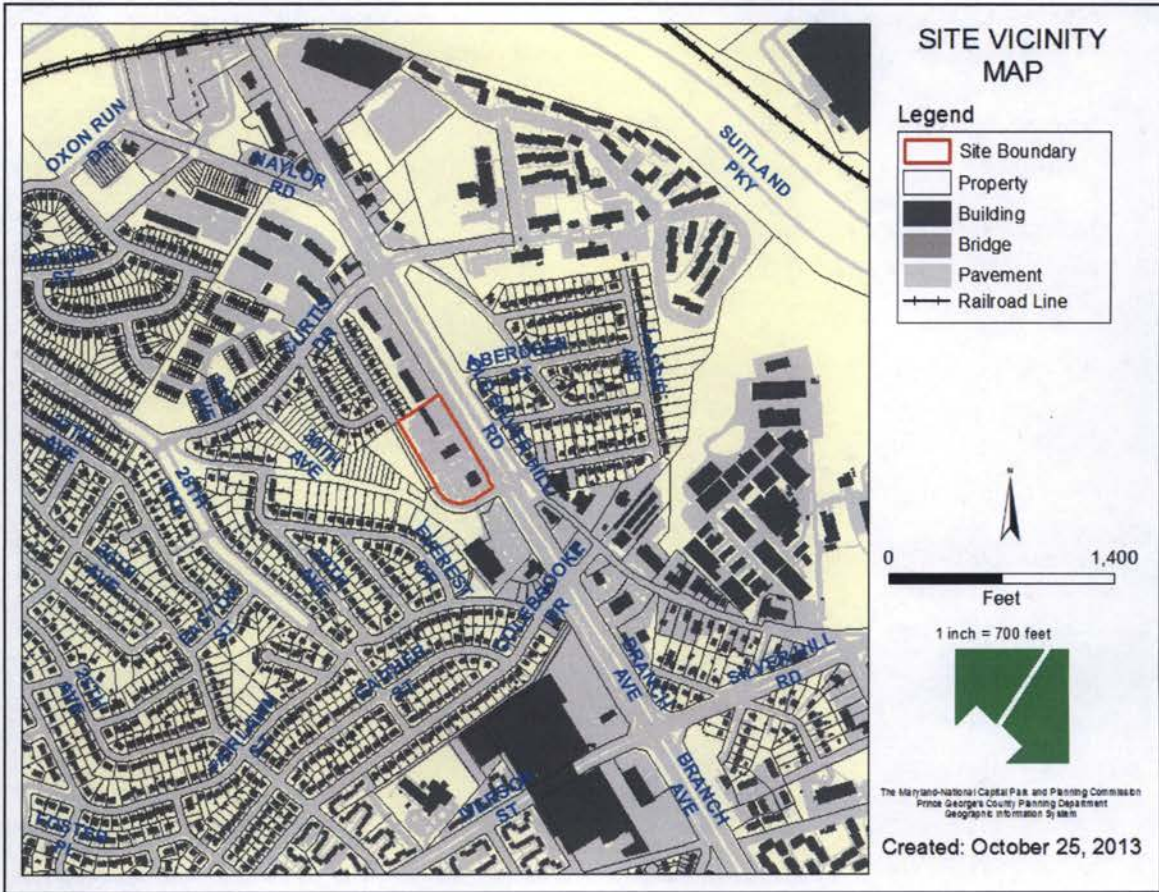
Detailed Site Plan

DSP-13029

Application	General Data	
Project Name: McDonald's Hillcrest Heights Location: Northwestern corner of the intersection of Branch Avenue (MD 5) and 32 nd Avenue. Applicant/Address: McDonald's USA, LLC 6903 Rockledge Drive, Suite 1900 Bethesda, MD 20817	Planning Board Hearing Date:	03/06/14
	Staff Report Date:	02/26/14
	Date Accepted:	11/27/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	4.32
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	4,388 sq. ft.
	Planning Area:	76A
	Tier:	Developed
	Council District:	07
	Election District	06
	Municipality:	N/A
200-Scale Base Map:	205SE03	

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of February 20, 2014 to March 6, 2014. Request for a 4,388-square-foot eating and drinking establishment with drive-through service.	Informational Mailing:	07/19/13
	Acceptance Mailing:	11/26/13
	Sign Posting Deadline:	01/14/14

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13029
McDonald's Hillcrest Heights

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation Section of this report.

EVALUATION

The detailed site plan (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance for the Commercial Shopping Center (C-S-C) Zone.
- b. The requirements of the 2010 *Prince George's County Landscape Manual*.
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- e. Referrals.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

Request: The subject application requests approval of a 4,388-square-foot eating and drinking establishment with drive-through service on a site developed with an existing eating and drinking establishment with drive-through, restaurant, and car wash.

Development Data Summary:

Zone Use(s)	EXISTING	PROPOSED
	C-S-C Eating and Drinking Establishment with Drive- Through, Restaurant, and Car Wash	C-S-C Eating and Drinking Establishment with Drive- Through, Restaurant, and Car Wash
Acreage	4.32	4.32
Parcels	1	1
Total Building Square Footage/GFA	16,232	16,260
McDonald's	4,360	4,388
Restaurant	5,228	5,228
Car Wash	6,644	6,644

OTHER DEVELOPMENT DATA

Parking Spaces Required	132 spaces
Proposed Eating and Drinking Establishment with Drive-Through 87 seats @ 1 space/3 seats 1,300 sq. ft. @ 1 space/50 sq. ft.	55 spaces
Proposed Eating and Drinking Establishment without Drive-Through 188 seats @ 1 space/3 seats	63 spaces
Car Wash 6,644 sq. ft. @ 1 space/500 sq. ft.	14 spaces
Parking Spaces Provided	154 spaces
Standard Spaces	134 spaces
Compact Spaces	11 spaces
ADA Spaces	9 spaces
ADA Spaces (Van-Accessible)	2 spaces
Loading Spaces Required	3 spaces
Loading Spaces Provided	3 spaces**

**Each of the provided loading spaces should be clearly labeled on the DSP.

3. **Location:** The site is located in Planning Area 76A and Council District 7. More specifically, it is located in the northwestern corner of the intersection of Branch Avenue (MD 5) and 32nd Avenue.
4. **Surrounding Uses:** The subject property is bounded to the east by the right-of-way of Branch Avenue (MD 5) and to the south by 32nd Avenue. To the west where 32nd Avenue has been vacated, the subject property abuts undeveloped property owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), beyond which is residential development in the R-35 One-Family Semidetached, and Two-Family Detached, Residential Zone. To the north is commercial development along Branch Avenue, with single-family semi-attached units behind.
5. **Previous Approvals:** The property is the subject of previous permit applications, a special exception (SE), and a departure from design standards application (DDS). The property was initially developed with a McDonald's Restaurant in 1975. In 1988, Special Exception SE-3803 and Departure from Design Standards DDS-294 were approved to allow the expansion of the fast-food restaurant on the property and to waive the required six-foot-wide landscape strip along the property's Branch Avenue (MD 5) street frontage. In 2008, the property was rezoned from the Commercial Miscellaneous (C-M) Zone to the Mixed-Use Transportation-Oriented (M-X-T) Zone with the September 2008 *Approved Branch Avenue Corridor Sector Plan and Sectional Map Amendment*. In 2014, the property was rezoned from the M-X-T Zone to the Commercial Shopping Center (C-S-C) Zone with the approval of the 2014 *Adopted Southern Green Line Station Area Sector Plan and Endorsed Sectional Map Amendment* (SMA).
6. **Design Features:** The applicant proposes to raze the existing 4,360-square-foot eating and drinking establishment with drive-through service and reconstruct a more modern 4,388-square-foot eating and drinking establishment with drive-through service. The pad site for the proposed McDonald's is located in the southwestern portion of the subject property where Branch Avenue intersects with 32nd Avenue. The parking area directly associated with this use will be reconfigured to accommodate the reoriented building. Whereas a single drive-through for the McDonald's currently exists, the applicant proposes dual drive-through service for the new building. An outdoor seating area is proposed on the southeast side of the proposed building.

No additional improvements to the area of the property occupied by the other existing restaurant and car wash are proposed.

Architecture

The proposed McDonald's restaurant building is a standard example of one of the franchise's newer architectural models and has a contemporary appearance. The design is of a one-story, red brick and stone veneer building with a flat roof. The building is mostly red brick with horizontal bands of a brick reveal. Stone veneer is proposed mostly in the area of the dining room with stone treatments oriented towards the intersection of Branch Avenue and 32nd Avenue. Metal canopies are proposed above the dining room windows.

Signage

A total of approximately 94 square feet of building-mounted signage for the McDonald's and 168 square feet of site signage have been proposed with this DSP. The signage includes an existing McDonald's golden arch pylon sign; three flag poles with the United States, State of Maryland, and McDonald's flags; one existing pylon sign for the existing non-drive through restaurant; and directional signs for the proposed McDonald's, including menu boards with ordering systems for the drive-through.

Lighting

The lighting fixtures proposed include pole lights for the site and building-mounted wall sconce fixtures for the building. The pole lights include cut-off luminaires. The height of the lamp posts is, however, not indicated on the DSP, and should be provided.

Public Space

The proposal includes an outdoor dining area on the southeast side of the proposed building. A 1:5 scale drawing of this area has been provided that shows the proposed layout. The seating area includes: herringbone-patterned stamped concrete to define the space, four tables with seating, and a low wall with fencing that provides some separation between the seating area and the adjacent drive-through lane and parking. Site details for the features within this area including the proposed fencing, walls, seating, and trash receptacles should be provided. These features should be durable, attractive, and coordinated in design.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance, as follows:

- a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed eating or drinking establishment, with drive-through service, is permitted in the C-S-C Zone subject to Footnote 24, which states:

24 Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. The requirement for Detailed Site Plan approval does not apply to eating or drinking establishments within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area.

Comment: The subject DSP application has been submitted to meet the above requirement. While the existing McDonald's was previously the subject of a special exception, the new McDonald's building is a permitted use in the C-S-C Zone without special exception approval. While the applicant had the option of modifying the site in accordance with special exception procedures, the applicant has opted instead to have the application reviewed in accordance with DSP procedures and regulations.

- b. The DSP shows a site layout that is consistent with Section 27-462 (b), regarding building setbacks; however a general note should be provided that states the required and provided building setbacks for the proposal. Additionally, the provided building setbacks should be delineated on the DSP.

- c. The DSP is in general conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274. The following discussion is offered:
- (1) The drive-through has been designed to provide adequate space for queuing lanes.
 - (2) Pedestrian access is generally proposed into the site and through parking lots to major destinations, as recommended in Section 27-274(2)(c). One existing sidewalk connection from Branch Avenue to the McDonald's building entrance is proposed to be eliminated. The primary pedestrian route is proposed from the existing sidewalk on 32nd Avenue, through the access aisles of the handicap-accessible parking spaces, to the restaurant entrance. This access route is accomplished through pavement striping. A more desirable location for a pedestrian connection would be nearer the intersection of Branch Avenue (MD 5) and 32nd Avenue. Aerial images indicate that an informal pedestrian access route has been established in this location. The applicant should evaluate the feasibility of providing a permanent pedestrian connection in this location. If determined to be feasible, the site plan should be revised to provide sidewalk connection in this area and appropriate pavement markings delineating this route across the drive aisle to the southeast side of the building. If this new connection cannot be provided, then alternatively the currently proposed pedestrian access across the drive aisle to the building should be modified to include either a raised or textured treatment. The textured or raised treatment will make motorists more mindful of pedestrians while backing out of proposed parking spaces adjacent to the crossings. The final treatment must be Americans with Disabilities Act (ADA) compliant.
- While a pedestrian links may be provided, they will not be entirely separated from vehicular circulation routes. To reduce pedestrian and vehicular conflicts, the applicant proposes one-way circulation through the restaurant's drive-aisle, which will add additional predictability to vehicular movements and allow for safer pedestrian movement across the parking lot and drive-aisle into the main restaurant entrances. Staff believes that with the provision of a sidewalk connection nearer the Branch Avenue and 32nd Avenue intersection and/or pavement marking improvements, the on-site circulation will be consistent with the design guidelines for parking, loading, and circulation.
- (3) One additional loading space is proposed for the McDonald's. The loading space, as designed, will be clearly marked and will be separated from parking areas.
- d. The proposal includes building-mounted signs and directional signage (also known as regulatory signage). The signs have been reviewed for conformance with C-S-C Zone regulations with regard to signs.

In accordance with Section 27-613, the width of the front of the building determines how much commercial building-mounted signage may be permitted. For the McDonald's building, 188 square feet of building-mounted signage may be permitted, and 94 square feet of building-mounted signage is proposed.

In accordance with Section 27-614(d)(2)(B), two freestanding signs may erected on the subject property, which includes three businesses and has frontage on two streets. The

existing two pylon signs are the maximum permitted. The McDonald's flag on a flag pole is considered another type of freestanding sign, and should be removed from the proposal. Further, no flag, banners, or large inflatable forms of advertising should be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one standard size flag of any nation, county, state, or city. The site plan should be modified to reflect the location of one flag pole only.

8. **The 2010 Prince George's County Landscape Manual:** The new construction subjects the site to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The requirements apply as follows:
 - a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The subject site demonstrates a landscape strip along the entire site frontage of Branch Avenue, and the dedicated portion of 32nd Avenue. The provided landscaping appears to meet the full requirements of Section 4.2; however the minimum ten-foot-wide strip should be more clearly delineated prior to signature approval. Any areas less than ten feet in width will result in the need for Alternative Compliance approval.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 specifies that proposed parking lots larger than 7,000 square feet provide planting islands throughout the parking lot to provide shade and visual relief within parking lots. Per County Council Bill CB-17-2013, Section 4.3 applies to the limit of disturbance within the parking lot. The subject application conforms to this requirement.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The submitted site plan shows the proposed dumpster and mechanical units being fully screened per this section. The loading space is sited in a location that is not highly visible; however its location appears to be in conflict with the location of a dumpster enclosure shown on a site plan. This inconsistency should be addressed prior to certificate approval of the plan.
 - d. **Section 4.7, Buffering Incompatible Uses**—The DSP application is subject to the requirements of this section because it involves the construction of a new building. Section 4.7 schedules should be provided along the north property line and western property lines.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—This DSP application conforms to Section 4.9, which requires that a percentage of the proposed plant materials be native plants.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is not subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because it contains less than 10,000 square feet of existing woodland and has no previously approved tree conservation plans. A standard letter of exemption was issued and is valid until August 31, 2014.

10. **Prince George's County Tree Canopy Coverage Ordinance:** This property is subject to the requirements of Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC). The ten percent tree canopy coverage requirement should be demonstrated for the area of the limit of disturbance (LOD). Since the limit of disturbance is 51,243 square feet, 5,125 square feet of tree canopy is required. A tree canopy coverage schedule is not provided on the detailed site plan and should be provided prior to signature approval, and demonstrate conformance to this requirement. The provided plant schedule indicates that 40 shade trees are proposed on the site, which will satisfy the tree canopy coverage requirements for the subject site located in the C-S-C Zone.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Community Planning Division**—In a memorandum dated February 24, 2014, the Community Planning Division stated that this application is consistent with the 2002 General Plan Development Pattern policies for centers in the Developed Tier. This DSP application also conforms to the land use recommendations of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*. The following information was also provided:

- (1) The application as proposed is consistent with the land use recommendations of the sector plan at this location. The plan rezoned the property on the west side of Branch Avenue south of Curtis Drive to the C-S-C from the M-X-T Zone. This encourages any mixed use development to cluster around the Naylor Road metro station; implements the recommendation to concentrate commercial uses along Branch Avenue (MD 5), and creates consistency between the zoning and the existing commercial uses. The C-S-C Zone permits eating and drinking establishments (with or without drive-through service).
- (2) This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height Limit of 500 feet above the runway surface. This property is outside of the 65 and above dBA noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required. While these categories do not prevent any of the proposed development, they should be noted on the DSP.
- (3) Branch Avenue in Bloom (BAIB), a community organization dedicated to reinvigorating the Branch Avenue (MD 5) and St. Barnabas Road commercial corridors in Prince George's County, Maryland, is pursuing a community garden plan for the right-of-way (ROW) of 32nd Avenue directly southwest of the McDonald's site. BAIB is sponsored by the Maryland Small Business Technology and Development Center (MDSBTDC) and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

Comment: Staff has reviewed the community garden plans, which abut the rear of the McDonald's parking lot on 32nd Avenue. Staff does not see any inherent conflict between the McDonald's site and the future community garden, which is proposed within this developed commercial area. A minimum ten-foot-wide landscape strip with maple trees and shrub varieties will be provided adjacent to the right-of-way of 32nd Avenue on the subject property. This landscape strip will provide some separation between these uses. A brick enclosure will screen the dumpster and loading locations from the future

community garden. The site lighting at the edge of the parking lot may also serve to improve visibility and surveillance of the garden in the future.

- b. **Transportation Planning Section**—In a memorandum dated December 19, 2013, the Transportation Planning Section provided an analysis of the subject application summarized as follows:

The proposed side-by-side drive-through system will include two separate ordering boards. The drive-through lanes then merge into one lane. No changes are proposed to the single access point on 32nd Avenue. Patrons (vehicles) may enter and exit the site from an adjoining restaurant. Stacking space for queuing vehicles at the drive-through service is similar to existing conditions, with additional space added by the second ordering station. Any queuing of vehicles will occur on-site and will not affect 32nd Avenue. Outdoor seating is being proposed on the southeast end of the building near 32nd Avenue. Staff has no issues with on-site parking and vehicular circulation.

Dual drive-through service should improve on-site circulation and traffic flow. Based on a parking analysis for a similar application, sixty-five percent of sales at these fast-food restaurants use drive-through service instead of parking and walking into the restaurant to order.

Branch Avenue (MD 5) is an arterial roadway with 120 to 150 feet of right-of-way. Thirty-Second Avenue is shown with 60 feet of right-of-way. No further dedication is required.

- c. **Subdivision Review Section**—In a memorandum dated January 28, 2014, the Subdivision Review Section provided comment on the subject application. The subject property is composed of Parcel 1, Hillcrest Gardens, recorded on November 12, 1969, in Plat Book WWW 72-77 in the Land Records of Prince George's County. The property is located on Tax Map 80 in Grid A-4, and is 4.32 acres in total. The property is improved with a 4,360-square-foot McDonald's, another eating and drinking establishment, and a car wash.

Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed five thousand (5,000) square feet of gross floor area.

Prior to certification of the DSP, the plans should be revised to clarify the proposed gross floor area for the McDonald's. Also, the applicant should revise all site plan drawings for the DSP to remove bearings and distances for the lease lines which have been removed from the initial plan submission. The site is a single 4.32-acre parcel (Parcel 1), which is improved with multiple buildings.

Comment: The revised detailed site plan does not reflect the location of lease lines.

- d. **Trails**—In a memorandum dated February 24, 2014, the trails coordinator of the Transportation Planning Section indicated they reviewed the submitted application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2014 *Approved Southern Green Line Station Area Sector Plan and*

Sectional Map Amendment (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. They provided the following analysis:

Both the area master plan and the MPOT recommend pedestrian and bicycle accommodations along Branch Avenue (MD 5). The MPOT includes the following description of the facilities planned along MD 5:

- **Branch Avenue Bicycle and Pedestrian Improvements:** The Branch Avenue Corridor Sector Plan highlights the importance of improving pedestrian safety along and across Branch Avenue inside the Capital Beltway. In conjunction with other streetscape improvements, a shared-use side path or standard/wide sidewalks should be provided in conjunction with designated bike lanes. Safety improvements for pedestrians should also be incorporated into future intersection improvements. There may also be opportunities to construct an urban linear park along some sections of the corridor, as discussed in the sector plan (MPOT, page 30).

The subsequent area master plan reaffirmed these recommendations and emphasized the importance of providing multimodal connections to Naylor Road metro station to the north of the subject site. The Maryland State Highway Administration (SHA) currently has a capital improvement project for Branch Avenue to the north of the subject site. This project (Contract No. PG 7825184) is funded for construction and includes continuous sidewalks and designated bike lanes along MD 5 and Naylor Road north of Curtis Drive. This project will greatly improve multimodal access to the Naylor Road Metro from surrounding communities, and will connect to the existing sidewalk along the frontage of the subject site. Currently, there is an existing sidewalk and a wide outside curb lane along the site's frontage of MD 5. The provision of full bike lanes can be considered by SHA at the time of road resurfacing or improvement, consistent with the bike lanes planned to the north.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Thirty-Second Avenue runs along the southern edge of the subject property and then extends to the west of the site. Only a portion of the road is currently constructed. A sidewalk exists along the subject site's frontage of 32nd Avenue between MD 5 and the ingress/egress point off 32nd Avenue.

One pedestrian walkway is indicated through the site from the adjoining public right-of-way. This walkway connects 32nd Avenue with the building pad. A small amount of bicycle parking is also recommended on the site to accommodate bicyclists coming from the surrounding communities on the planned bike lanes along Branch Avenue. A crosswalk is also recommended along Branch Avenue at 32nd Avenue to delineate the pedestrian crossing from the sidewalk along the subject site to the existing sidewalk on the south side of 32nd Avenue.

- e. **Permit Review Section**—In a memorandum dated December 31, 2013, the Permit Review Section provided an evaluation of the subject proposal, and requested the following revisions to the plans:
- (1) The parking schedule should be revised to clearly label the sizes, types, and total number of parking spaces proposed on the site. A loading schedule should also be provided on the plan. Since three separate uses are included in the parking schedule, the street address and/or the name of each of the uses should be designated in the parking schedule.

The parking schedule assumes that the seat count for the restaurant located at 3443 Branch Avenue is 100 seats, therefore, requiring 34 parking spaces. In order to prevent a future parking deficiency for this use, and the property as a whole, the seat count for the restaurant should be based on the use's last issued use and occupancy permit. Permit 15016-2009-CU was approved on June 25, 2009 for the Tender Rib Restaurant. It appears that the seat count remained at 188 seats as what was previously shown in prior approved Permits 15909-2007-U and 1635-1998-U. The parking schedule should be revised to account for the number of seats that are reflected on the current tenant's use and occupancy permit.
 - (2) The plan should be revised to show the limits of the access easement that provides all the uses on this property and beyond with direct access to a public street. The Declaration of Easement Agreement was required to be submitted during the review of prior approved Permit 15016-2009-CU.
 - (3) The setbacks for the freestanding sign from the MD 5 and 32nd Avenue rights-of-way should be provided on the plan.
- f. **Environmental Planning Section**—In a statement dated December 2, 2013, the Environmental Planning Section indicated there were no environmental issues with the proposal. There are no woodlands, regulated environmental features, streams, or specimen trees on the subject site.
- g. **Historic Preservation Section**—In a memorandum dated December 6, 2013, the Historic Preservation Section found that the subject application for the replacement of the existing building will have no effect on identified Historic Sites, Resources, or Districts.
- h. **Prince George's County Fire/EMS Department**—In a memorandum dated December 23, 2013, the Fire Department issued standard comments for the subject application. All portions the proposed building shall be within 500 feet of a fire hydrant.

- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 16, 2013, DPIE offered standard comments regarding frontage improvements and storm drainage systems. The proposed DSP is consistent with approved Stormwater Management Concept Plan 24637-2012-00, dated March 18, 2013. Additionally, DPIE requires that the existing four-foot-wide sidewalks along 32nd Avenue be replaced with five-foot-wide sidewalks.
 - j. **Prince George's County Police Department**—In a memorandum dated January 2, 2014, the Police Department stated that there are no crime prevention through environmental design (CPTED) concerns at this time with the subject application.
 - k. **Prince George's County Health Department**—In a memorandum dated December 24, 2013, the Environmental Engineering Program of the Health Department offered the following comment:
 - (1) There are eight existing carry-out and fast-food facilities within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

Comment: This comment is provided for information only. The McDonald's is a type of fast-food restaurant.
 - l. **Maryland State Highway Administration (SHA)**—In a memorandum dated December 20, 2013, SHA indicated that they had no issues with the subject proposal. Sidewalk upgrades are required to the existing sidewalk along the site's frontage, and all sidewalks shall be Americans with Disabilities Act (ADA) compliant. Improvements within the MD 5 right-of-way require an SHA Access Permit.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In correspondence provided on December 9, 2013, WSSC provided detailed comment on the subject detailed site plan. WSSC indicates that some existing and proposed structures are indicated within the existing WSSC easement and should be relocated. All pertinent comments should be addressed between the applicant and WSSC at time of permit.
 - n. **Verizon**—Verizon indicated that the public utility easement (PUE) should remain clear of all structures. The location of the PUE should be clearly shown on the plan.
 - o. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of the technical staff report, PEPCO had not provided comments on the subject application.
- 12. Based on the foregoing and as required by Section 27-285 of the Zoning Ordinance, the detailed site plan (DSP), if approved, with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 - 13. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a detailed site plan:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.

As the site does not contain any regulated environmental features, this finding is not applicable.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board adopt the findings contained herein and APPROVE Detailed Site Plan DSP-13029 McDonald's Hillcrest Heights, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall:
 - a. Provide plan notes to indicate that the site is located in the C-S-C Zone. All incorrect references to the M-X-T Zone shall be removed.
 - b. Delineate the required C-S-C Zone setbacks, as modified by the 2010 *Prince George's County Landscape Manual*.
 - c. Indicate the provision of five-foot-wide sidewalks along 32nd Avenue. The final sidewalk width and location is subject to modification by the Department of Permitting, Inspections and Enforcement (DPIE).
 - d. Indicate the location of a marked crosswalk along Branch Avenue (MD 5) at 32nd Avenue. The proposed sidewalk design and location are subject to modification by the Maryland State Highway Administration (SHA).
 - e. Indicate the location of bicycle rack(s) accommodating a minimum of five bicycle parking spaces at a location convenient to the building entrance, and provide a detail of the proposed rack(s).
 - f. Provide details for features within the outdoor seating area including fencing, walls, seating and tables, and trash receptacles. These features shall be attractive, durable and coordinated in design. The final details shall be approved by the Urban Design Section, as designee of the Planning Board.
 - g. Freestanding signage shall be limited to two signs, as the site has frontage on two roadways.
 - h. Add a note to the plan to indicate that:

“No flags, banners or large, inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one standard size flag of any nation, county, state, or city.”
 - i. The site plan shall be modified to reflect the location of one flag pole only.
 - j. Label the location of the public utility easement (PUE).
 - k. Provide a loading schedule on the site plan.

- l. Label the location and dimensions of all existing and proposed loading spaces. Any conflicts between loading and dumpster locations shall be resolved.
 - m. Provide the dimensions of parking spaces within the parking schedule.
 - n. Indicate the height of the proposed lamp posts.
 - o. Provide setback information for existing freestanding signage.
 - p. Provide a note to indicate the property's position relative to the Joint Base Andrews Interim Land Use Controls (ILUC) Study area. The ILUC Imaginary Surface boundaries and development limits associated with those boundaries shall be shown on the plan.
 - q. Revise the plan to show the limits of existing access easements on the site, and/or reference the existing Declaration of Easement Agreement.
 2. Prior to certification of the detailed site plan the applicant shall:
 - a. Evaluate the feasibility of providing a pedestrian connection from the McDonald's building more directly to the intersection of Branch Avenue and 32nd Avenue. If determined to be feasible, the site plan shall be revised to provide a sidewalk connection in this area and appropriate pavement markings delineating this route across the drive aisle to the southeast side of the McDonald's building. If this new connection cannot be provided, then;
 - b. Alternatively, modify the currently proposed pedestrian access routes across the drive aisle to the building to include either a raised or textured treatment. The final treatment must be Americans with Disabilities Act (ADA) compliant.
 3. Prior to certification of the detailed site plan (DSP), the landscape plan shall be revised as follows:
 - a. Provide a completed tree canopy coverage schedule on the landscape plan demonstrating conformance to the ten percent tree canopy coverage requirement for the area of disturbance.
 - b. Delineate the required ten-foot-wide, Section 4.2 landscape strip. If the landscape plan cannot be revised to provide the requirements of Section 4.2, then the applicant shall obtain Alternative Compliance or a Departure from Design Standards (DDS) prior to signature approval.
 - c. Demonstrate conformance to Section 4.7 of the 2010 *Prince George's County Landscape Manual*. Section 4.7 schedules shall be provided along the north property line and western property lines.

ITEM: 12

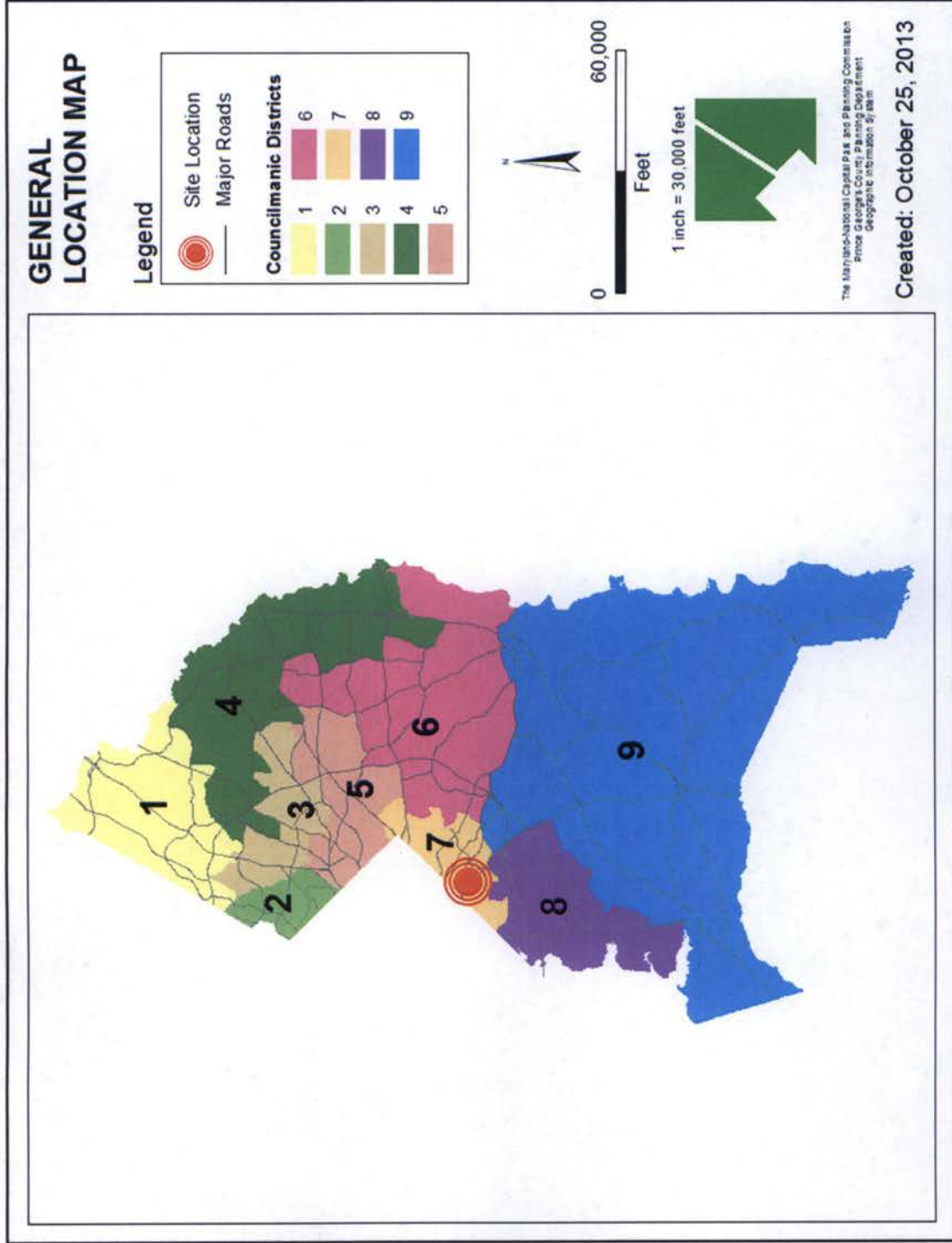
CASE: DSP-13029

MCDONALD'S (HILLCREST HEIGHTS)

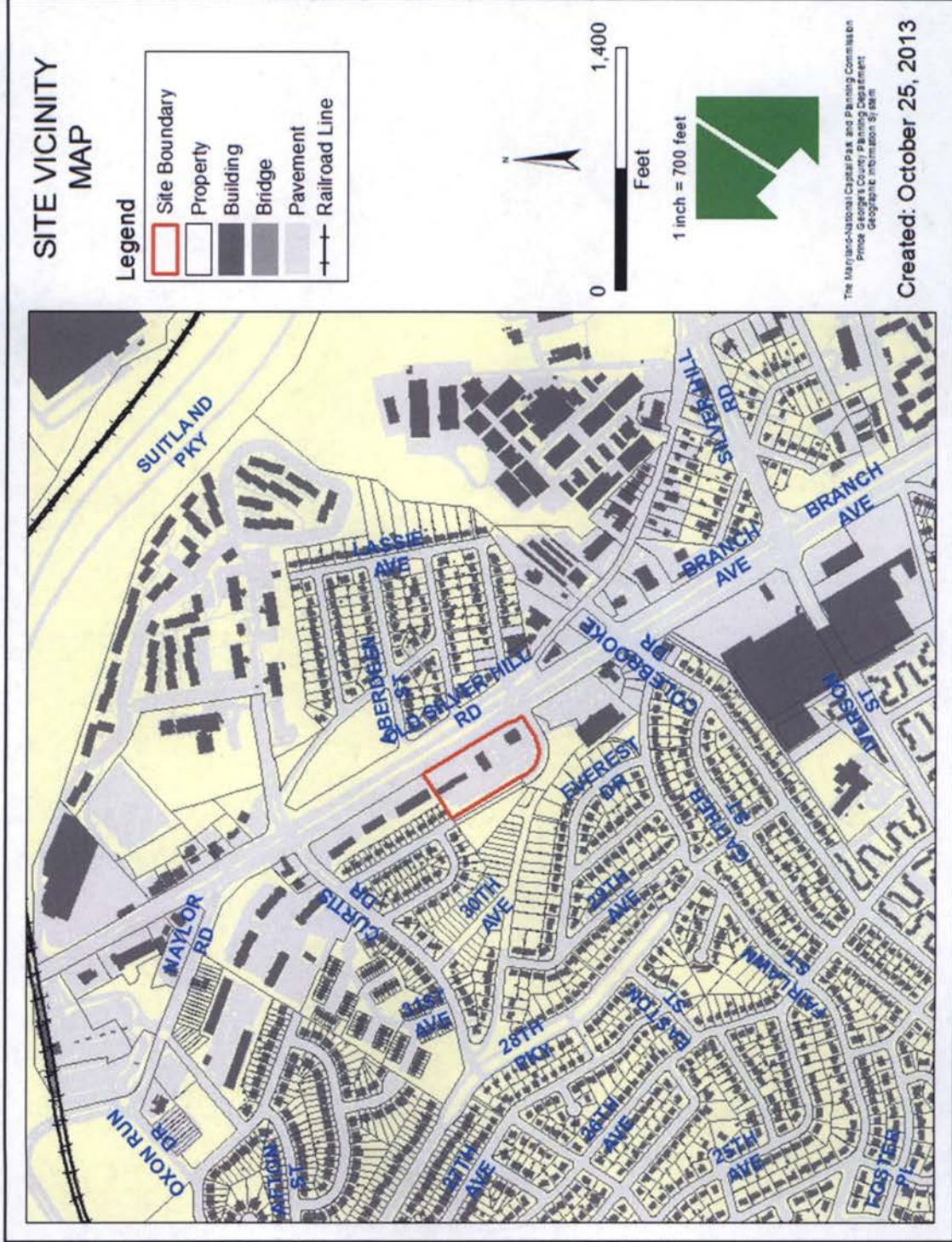


THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

GENERAL LOCATION MAP

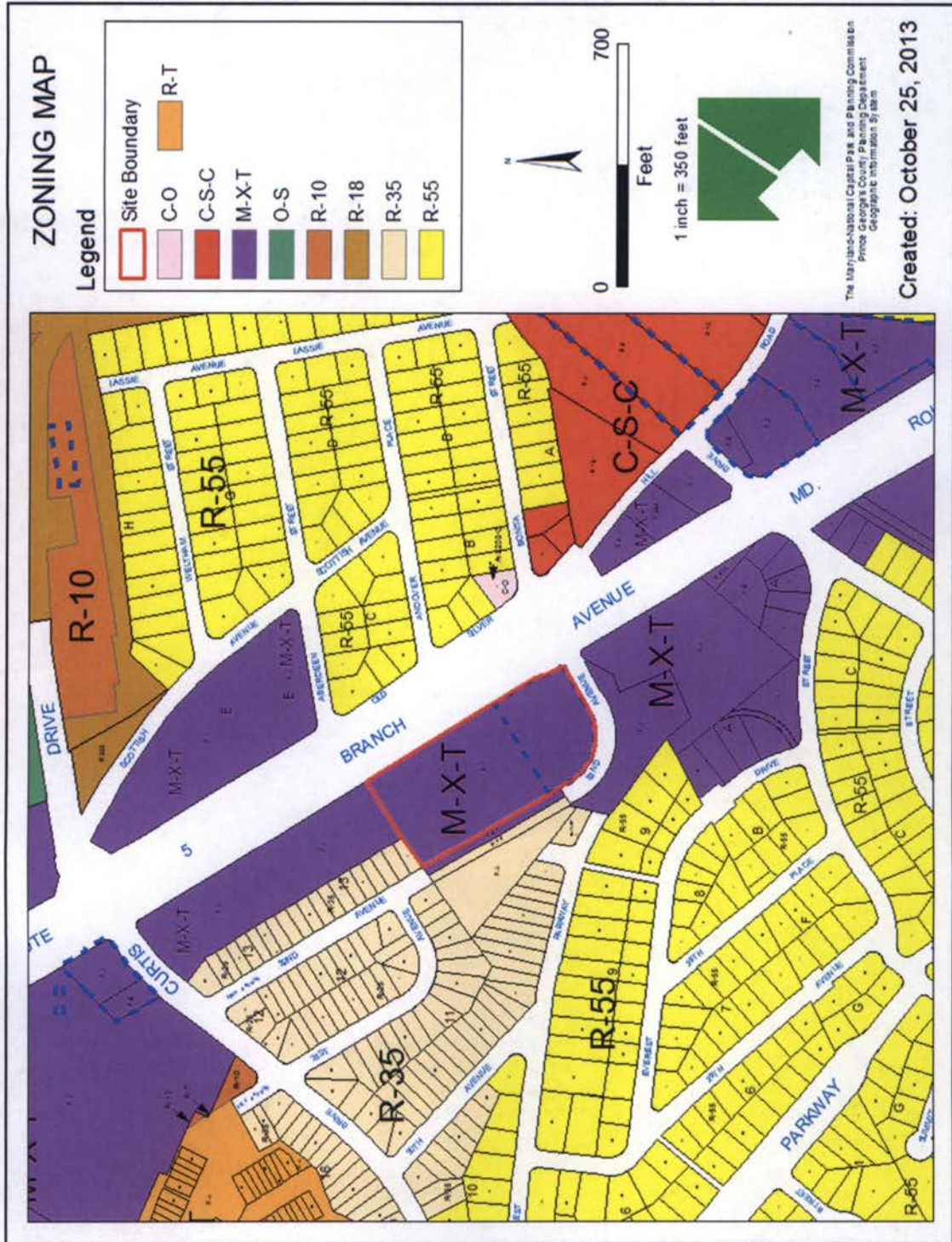


SITE VICINITY

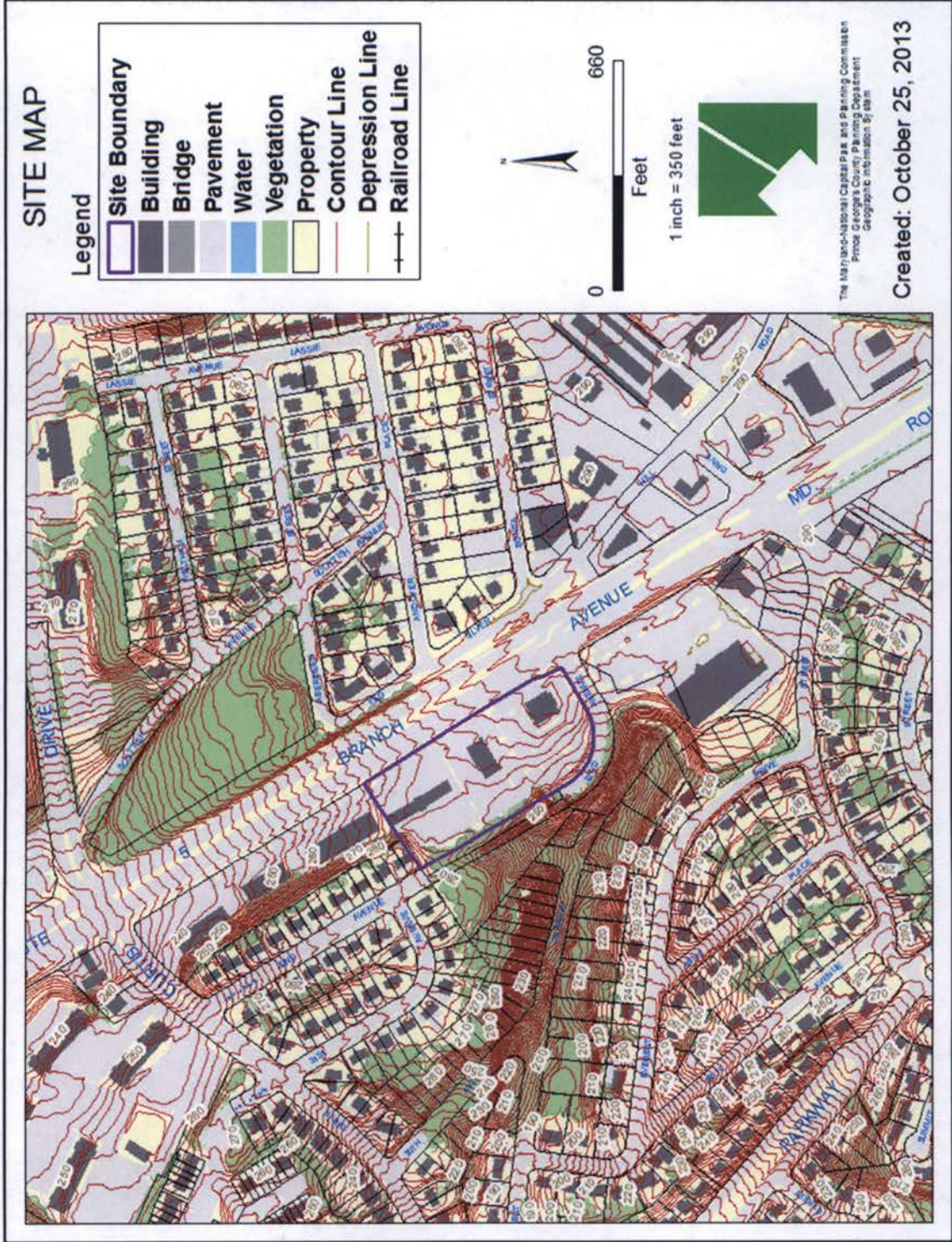


ZONING MAP

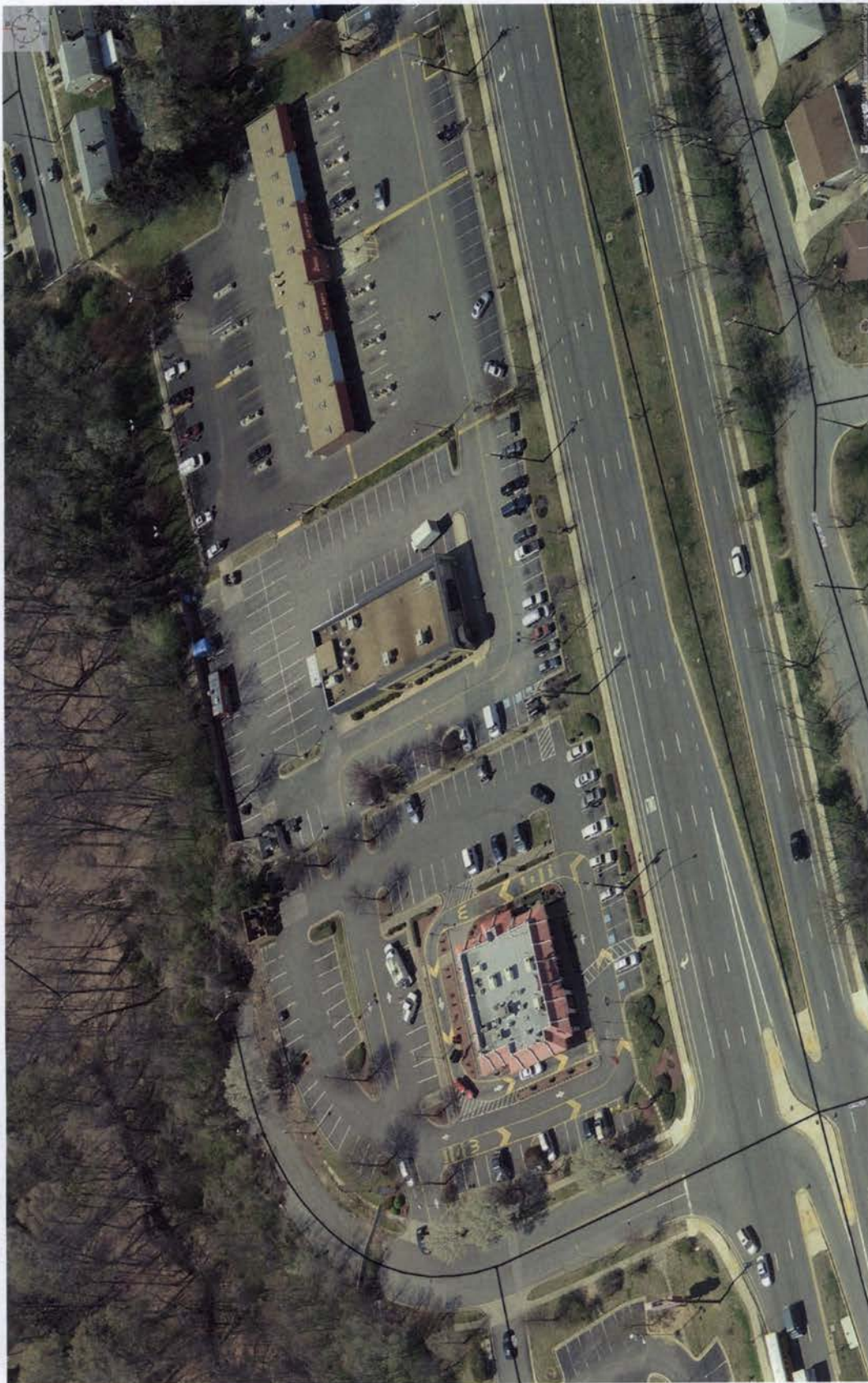
The 2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment recently rezoned the properties on the west side of Branch Avenue south of Curtis Drive (including the subject property) to the C-S-C Zone.



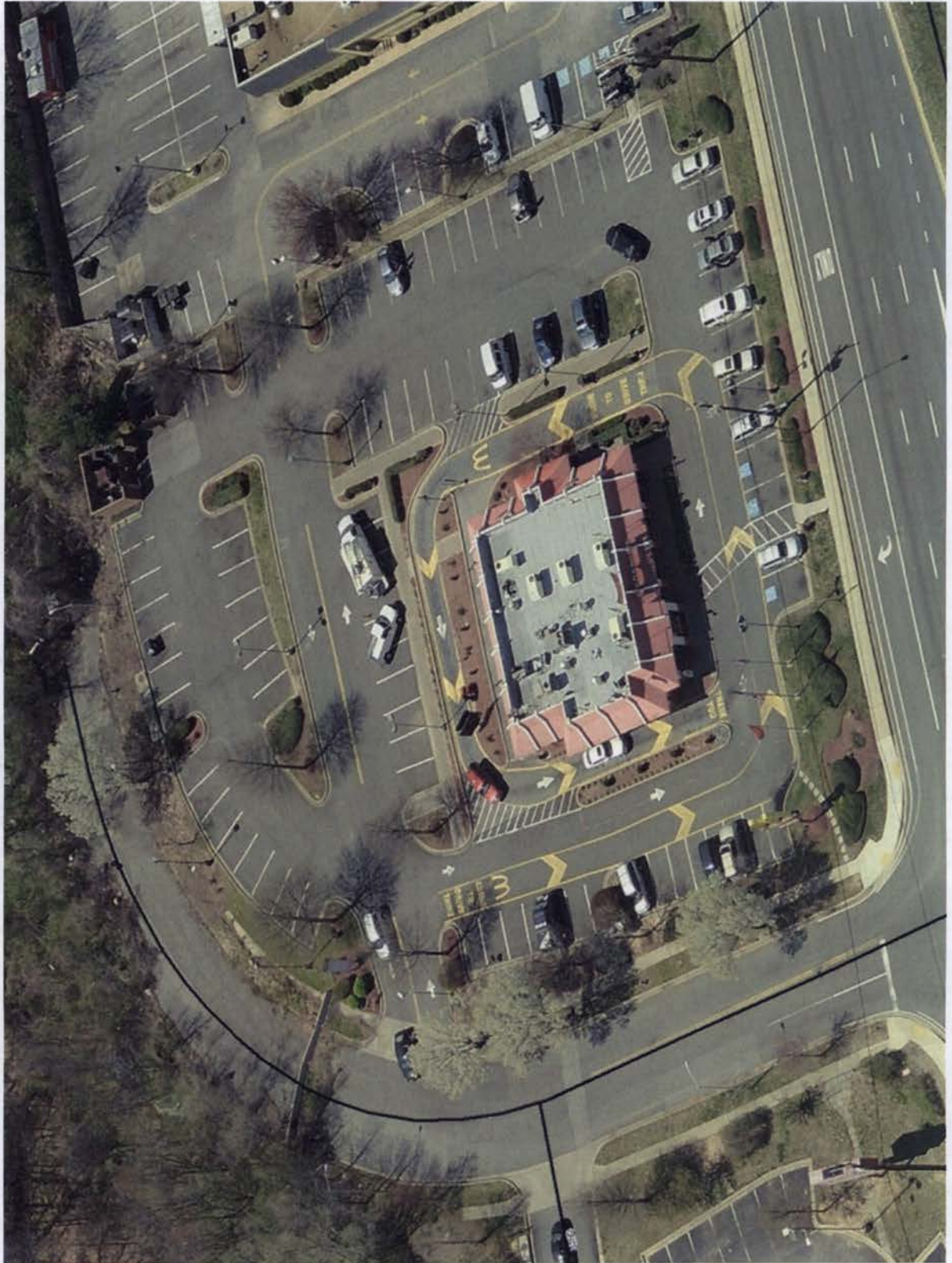
SITE MAP



BIRD'S-EYE VIEW



BIRD'S-EYE (DETAIL)



3/6/2014

Slide 9 of 16

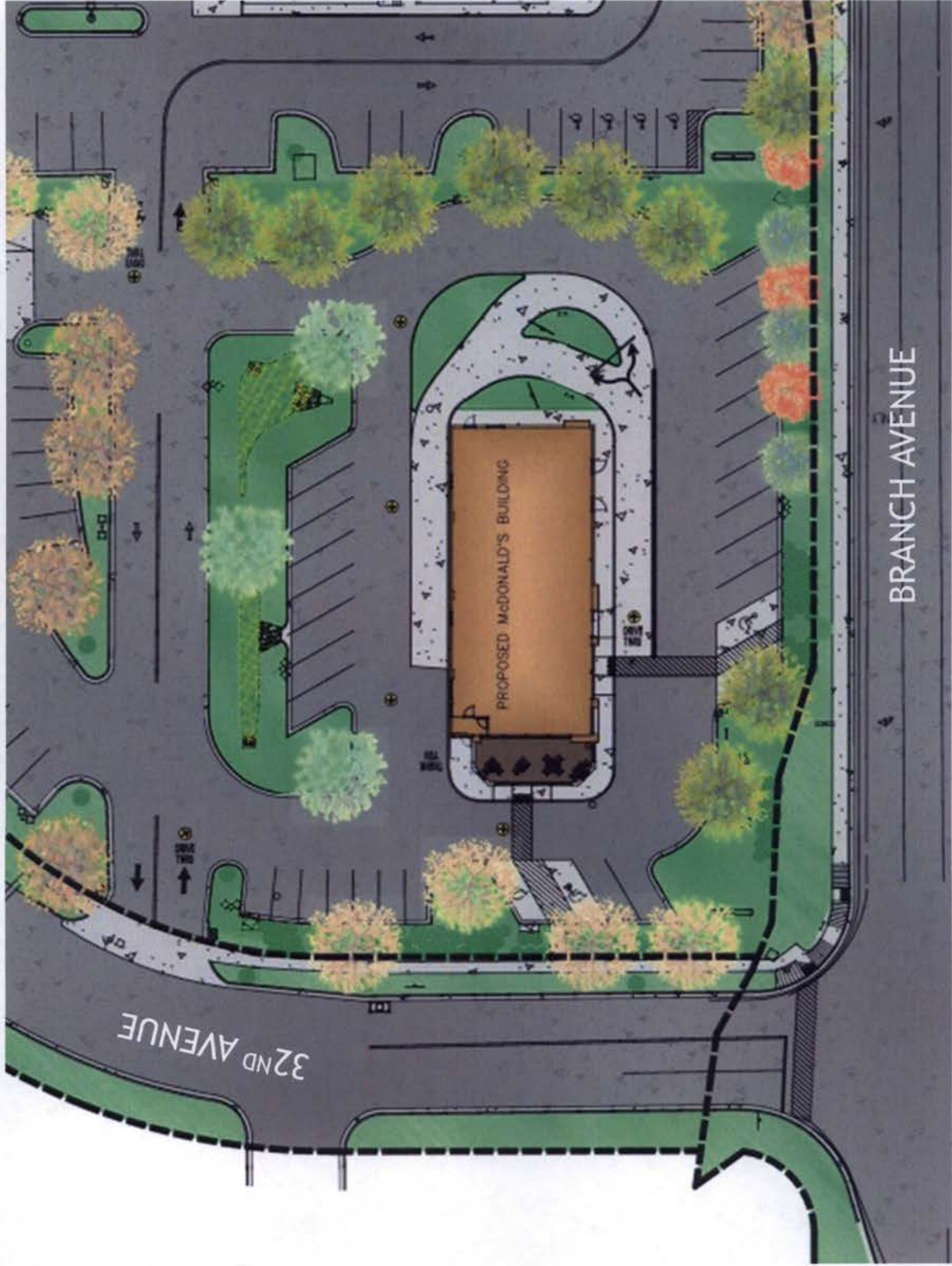
PROPOSED SITE PLAN



RENDERED DETAILED SITE PLAN
SCALE: 1"=50'



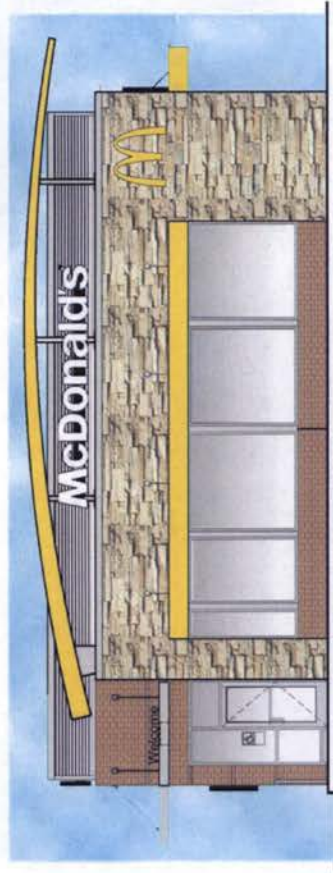
PROPOSED SITE PLAN (DETAIL)



3/6/2014

Slide 11 of 16

ARCHITECTURAL ELEVATIONS



SOUTHEAST ELEVATION

MATERIALS LEGEND

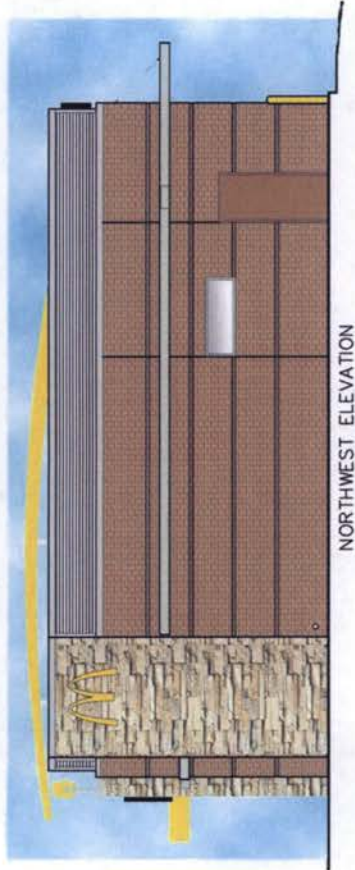
	CULTURED STONE
	FACEBRICK
	STOVEFRONT
	CANOPIES / ROOF CAPS
	METAL DOORS
	METAL TRELLIS
	SIGN EDGES
	BLACK CABINET



NORTHEAST ELEVATION



ARCHITECTURAL ELEVATIONS



NORTHWEST ELEVATION

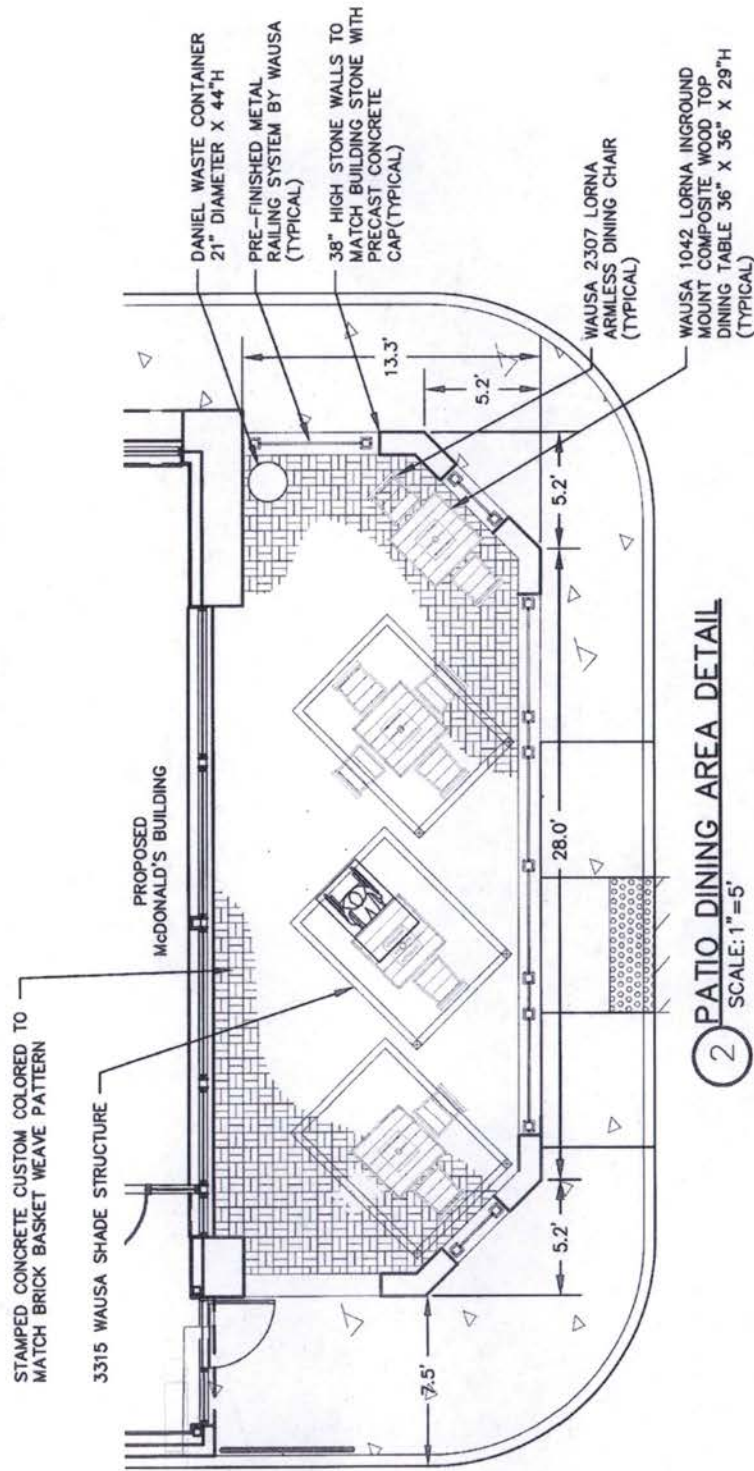
MATERIALS LEGEND

	CULTURED STONE
	FACE BRICK
	STOREFRONT
	CANOPIES / ROOF CAPS
	METAL DOORS
	METAL TRELLIS
	SIGN EDGES
	BLACK CABINET

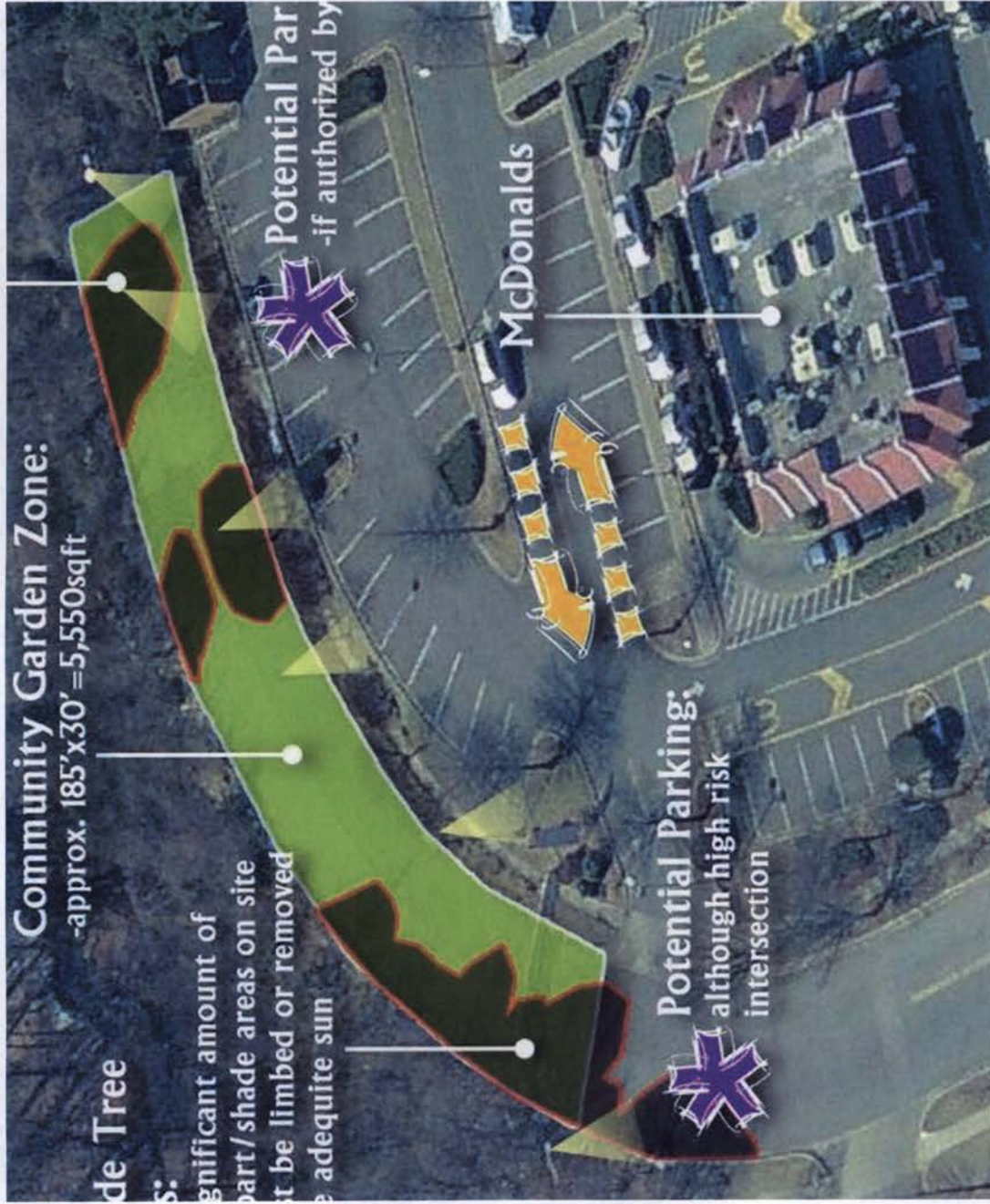


SOUTHWEST ELEVATION

PROPOSED OUTDOOR DINING AREA

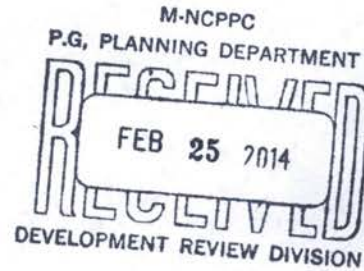


BRANCH AVENUE GARDEN CONCEPT



From Branch Avenue in Bloom E-Newsletter May/ June 2011





Prince George's County Planning Department
Community Planning Division

301-952-4225
www.mncppc.org

February 24, 2014

MEMORANDUM

TO: Meika Fields, Urban Design Section, Development Review Division
VIA: Steve Kaii-Ziegler, Supervisor, Community Planning Division *SKZ/MS*
FROM: Karen Buxbaum, Planner Coordinator, Community Planning Division *KPP*
SUBJECT: **DSP-13029–McDonald’s Hillcrest Heights** (revision to CSP-13005/DSP-13029–
McDonald’s Hillcrest Heights)

DETERMINATION

- This application is consistent with the 2002 General Plan Development Pattern policies for centers in the Developed Tier.
- This DSP application conforms to the land use recommendations of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*
- The C-S-C Zone permits eating and drinking establishments (with or without drive-through service) by right.
- The 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* recommends rezoning the subject property to the C-S-C Zone.

BACKGROUND

Location: The property is located in the northwest quadrant of the intersection of Branch Avenue and 32nd Avenue.

Size: 4.323 acres

Existing Uses: Eating and Drinking Establishment with Drive-Through Service and Car Wash

Proposal: The DSP proposal is to construct a new 4,360 square foot eating and drinking establishment with a dual drive-through service

GENERAL PLAN, SECTOR PLAN AND SMA

<u>2002 General Plan:</u>	The site is located on the Branch Avenue Corridor and is designated as the Naylor Road Metro Regional Center in the Developed Tier. The vision for the Developed Tier is a network of sustainable transit supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. The vision for Centers is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development.
<u>Master Plan:</u>	The 2014 <i>Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment</i>
<u>Planning Area/ Community:</u>	Planning Area 76A/The Heights
<u>Land Use:</u>	Commercial land uses are recommended for the subject property.
<u>Environmental:</u>	Refer to the Environmental Planning Section referral for comments on the environmental chapter of the 2014 <i>Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment</i> and the 2005 <i>Countywide Green Infrastructure Plan</i> . The site is located in the Oxon Run Watershed.
<u>Historic Resources:</u>	None identified
<u>Transportation:</u>	The property fronts on Branch Avenue/MD 5. Branch Avenue is identified in the 2009 <i>Approved Countywide Master Plan of Transportation</i> as an arterial with a recommended right-of-way between 120 to 150 feet. The sector plan recommends a Major Urban Boulevard at this location. Bike lanes are planned on Branch Avenue as well as extending along 32 nd Avenue to the rear of the site.
<u>Public Facilities:</u>	Several public facilities exist in the vicinity and are within walking distance of this site. The Silver Hill Volunteer Fire Department and Rescue Squad is located at 3900 Silver Hill Road, within a quarter of a mile of the site. No public facilities exist on the site.
<u>Parks & Trails:</u>	Branch Avenue Park is located adjacent to the subject property. This is an M-NCPPC owned one plus acre park with trees and an unnamed tributary to Oxon Run. Branch Avenue in Bloom (BAIB), a community organization dedicated to reinvigorating the Branch Avenue and St. Barnabas Road commercial corridors in Prince George’s County, MD, is pursuing a community garden plan for the abandoned paved ROW of 32nd Street directly southwest of the McDonalds site. BAIB is sponsored by the Maryland Small Business Technology and Development Center

DSP-13029–McDonald’s Hillcrest Heights

February 24, 2014

Page 3

(MDSBTDC) and the Maryland-National Capital Park and Planning Commission (M-NCPPC).

Aviation:

This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height Limit of 500 feet above the runway surface. This property is outside of the 65 and above dBA noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required. These categories do not prevent any of the proposed development and should be noted on the DSP site plans.

SMA/Zoning:

The 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* recommends rezoning the subject property to the C-S-C Zone.

PLANNING ISSUES

There are no General Plan issues raised by this application. This application is generally in conformance with the Developing Tier and Naylor Road Metro Regional Center visions for commercial development.

The application as proposed is consistent with the land use recommendations of the sector plan at this location. The plan recommends that the property on the west side of Branch Avenue south of Curtis Drive be re-zoned C-S-C from M-X-T. This will encourage any mixed use development to cluster around the Metro station, implement the recommendation to concentrate commercial uses along Branch Avenue, and will also match the zoning with the existing commercial uses.

Cc: Ivy Lewis, Division Chief
Long-range Agenda



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

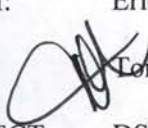
(301) 952-3680
www.mncppc.org

December 19, 2013

MEMORANDUM

TO: Meika Fields, Zoning Section, Development Review Division

FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-13029/CSP-13005 McDonald's-Hillcrest Heights

The Transportation Planning Section has reviewed the detailed site plan and conceptual site plan referenced above. The subject property consists of approximately 4.30 acres of land in the M-X-T Zone. The property is located in the northwest quadrant of the intersection of Branch Avenue (MD 5) and 32nd Avenue. The applicant is seeking to replace an existing fast food restaurant (eating and drinking establishment) with drive-through service. The site contains two other commercial/retail uses.

Review Comments

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required.

The existing fast food restaurant was approved as a special exception use (SE-3803) in 1988 and has been in operation since 1975. The applicant is proposing to replace the existing building with a 4,360 square foot building with dual drive-through lanes, reconfigure the parking lot, change on-site circulation, and add outdoor seating. The existing building has one drive-through lane to place orders and a bypass lane.

The proposed side-by-side drive-through system will include two separate ordering boards. The drive-through lanes then merge into one lane. No changes are proposed to the single access point on 32nd Avenue. Patrons (vehicles) may enter and exit the site from an adjoining restaurant. Parking is being reduced from 103 to 65 spaces, 55 spaces are required. Stacking space for queuing vehicles at the drive-through service is similar to existing conditions, with additional space added by the second ordering station. Any queuing of vehicles will occur on-site and will not affect 32nd Avenue. Outdoor seating is being proposed on the southeast end of the building near 32nd Avenue. Two crosswalks are shown on the site plan. There is an existing sidewalk on Branch Avenue. Staff has no issues with on-site parking and circulation.

Dual drive-through service should improve on-site circulation and traffic flow. Based on a parking analysis for a similar application sixty-five percent of sales at these fast food restaurants use drive-through service instead of parking and walking into the restaurant to order.

Branch Avenue is listed in the *Heights Master Plan and Sectional Map Amendment* as an arterial roadway with 120 to 150 feet of right-of-way. 32nd Avenue is shown with 60 feet of right-of-way. No further dedication is required.

The detailed site plan is being reviewed in conjunction with the conceptual site plan in the M-X-T zone. Section 27-546 (d) (9) and Section 27-546 (d) (10) of the Zoning Ordinance contain language on whether the development will be served by existing or programmed public facilities (adequate transportation facilities). The proposed development will have the same square footage and use as the existing fast food restaurant with drive-through service. No additional trips are expected by the redevelopment of the property. It will be adequately served with existing or programmed transportation facilities.

Staff notes the uses within the M-X-T Zone should promote the use of transit and reduce automobile uses and to facilitate walking, biking, and transit use. The proposed fast food restaurant with dual drive-through service will likely not promote the use of non-automotive uses of travel and/or reduce automobile uses but will encourage drive-through service.

Conclusion

The development will be adequately served with existing or programmed transportation facilities. The Transportation Planning Section determines that the site plan is acceptable.

January 28, 2014

MEMORANDUM

TO: Meika Fields, Urban Design
VIA: Whitney Chellis, Subdivision Section
FROM: William Mayah, Subdivision Section
SUBJECT: McDonald's - Hillcrest Heights, CSP-13005 & DSP-13029

The subject property is composed of Parcel 1, Hillcrest Gardens, recorded on November 12, 1969 in Plat Book WWW 72-77 in the Land Records of Prince George's County. The property is located on Tax Map 80 in Grid A-4, and is 4.32 acres in total. The property is improved with a 4,360 square-foot McDonald's, another eating and drinking establishment, and a car wash. The applicant has submitted a revision of the conceptual site plan and detailed site plan to reconstruct the existing McDonald's. The proposed square footage of the new McDonald's structure is unclear, however. While the revised site plan drawings do not provide the square footage for the proposed McDonald's structure, the applicant verbally stated at the Subdivision Review Committee meeting that the proposed square footage is 4,388 square feet. Furthermore, the Statement of Justification gives a proposed square footage of 4,360 square feet. The applicant is also proposing an additional 2,000 square foot office building in accordance with the requirements of the M-X-T Zone. At the most, it seems that the application proposes a 2,028 square foot increase in gross floor area.

Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed five thousand (5,000) square feet of gross floor area.

Site Comments:

The Subdivision Section recommends the following conditions:

1. Prior to certification of the CSP and DSP, the plans should be revised with the following technical corrections:
 - a) Revise all site plan drawings for the CSP and DSP, except the existing conditions plan, to show the square footage for the proposed McDonald's structure.
 - b) Revise all site plan drawings for the CSP and DSP to remove bearings and distances for the lease lines which have been removed from the initial plan submission. The site is a single 4.32 acre parcel (Parcel 1), which is improved with multiple buildings.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.



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 24, 2014

MEMORANDUM

TO: Meika Fields, Subdivision Section, Development Review Division

FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division

SUBJECT: Detailed Site Plan Review for Master Plan Compliance

The following Detailed Site Plan and concurrent Conceptual Site Plan were reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and/or the appropriate area master plan in order to provide the Master Plan Trails.

Detailed Site Plan: DSP-13029/CSP-13005

Name: Hillcrest Heights McDonald's

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u> X </u>	M-NCPPC – Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> X </u>
Sidewalks	<u> X </u>	Trail Access	<u> </u>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the submitted detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Adopted Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The subject application is for a renovation to an existing McDonald's restaurant on 4.30 acres within the M-X-T zone. The site is located along the west side of MD 5 (Branch Avenue) north of 32nd Avenue.

Review Comments (Master Plan Compliance and Prior Approvals)

Both the area master plan and the MPOT recommend pedestrian and bicycle accommodations along Branch Avenue (MD 5). The MPOT includes the following description of the facilities planned along MD 5:

Branch Avenue Bicycle and Pedestrian Improvements: The Branch Avenue Corridor Sector Plan highlights the importance of improving pedestrian safety along and across Branch Avenue

inside the Capital Beltway. In conjunction with other streetscape improvements, a shared-use side path or standard/wide sidewalks should be provided in conjunction with designated bike lanes. Safety improvements for pedestrians should also be incorporated into future intersection improvements. There may also be opportunities to construct an urban linear park along some sections of the corridor, as discussed in the sector plan (MPOT, page 30).

The subsequent 2013 *Adopted Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (area master plan) reaffirmed these recommendations and emphasized the importance of providing multimodal connections to the Naylor Road Metro Station to the north of the subject site, as well as the other stations along the Southern Green Line. The Maryland State Highway Administration currently has a capital improvement project for Branch Avenue to the north of the subject site. This project (Contract No. PG 7825184) is funded for construction and includes continuous sidewalks and designated bike lanes along MD 5 and Naylor Road north of Curtis Drive. This project will greatly improve multimodal access to the Naylor Road Metro from surrounding communities, and will connect to the existing sidewalk along the frontage of the subject site. Currently, there is an existing sidewalk and a wide outside curb lane along the site's frontage of MD 5. The provision of full bike lanes can be considered by SHA at the time of road resurfacing or improvement, consistent with the bike lanes planned to the north.

The *Approved Countywide Master Plan of Transportation* (MPOT) includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

Policy 1:

Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2:

All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

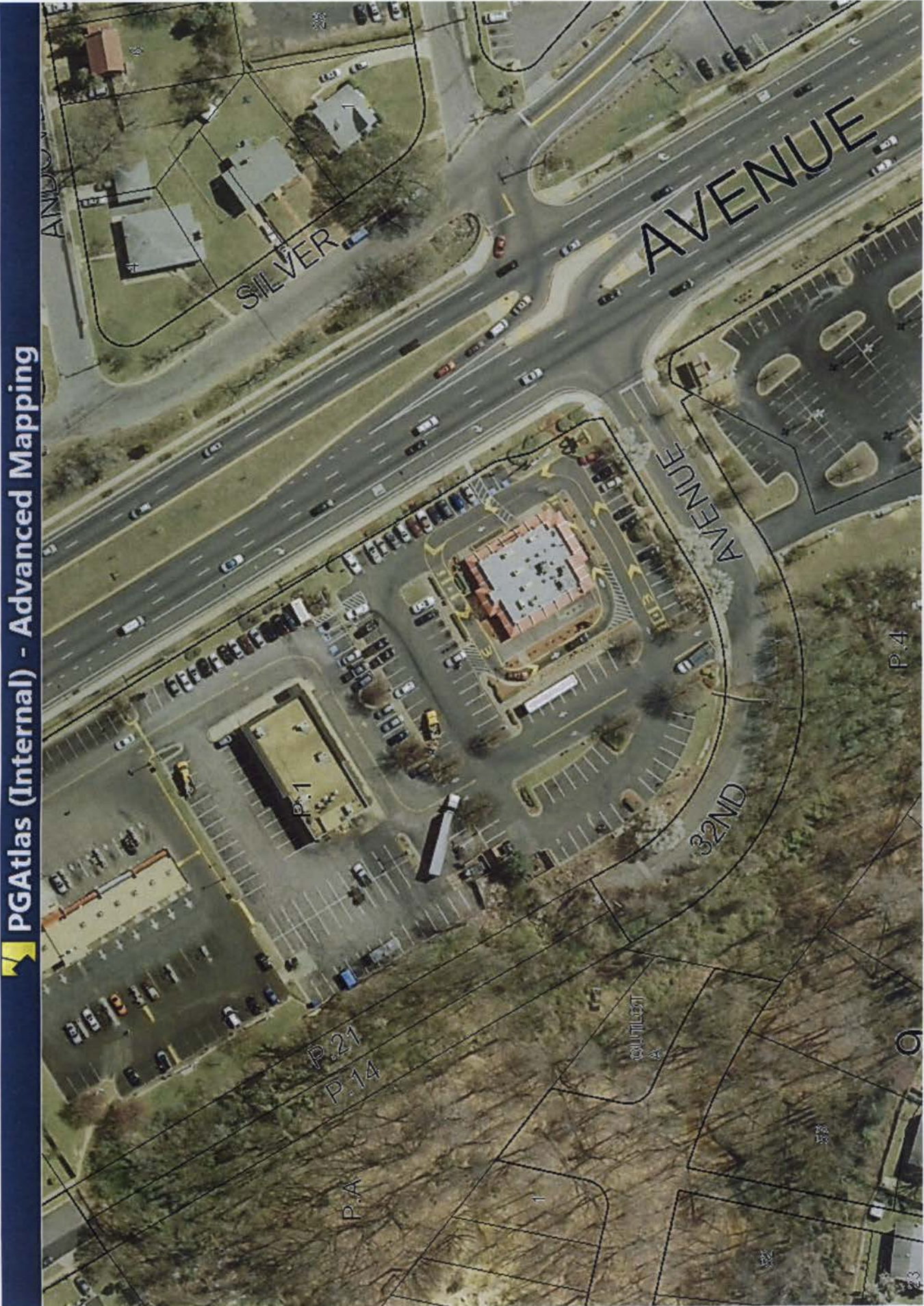
32nd Avenue runs along the southern edge of the subject property and then extends to the west of the site. Only a portion of the road is currently constructed, but the right-of-way for the road extends to the north along the western edge of the site. This unimproved right-of-way connects to another existing segment of 32nd Avenue at Curtis Drive. A sidewalk exists along the subject site's frontage of 32nd Avenue between MD 5 and the ingress/egress point off 32nd Avenue.

Two pedestrian walkways are indicated through the site from the adjoining public rights-of-way. These walkways connect both Branch Avenue and 32nd Avenue with the building pad. A small amount of bicycle parking is also recommended on the site to accommodate bicyclists coming from the surrounding communities on the planned bike lanes along Branch Avenue. A crosswalk is also recommended along Branch Avenue at 32nd Avenue to delineate the pedestrian crossing from the sidewalk along the subject site to the existing sidewalk on the south side of 32nd Avenue.

Conclusion

Prior to signature approval, revise the plans to include:

1. A marked crosswalk along Branch Avenue (MD 5) at 32nd Avenue, unless modified by SHA.
2. A bicycle rack(s) accommodating a minimum of five bicycle parking spaces at a location convenient to the building entrance.





Pedestrian walkway from MD 5.

Maryland 5, Hillcrest Heights, Maryland, United States
Address is approximate



32nd Avenue as seen from MD 5.



Branch Avenue (MD 5) looking north towards the McDonald's site. 32nd Avenue is on the left.

Fields, Meika

From: Schneider, Alwin
Sent: Thursday, December 05, 2013 3:32 PM
To: Fields, Meika
Subject: CSP-13005 / DSP-13029 McDonalds Hillcrest Heights

Meika,

On December 2, 2013 the Environmental Planning Section (EPS) has received the above referenced application; there are no issues or comments for the proposed improvements. The application is for a 1.52 acre parcel, which is zoned M-X-T and wants to remodel an existing fast food restaurant. No woodlands are found on-site.

Woodlands: The site is exempt from the Prince George's County Woodland Conservation Ordinance, because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site has a WCO Exemption Letter that expires August 31, 2014.

Specimen Trees: No Specimen Trees located on-site

Wetlands/Streams: Not found on-site

100 Year Floodplain: Not found on-site

PMA Impacts: No PMA on-site and no PMA impacts

Chesapeake Bay Critical Area: No CBCA on-site

Green Infrastructure Plan: No GIP areas are shown on the subject property.

Noise: Branch Avenue is an arterial roadway adjacent to the site - no residential use proposed- no outside playground areas proposed on the submitted plans- no noise contours on-site

Scenic/Historic Roadway: No Historic or Scenic Roads adjacent to the site

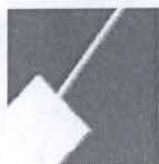
Marlboro Clay Soils: Not found on-site

TDOZ – No Issue – not within a TDOZ

DDO- No Issue – not within a DDO

This email is in lieu of a memo.

Thanks



December 6, 2013

Referral Request – Response

The Historic Preservation Section review of CSP-13005 and DSP-13029 McDonalds's Hillcrest Heights found the subject application for the replacement of the existing building will have no effect on identified Historic Sites, Resources, or Districts.

Cecelia Garcia Moore
Principal Planning Technician
Historic Preservation Section
301-952-3756

I:\HISTORIC\REFERRALS\13\Cecelia's Referrals\Development Review Division Referrals\DSP\CSP-13005 and DSP-13029
McDonald's Hillcrest Heights.docx



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

December 31, 2013

MEMORANDUM

TO: Meika Fields, Senior Planner, Urban Design Section

FROM: John Ferrante, Acting Planner Coordinator, Permit Review Section *JAE*

SUBJECT: Referral Comments for CSP-13005 & DSP-13029, McDonald's Hillcrest Heights

1. The parking tabulation on Page C-101 is unclear as to the total number of parking spaces that are proposed to be provided on the site. The schedule states that 161 spaces are proposed which includes the parking spaces for the physically handicapped. The schedule further states that 8 spaces are proposed for the physically handicapped and 7 compact spaces are proposed. It's not clear if the compact spaces are included in the 161 space total. The schedule should be revised to clearly label the sizes, types, and total number of parking spaces proposed on the site. A loading schedule should also be provided on the plan. Since three separate uses are included in the parking schedule, it would be helpful if the street address and/or the name of each of the uses is designated in the schedule.
2. The parking schedule "assumes" that the seat count for the restaurant located at 3443 Branch Avenue is 100 seats, therefore requiring 34 parking spaces. In order to prevent a future parking deficiency for this use, and the property as a whole, the seat count for the restaurant should be based on the use's last issued use and occupancy permit. Permit 15016-2009-CU was approved on June 25, 2009 for the Tender Rib Restaurant. It appears that the seat count remained at 188 seats as what was previously shown in prior approved Permits 15909-2007-U and 1635-1998-U. The parking schedule should be revised to account for the number of seats that are reflected on the current tenant's use and occupancy permit.
3. The plan should be revised to show the limits of the access easement that provides all the uses on this property and beyond with direct access to a public street. The Declaration of Easement Agreement was required to be submitted during the review of prior approved Permit 15016-2009-CU.
4. Setbacks for the freestanding sign from the MD Route 5 and 32nd Avenue rights-of-way should be provided on the plan.
5. Is this site subject to the *2013 Southern Green Line Station Area Sector Plan and Sectional Map Amendment*?



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Fire/EMS Department



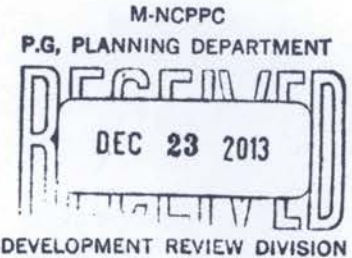
Office of the Fire Marshal

Date: 12/23/13

TO: Merika Fields Planner, Urban Design Section
Development Review Division

FROM: Kenny Oladeinde, Project Coordinator *JO*
Office of the Fire Marshal

RE: DSP-13029



The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: McDonald's Hillcrest Height
District 07

Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order "no parking" fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”

6820 Webster Street
Landover Hills, Maryland 20784



Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Office of the Fire Marshal to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko

H: \ DSP-13029

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.



Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

December 16, 2013

TO: Meika Fields, Subdivision Review Section
Development Review Division, M-NCPPC

FROM: *[Signature]* Dawit Abraham, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: McDonald's Hillcrest Heights
Conceptual Site Plan No. CSP-13005
Detailed Site Plan No. DSP-13029

CR: 32nd Street, 3-0267



In response to the Conceptual Site Plan No. 13005/Detailed Site Plan No. 13029 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located on in the western portion of the subject property where Branch Avenue (MD 5) intersects with 32nd Street in Hillcrest Heights.
- 32nd Street is a County-maintained roadway. The existing 4-foot wide sidewalk is to be replaced with 5-foot wide sidewalk and sidewalk ramps along the frontage of the property will be required. Any damage occurring to the County roadway during the construction will require reconstruction of the County infrastructures within the right-of-way.
- Branch Avenue (MD 5) is a State-maintained roadway; therefore, coordination with the Maryland State Highway Administration (SHA) is required.
- All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County Road Ordinance, the Department of Public Works and Transportation's (DPW&T) Specifications and Standards and the Americans with Disabilities Act.
- Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established DPW&T's Policy and Specification for Utility Installation and Maintenance permits are required.

Meika Fields
December 16, 2013
Page 2

- Conformance with DPW&T street tree, street lighting and traffic safety standards is required, if necessary.
- All storm drainage systems and facilities are to be in accordance with DPW&T's specifications and standards requirements.
- A soils investigation report which includes subsurface exploration and a geotechnical engineering evaluation for the proposed dwellings may be required.
- The proposed site development is consistent with the approved Stormwater Management Concept Plan No. 24637-2012-00, dated March 18, 2013.
- Site development fine grading permit from DPIE will be required for site improvements.

If you have any questions or require additional information, please contact Mr. Mansukh Senjalia, P.E., District Engineer for the area, at 301.636.2060.

DA:MS:dar

cc: Rey de Guzman P.E., Chief, SRPRD, DPIE
Mansukh Senjalia P.E, District Engineer, S/RPRD, DPIE
Eric Foster, Parks and Recreation, M-NCPPC
McDonald's USA, LLC, 6903 Rockledge Drive, Suite 110, Bethesda,
Maryland 20817
McNamee Hosea, 6411 Ivy Lane, Suite 200, Greenbelt, MD



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**

MEMORANDUM

DATE: January 2, 2014

TO: Meika Fields, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal Kurt Schnitzenbaumer #2862
Prince George's County Police Department
Community Services Division

SUBJECT: **CSP-13005/DSP-13029, McDonalds' Hillcrest Heights**

After reviewing the SDRC plans and visiting the site, there are no CPTED recommendations at this time.



Division of Environmental Health

Date: December 24, 2012

To: Meika Fields, MNCPPC

From: *Manfred Reichwein*
Manfred Reichwein, Chief, Environmental Engineering Program

Re: CSP-13005 / DSP-13029, McDonald's (Hillcrest Heights)

The Environmental Engineering Program of the Prince George's County Health Department has completed a health impact assessment review of the Conceptual Site Plan/Detailed Site Plan submission for McDonald's (Hillcrest Heights) and has the following comment:

There are 8 existing carry-out and fast food facilities within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

If you have any questions or need additional information, please contact me at 301-883-7682 or mreichwein@co.pg.md.us.



Richard L. Baker, III
County Executive

Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Maryland Department of Transportation

December 20, 2013



James D. Smith, III, Secretary
Melinda B. Peters, Administrator

Ms. Meika Fields
M-NCPPC
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Prince George's County
MD 5 (Branch Avenue) at 32nd Avenue
McDonald's - Hillcrest Heights
SHA Tracking No.: 13APPG052XX
County Tracking Nos.: CSP-13005 / DSP-13029
Mile Post: 14.37

Dear Ms. Fields:

Thank you for the opportunity to review the plan submittal dated November 27, 2013, for the proposed McDonald's - Hillcrest Heights in Prince George's County. The State Highway Administration (SHA) offers the following comments:

Access Management Division Comments:

1. The applicant shall upgrade the sidewalk to be ADA compliant along the property frontage, from 32nd Avenue to the existing bus stop at the northern limit of the frontage. In addition, the applicant shall upgrade all non-compliant ramps at the MD 5 / 32nd Avenue intersection. The SHA Accessibility Policy and Guidelines for Pedestrian Facilities along State Highways policy can be accessed at www.roads.maryland.gov by selecting the Business Center drop down menu and Business Standards and Specifications, SHA Accessibility Guidelines for Pedestrian Facilities along State Highways. The policy can also be accessed directly at <http://www.roads.maryland.gov/Index.aspx?PageId=26>.
2. The applicant shall provide local agency's plans, approvals, and/or waivers of stormwater management and erosion/sediment control along with any other supporting documentation. Further comments from the SHA hydraulic reviewer will be provided on the subsequent submission. Include all the materials on the CD required in the subsequent submission.

The SHA has no objection to the proposed McDonald's - Hillcrest Heights. Improvements within SHA right-of-way require a SHA Access Permit. The acquisition of the permit is subject to the SHA Access Management Division pre-permit plan review and issuance processes. Further comments will be provided upon receipt of a formal SHA improvement plan submission to our office. The Access Management Division Plan Review Checklist shall be utilized in drafting the SHA improvement plans. The checklist can be accessed at www.roads.maryland.gov by selecting the Business Center drop down menu and Permits and Miss Utility Information, Access Permits, Commercial/Industrial/Residential Subdivision Access Permit, Plan Submittal Checklist. The checklist can also be accessed directly at <http://www.roads.marylandroads.gov/ohd2/Plan-check-list.pdf>.

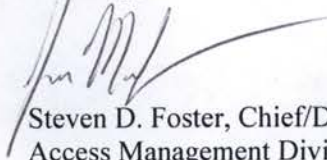
Further plan submittals should reflect the above comments. The applicant shall submit 6 sets of revised plans and a CD containing the plans and supporting documentation in PDF format, as well as a point by point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Jonathan Makhlof. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web

My telephone number/toll-free number is 410-545-5600
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Ms. Meika Fields
SHA Tracking No.: 13APPG052XX
Page 2
December 20, 2013

page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Jonathan Makhlof at 410-545-5586, by using our toll free number in Maryland only at 1-800-876-4742 (x5586) or via email at jmakhlof2@sha.state.md.us.

Sincerely,



for Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/JWR/JMM

cc: Mr. Pranoy Choudhury, SHA - Access Management Division
Mr. Victor Grafton, SHA - District 3 Utility Engineer
Mr. Richard Hurney, Huron Consulting, 20410 Century Boulevard, Suite 230,
Germantown, Maryland 20874
Mr. Daniel Lynch (dlynch@mhlawyers.com), McNamee Hosea
Ms. Claudine Myers, SHA - Engineering Systems Team
Mr. Venu Nemini, SHA - District 3 Traffic Engineer (Prince George's County)
Mr. Patel Ramesh, SHA - District 3 Resident Maintenance Engineer (Marlboro Shop)
Mr. Brian Young, SHA - District 3, District Engineer

1 - WSSC Plan Review Comments

Created by: Chrystal Jones
On: Wednesday, December 04, 2013 1:54:13 PM

DSP-13029 / CSP-13005 - McDonalds Hillcrest Heights

----- 0 Replies -----

2 - WSSC Plan Review Fee Due

Created by: Chrystal Jones
On: Wednesday, December 04, 2013 1:54:21 PM

Fee Paid \$1,100.00 (Ck#001010)

----- 0 Replies -----

3 - WSSC Standard Comments for all Plans

Created by: Chrystal Jones
On: Wednesday, December 04, 2013 2:20:35 PM

SRC ??? P.G. County

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
 - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
 - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
 - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
 - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
 - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
 - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
 - g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water

and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services at (301) 206-4003.

----- 0 Replies -----

4 - GEN#01

Created by: Adolfo Carpio

On: Monday, December 09, 2013 3:19:09 PM

WATER

1. There is a 10-inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Cast Iron (CI). Prior to submittal of Phase 2 System Integrity review, it is the applicant's responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. A WSSC inspector must be present at the time of the test pit.

SITE UTILITY

2. Proposed water systems (greater than 3-inch diameter) with a developed length of more than 80 feet will require an outside meter setting in a vault.

RIGHTS-OF-WAY

3. WSSC easements must be free and clear of other utilities, including storm drain systems, with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Under certain conditions (and by special request) storm drains may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement between WSSC and the developer.

4. The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

GENERAL

5. Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC Design Manual, C-5.1 and Part Three, Section 11.

6. WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

----- 0 Replies -----

5 - GEN#02

Created by: Adolfo Carpio
On: Friday, December 06, 2013 3:28:05 PM

Prop curb might be in conflict with meter vault layout

----- 0 Replies -----

6 - GEN#04

Created by: Adolfo Carpio
On: Monday, December 09, 2013 3:27:13 PM

Portion of the ex. 1-in W might need to be removed in order to place the prop meter vault.

----- 0 Replies -----

7 - GEN#05

Created by: Adolfo Carpio
On: Friday, December 06, 2013 2:19:01 PM

Label ex. PUE

----- 0 Replies -----

8 - GEN#03

Created by: Adolfo Carpio
On: Friday, December 06, 2013 3:01:33 PM

We notice there is a prop SD crossing the prop WSSC easement. WSSC easements must be free and clear of other utilities, including storm drain systems.

----- 0 Replies -----

9 - GEN#06

Created by: Adolfo Carpio
On: Friday, December 06, 2013 3:09:35 PM

Structures other than WSSC's are not allowed within WSSC's easement

----- 0 Replies -----

10 - GEN#07

Created by: Adolfo Carpio
On: Monday, December 09, 2013 3:26:22 PM

The prop WHC is located within a PUE as well as a portion the ex 10-in W.

----- 0 Replies -----

11 - GEN#09

Created by: Adolfo Carpio
On: Friday, December 06, 2013 3:22:47 PM

No information was found on this building

----- 0 Replies -----

12 - GEN#08

Created by: Adolfo Carpio
On: Friday, December 06, 2013 3:26:17 PM

Label this proposed (?) waterline

----- 0 Replies -----

13 - GEN#10

Created by: Adolfo Carpio
On: Friday, December 06, 2013 3:26:57 PM

Provide info on what this line represents

----- 0 Replies -----

14 - GEN#11

Created by: Adolfo Carpio

On: Monday, December 09, 2013 3:16:21 PM

If this is prop gas, then it needs to be out of WSSC easement.

----- 0 Replies -----

15 - GEN#12

Created by: Adolfo Carpio

On: Monday, December 09, 2013 3:29:06 PM

WSSC will require to have the prop meter vault easement extended in order to include the portion of the ex 10-in W located inside the PUE.

----- 0 Replies -----

16 - GEN#13

Created by: Adolfo Carpio

On: Monday, December 09, 2013 3:39:21 PM

Test pits will be required in order to know where the ex 10-in W exactly is and to provide a WSSC easement on this property (if needed).

----- 0 Replies -----



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

S. E. 3803 (McDonald's Corp)

DECLARATION OF FINALITY OF THE ZONING HEARING EXAMINER'S DECISION

The decision of the Zoning Hearing Examiner in this case was filed with the District Council of Prince George's County, Maryland, on December 21, 1987. A copy of the decision was sent to all parties of record on that date. Since no appeal of that decision was filed with the District Council by any person of record or the People's Zoning Counsel, and since the District Council did not elect to make the final decision, the decision of the Zoning Hearing Examiner became final and effective on January 21, 1988 in accordance with the provisions of Section 27-312 of the Zoning Ordinance of Prince George's County, Maryland.

CERTIFICATE OF SERVICE

This is to certify that on January 26, 1988, this notice was mailed, postage prepaid, to all persons of record.


Jean M. Schmuhl
Clerk of the Council

(6/85)

REVISION OF SITE PLAN

SE3803

Exh. "B"

OFFICE OF ZONING HEARING EXAMINER

NOTICE OF DECISION

Applicant: S.E. 3803 (McDonald's Corporation)

On the 21st day of December, 1987, the attached Decision of the Zoning Hearing Examiner in Case No. S.E. 3803 was filed with the District Council.

The Zoning Hearing Examiner's decision shall become final 30 calendar days after the above filing date unless:

- (1) Written appeal within the 30 day period has been filed with the District Council by any person of record or by the People's Zoning Counsel; or
- (2) The District Council directs the case be transmitted to the Council for final disposition by the Council.

The County Zoning Ordinance provides the Zoning Hearing Examiner may direct an earlier effective date of the decision if all persons of record, the People's Zoning Counsel, and the District Council (by majority vote) all waive their rights of appeal or final disposition. Waiver forms are available from the Clerk of the Council (telephone 952-3600).

Barry S. Cramp
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, Md. 20772
952-3644

- cc: Edward C. Gibbs, Jr., Esquire, 6411 Ivy Lane, Ste. 600, Greenbelt, MD 20770
Joseph & Lena Schiattareggia, 220 Emerald Hill Dr., Ft. Washington, MD 20744
Hugo & Nancy Schiattareggia, 10839 Pleasant Hill Dr., Potomac, MD 20854
Dominic & Myrna Schiattareggia, 8905 Iron Gate Court, Potomac, MD 20854
Salvatore & Annette Pellerito, 5405 Tolson Rd., Camp Springs, MD 20748
Peoples' Zoning Counsel, 2nd Fl., CAB, Upper Marlboro, MD 20772

REVISION OF SITE PLAN
SE3803
Exh. "A"

DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, MARYLAND
OFFICE OF ZONING HEARING EXAMINER

SPECIAL EXCEPTION
3803

DECISION
December 21, 1987

Application: Fast Food Restaurant
Applicant: McDonald's Corporation
Opposition: None
Hearing Date: November 18, 1987
Hearing Examiner: Barry S. Cramp
Disposition: Approval

NATURE OF REQUEST

McDonald's seeks to renovate its existing fast food restaurant located at Route 5 and 32nd Avenue in Hillcrest Heights. Because these renovations include the enlargement of the building and because the use is nonconforming, a special exception is required.

FINDINGS

- (1) The property is 1.5 acres of C-M zoned land presently improved with a fast food restaurant. The property is part of a commercial strip which fronts on Branch Avenue (Route 5). The commercial area to the south is undeveloped. To the north there is a car wash followed by retail stores. To the west is undeveloped land zoned C-S-C and R-35. Across Route 5 is a subdivision of homes and commercial uses serving the community.
- (2) The restaurant is located at the front of the property on Route 5. Access is via 32nd Avenue. 32nd Avenue deadends at the north end of the subject property where this right-of-way has been abandoned. The driveway is to be relocated westward and likewise the drive connecting the property to the adjoining car wash property to the north.
- (3) What is proposed on the property is the expansion of the building and full utilization of the property. Applicant explains as follows:

"The new addition will provide for increased dining area as well as additional storage capacity, the provision of handicapped restrooms and an extended drive-thru booth for more expedient and efficient service of drive-thru patrons. The existing restaurant building will also be renovated. New dining facilities

REVISION OF SITE PLAN

SE3803

will be added to the existing dining room and the kitchen will be modernized. The exterior of the building will also be dramatically improved. On-site circulation will also be substantially improved." (Exhibit 6)

(4) The neighborhood of the property is easily discernible because of our decision in S.E. 3226, wherein for the car wash special exception, we determined that the neighborhood was bordered by Branch Avenue, Hillcrest Parkway, Fairlawn Street to the west and Curtis Drive to the north. The subject property is within the commercial portion of this neighborhood, which is the continuous strip located along the west side of Branch Avenue.

(5) The property is zoned C-M, wherein fast food restaurants require a special exception issued under the provisions of section 27-350 of the Zoning Ordinance. The C-M Zone was approved in the Sectional Map Amendment of 1984. The Subregion VII Master Plan (1981) had earlier recommended "service commercial" use for the property. The restaurant was already constructed when the Master Plan and SMA were approved.

(6) A new building is not proposed, rather, an expansion of the building area is to be constructed as part of renovations and additional parking provided. This will be the first use of the western portion of the property. A total of 143 seats and 94 parking spaces are proposed. A drive-up window is to be located as it presently exists at the south side of the building, facing 32nd Avenue. The site plan is Exhibit 22, revised after staff review, but incorporating all six recommended conditions of the staff.

CONCLUSIONS

(1) Given the character of the prior use of the property and the changes proposed in this application, it is readily observable that the changes are not significant even though they are an enlargement of the use of the property. The building and parking compound are to be enlarged, an intensification of the use but not such that there will be any adverse impact on the neighborhood.

(2) In this renovation of the property as per the revised site plan, all the concerns which the staff had are now void due to the incorporation of their suggestions into Exhibits 22 and 23. There are two landscaping requirements for street frontage which will not be met by this site plan. This will require departures and variances of the Zoning Ordinance. (See General Notes, Exhibit 22.)

(3) There appear to be no issues raised by the proposed use relative to traffic or the Master Plan. (Exhibits 16 & 17) The use will not impair the Master Plan, nor will the use adversely affect the health, safety or welfare of residents or workers in the area. The development of any residential areas adjoining is

REVISION OF SITE PLAN

SE3803

remote due to the steep topography of the land across 32nd Avenue. Most of the land next adjoining is commercial, so there is little likelihood of any detriment to the use of these parcels. This area is presently vacant, suggesting not only compatibility, but also that this use of commercial property will not restrict the availability, or upset the balance of land use in the neighborhood for other commercial uses.

DISPOSITION

Approval of Special Exception 3803. The site plan is Exhibit 22.

REVISION OF SITE PLAN
SE3803



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 87-527

File No. DDS 294

Prince George's County Departure from Design Standards Application No. 294
Applicant: McDonald's Corporation, Owner

Edward C. Gibbs, Jr., Correspondent
Location: The subject property is located at the northwest quadrant of
the intersection of Branch Avenue and 32nd Avenue

Request: Departure from Design Standards Application No. 294 is a
request to waive the required six-foot landscaped strip along
a street in accordance with Section 27-564 and 27-587 of the
Zoning Ordinance.

R E S O L U T I O N

WHEREAS, the applicant is requesting a departure from design standards to permit less than the required six-foot landscaped strip along all portions of Branch Avenue and 32nd Avenue, specifically a departure of five feet along a portion of Branch Avenue and two feet along a portion of 32nd Avenue; and

WHEREAS, the applicant is also requesting approval of a special exception (SE 3803) to operate a McDonald's fast-food restaurant in the C-M zone; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the Technical Staff Report released October 28, 1987, recommends APPROVAL with conditions; and

WHEREAS, the Prince George's County Planning Board considered the Technical Staff Report and testimony of staff and applicant and agreed with the staff recommendation and adopts the staff analysis and recommendation as its own in this case.

NOW, THEREFORE, BE IT RESOLVED, that Departure from Design Standards Application No. 294 is hereby APPROVED, subject to the following conditions:

1. The seven parking spaces adjacent to 32nd Avenue on the east boundary of the subject property shall be compact size;
2. The island, north of these seven parking spaces, which channels traffic from the drive-through lane shall be decreased in width from ten feet to seven feet;

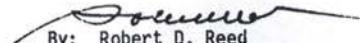
PGCPB No. 87-527
File No. DDS 294
Page 2

3. The landscaped strip on the south boundary of the subject property along 32nd Avenue adjacent to the above seven parking spaces shall be increased to ten feet in width;
4. The lighting on the west portion of the property shall be designed to avoid glare on adjacent residentially zoned land;
5. The addition of seven white pine trees five to six feet tall centered around the trash enclosure; and
6. The addition of 13 euonymus alatus (burning bush) of the required height along the western boundary of the site to the driveway entrance on 32nd Avenue. The specific locations shall be approved by the Planning Board or its designee prior to the issuance of any building permits.

* * * * *

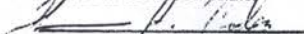
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Keller, seconded by Commissioner Botts, with Commissioners Keller, Botts, Rhoads and Yewell voting in favor of the motion, and with Commissioner Dabney absent, at its regular meeting held on Thursday, November 19, 1987, in Riverdale, Maryland.

Thomas H. Countee, Jr.
Executive Director


By: Robert D. Reed
Community Relations Officer

THC/RDR/HP:fvh

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 12/13/87

University of Maryland – College Park

Jennifer Funn, Retail Revitalization Coordinator
 7100 Baltimore Avenue, College Park, Maryland 207
 Office: (301) 403-2080
 Fax: (301) 403-8303
jsmithfu@umd.edu

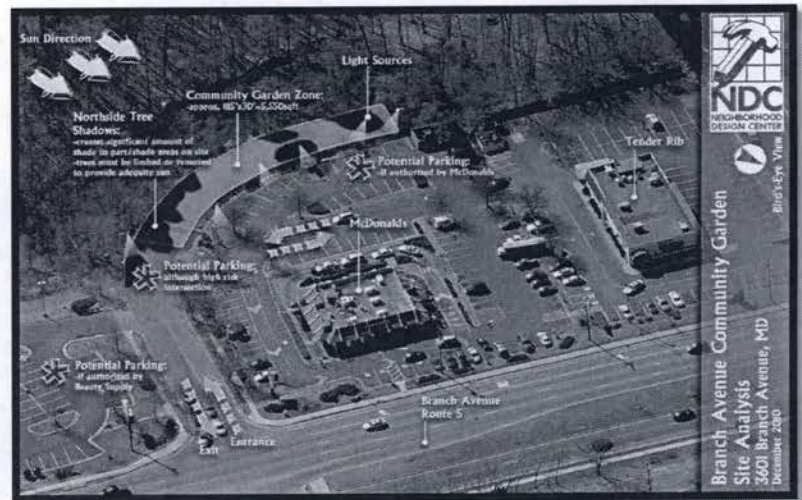
May 13, 2013

Project Title: Branch Avenue Urban Garden

Project Category: Neighborhood Beautification

Project Address: 32nd and Branch Avenue

Start and Completion Date(s):



Activity/ Task List	Start/ End Dates
Prepare and develop site	June 2013
Install fence	July 2013
Plot layout & construction 20 ea: raised beds & rain barrel	July 2013- August 2013
Tenant selection	August 2013
Gardening preparation & planting	September 2013
Urban Farm/ Community Garden Opening Day	October 2013
Monthly Garden Classes	November 2013

Total Project Budget: \$66,491.36

Amount of Community Impact Grant Funding Requested: \$19,196.36

Matching funds (Cash): \$0

Matching funds (in kind): \$48,495.00 (land and volunteer hours)

Authorized signatory for University of Maryland- College Park

Background

Organization's History, Mission and Goals...

Located in District 7 of Prince George's County, Maryland, Branch Avenue In Bloom (BAIB) is a program of the Maryland Small Business & Technology Development Center (MSBTDC) and funded by The Maryland-National Capital Park and Planning Commission (M-NCPPC). Since its 2010 inception, BAIB has been working with community stakeholders through partnerships with volunteers, community leaders, and government agencies, as well as product/monetary donations and grants. BAIB is an ongoing project launched from the Branch Avenue Corridor Sector Plan and Sectional Map Amendment adopted by the Prince George's County Planning Board and approved by the District Council in 2008, establishes a vision to transform the Naylor Road Metro Station Core Area with mixed-use, transit-oriented development (TOD) anchored by a significant office component.

The County Council requested an allocation in the FY09 Planning Department Work Program to study Naylor Road market conditions, identify a potential niche market for the Naylor Road TOD, and create a preliminary implementation plan. M-NPPC selected a team with national and local expertise to develop a market-driven revitalization strategy to assist Prince George's County with implementing this goal, hence Branch Avenue In Bloom.

Current Activities & Accomplishments

- TANF Entrepreneur Development Project (TEDP): Launched November 2012 (funded through 2014)
- Awarded a Housing and Community Development Block Grant PY 38 & PY39
- Branch Avenue In Bloom Farmers Market celebrating its 3rd year. This economic development activity held in the parking lot of Iverson Mall hosts an average of 140 customers weekly
- Branch Avenue Day: Launched August 18, 2012 (An Economic Development Activity to promote the Retail Businesses along the Branch Avenue Commercial Corridor. 381 people attended.)
- Developed Action Committees:
 1. Design – Addresses the enhancement of the physical appearance of Branch Avenue, while serving as an informational resource for agricultural and architectural design. Additionally, organize and participate in hands-on beautification activities.
 2. Economic Sustainability– Consisting of community leaders and business owners, it works to strengthen the community's economic basis to expand it to meet new opportunities and challenges.
 3. Merchant – Creates partnerships and provides assistance to small businesses. The overarching goal is to create and sustain a merchant association that values professional development, job security and satisfaction to encourage maximum small business contribution to the achievement of the business community goals and objectives.
- Formed partnerships with various Prince George's County Agencies and Community Stakeholders: Prince George's Co. Department of Social Services (TEDP); Department of Family Services – Aging Services (Retired Services Volunteer Program); PGCPD (Proposed Safety Plan); Iverson Mall (BAIB Farmers Market Host); Sam's Car Wash (in-kind donation of office space); Hillcrest –Marlow Heights Civic Association.

Problem/Need to be addressed...

Problem- An abandoned streetscape project that was to connect Curtis Drive and Branch Avenue (within County Executive Rushern L. Baker's Transforming Neighborhoods Initiative (TNI) boundaries) has become a local dumping ground. More than 50,000 cars travel the Branch Avenue Commercial Corridor daily observing this imperfection in the commercial landscape.

Need to be addressed - As of the 2010 Census, the Temple Hills community has 7,852 individuals/families. Presently, there is a Giant Food Store within a half-mile radius of the Branch Avenue In Bloom Farmers' Market. Giant and the BAIB Farmers Market are the only immediate, nutritious food sources for the residents in this community. Alternatives would require residents with limited and/or fixed incomes to utilize private transportation to drive, on average, five (5) or more miles to another area in order to reach the nearest supermarket.

Moreover, HUD's statistical data for Temple Hills shows that approximately 80% of the area's median income is "very low," "low," or "moderate income."¹ What does this mean for Temple Hills' most vulnerable residents? There is the inability to readily access *healthy* and *affordable* foods. Also, HUD's low/moderate income estimates for FY2010 census designated places include Temple Hills, MD and places surrounding Branch Avenue on the USDA ERS-Food Desert Locator.



Project Activities

Goal and Objectives of the program...

The Branch Avenue Urban Garden will:

- Increase a sense of community ownership and stewardship.
- Offer a focal point for community organizations and can lead to community based effort to deal with other social concerns.
- Provide a strategy for community builders to develop dynamic leaders and create strong programs using a participatory approach.
- Host a series of workshops throughout the year to individuals and groups of volunteers of all ages on how to produce food in a manner consistent with principles of sustainability in all aspects of educational techniques in farming, and gardening.

¹ HUD Low to Moderate Income Estimates, FY2011 (Prince George's County Councilmanic District 7)

- Take an abandoned parcel of Prince George County owned land that has become a trash dumping ground and transform it into a functional parcel of land.

Through partnerships with...

Organization Name	Contribution
University of Maryland Extension Master Gardener Program	Facilitate classes in the Urban Farm/Community Garden for participants interested in the safety, effective, and sustainable horticultural practices that build healthy gardens, landscapes and communities
Prince George's County Department of Public Works and Transportation	Land use rights
Branch Avenue Development Corporation an affiliate of the River of Life Church with the assistance of the Neighborhood Law Center	Maintenance Agreement required by DPW&T
Prince George's County Art in Public Places	Each planting bed will be a work of art created by Suitland High School Students; the exterior fence surround the perimeter of the garden will serve as a stage for area artist of to exhibit their work

Who will benefit from this project and how many people or households will be impacted...

Through various partnerships and activities based on the 2000 census, 3,156 households and 1,937 families in Temple Hills, Maryland will benefit from this Urban Garden and beautification project.

What activities will the grant help implement? (Who, When and How)

Activity/ Task List	Start/ End Dates
Prepare and develop site	June 2013
Install fence	July 2013
Plot layout & construction 20 ea: raised beds & rain barrel	July 2013- August 2013
Tenant selection	August 2013
Gardening preparation & planting	September 2013
Urban Farm/ Community Garden Opening Day	October 2013
Monthly Garden Classes	November 2013

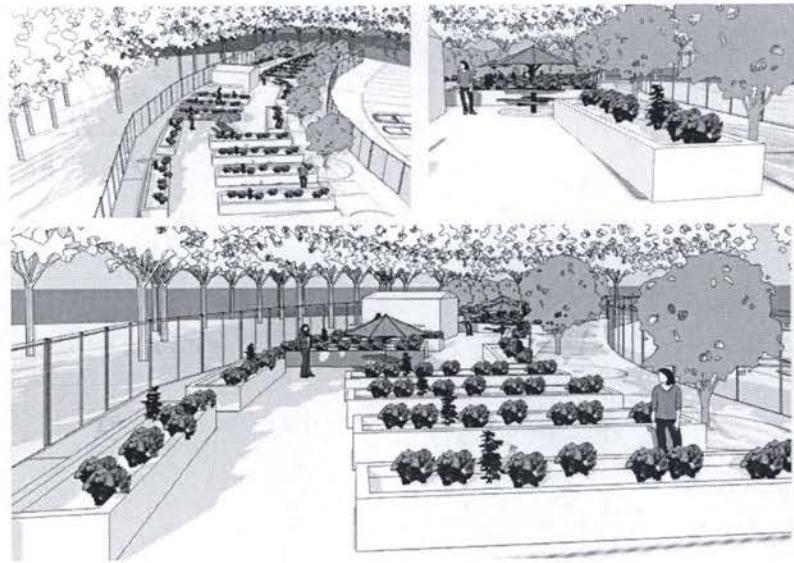
As a result of The Community Impact Grant the following activities will be implemented May 2013 – November 2013:

Clinton Fencing: Equip Garden with a secure chain link fence.

BAIB Design Committee: Rain Barrel Construction workshops; Youth tours and demonstrations; Community Beautification Activities

The University of Maryland Extension Master Gardener Program: Composting workshops; Workshops to teach residents how to grow their own food; Urban Farming Training

Prince George's County Art in Public Places: Garden Art Shows; Jazz in the Garden events



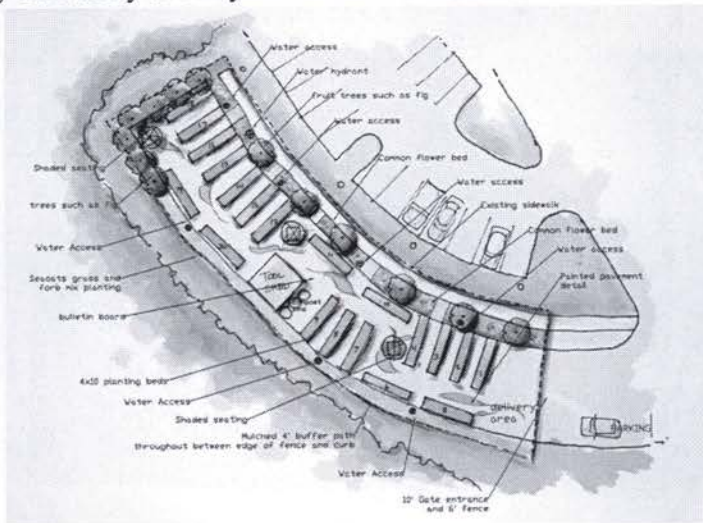
Branch Avenue Community Garden
Concept Perspectives
February 2013



What is the overall anticipated impact on the community?

As a result of the Branch Avenue Urban Garden, families will have access to fresh affordable and accessible produce through gardening and farming in their own backyard and be connected to a strong, thriving gardening network in the community that includes residents, master gardeners, community gardeners, school gardens, urban farms and education/training opportunities. Neighbors will connect with neighbors and new connections between neighbors and garden HUBS” will be formed. This Garden will also improve the aesthetics of the neighborhood, giving Businesses, Homeowners and renters a sense of pride in their property and helping to improve the neighborhood landscape.

- Installing 20 Raised Garden Beds
- Growing the Community
- Connecting with the Community
- Providing a different learning opportunity for area schools
- Educating the Community for the purpose of eating healthy
- Connecting people with resources
- Giving participants a direct avenue to become entrepreneurs through farming
- Connecting residents with healthy food options through growing and learning in the Garden via classes facilitated by University of Maryland Master Gardeners



Branch Avenue Community Garden
Concept Plan
February 2013



Itemized Budget

Support:

In-kind donation: **\$48,495.00**

Pledged, In-kind, and received to date: **\$48,495.00**

Amount remaining to be raised: **\$19,196.36**

The Branch Avenue Urban Garden				
Item	Unfunded	Cash	In-Kind	Total
1. Chain Link Fencing	\$8,661.00			\$8,661.00
2. (20) Raised Bed Materials: Lumber, Liner, Supplies, etc	\$8,510.00			\$8,510.00
3. Land Use - 32nd and Branch Avenue	\$0.00		\$40,000.00	\$0.00
4. Barrels for: Compost Bins, Trash Bins & Water Collection	\$0.00		\$2,000.00	\$0.00
5. Volunteers Value (10 @ 22.77 hrly for 20 hrs)	\$0.00		\$4,554.00	\$0.00
6. Donated Tools: Hammers, Spades, Power Drills, Saws, etc	\$0.00		\$741.01	\$0.00
7. DIY Rain Barrel Kits (20 ea @ 26.98)	\$567.60			\$567.60
8. Garden Supplies: Garden Shed, 2 Benches, Water hoses, Trash bags, etc.	\$1,457.76			\$1,457.76
9. Rendering and Site Analysis			1,200.00	\$1,200.00
Source (cash or in-kind)		In-hand	Pledged (In-Kind)	Pending
Sams Carwash			\$2,000.00	
Neighborhood Design Center			\$1,200.00	
Department of Public Works & Transportation - Land Use			\$40,000.00	
10 Volunteers for Construction of Rain Barrels & Raised Beds			\$4,554.00	
Donated Tools by Volunteers			\$741.01	

To support this project in the future, Branch Avenue In Bloom has partnered with Branch Avenue Impact Community Development Corporation (BAICDC) a nonprofit community organization located at 3106 Branch Avenue, Temple Hills, MD 20748. This partnership will allow our partnering organization to form a Board of Directors to include members of area Civic Associations, Local Faith based Organizations and area residents. The Board of Directors will oversee the future and maintenance of the garden through established bylaws, dues, fundraising, grants and sponsorship.





Rushern L. Baker, III
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT



Department of Public Works and Transportation

Office of the Director

May 17, 2013



Ms. Jennifer Funn
Branch Avenue in Bloom
Maryland Small Business Development Center
7100 Baltimore Avenue, Suite 401
College Park, Maryland 20740

Re: Branch Avenue Urban Garden

Dear Ms. Funn:

On behalf of Prince George's County Department of Public Works and Transportation (DPW&T), we would like to extend our support of the proposal being submitted to the Community Impact Grant by Branch Avenue In Bloom (BAIB) Urban Garden.

This Department provides technical advice pertaining to ground stabilization, pollution prevention and stormwater management and special services to this worthwhile organization.

We are pleased to offer BAIB with land use rights so they can transform this abandoned parcel of land into a community space for local residents.

In conclusion, DPW&T fully supports the efforts of Branch Avenue In Bloom's Urban Garden as they seek external funding to support a program designed to reinvigorate the Branch Avenue corridor. If you have any questions or need additional information, please contact Dawit Abraham, Associate Director of our Office of Engineering, at (301) 883-5710.

Sincerely,

Haitham A. Hijazi
Director

HAH:DA:dar

- cc: Andre' Issayans, Deputy Director, DPW&T
- Dawit Abraham, P.E., Associate Director, OE, DPW&T
- Rey de Guzman, P.E., Chief, EISD, OE, DPW&T
- Armen Abrahamian, Chief, Traffic Safety Division, OE, DPW&T
- Steve Snyder, P.E., District Engineer, EISD, OE, DPW&T

Inglewood Centre 3
(301) 883-5600

9400 Peppercorn Place, Suite 300
FAX (301) 883-5709

Largo, Maryland 20774
TDD (301) 985-3894



Environmental Education on the Potomac

May 20, 2013

Ms. Tanya Diggs
Prince George's County Redevelopment Authority
9201 Basil Court, Suite 155
Largo, MD 20774

Dear Ms. Diggs,

The Alice Ferguson Foundation fully supports Branch Avenue in Bloom's grant request to the Prince George's County Redevelopment Authority's Community Impact program to support the development of a community garden on a vacant lot.

The Alice Ferguson Foundation (AFF)'s mission is to connect people to the natural world, sustainable agricultural practices and the cultural heritage of their local watershed through education, stewardship and advocacy. One of our primary programs, the Trash Free Potomac Watershed Initiative, has been working since 2005 to solve the litter and trash issue. Recognizing that a trash free Potomac will only occur when behavior changes, we have been recruiting and mentoring local communities in our *Trash Free Communities* program, providing communities with the strategies, toolkits, and inspiration to solve litter and trash solutions, creating a *Trash Free Community*.

Branch Avenue in Bloom (BAIB) was one of our first and most enthusiastic partners when we began working in the Branch Avenue corridor and surrounding areas in early 2012. Eager to implement *Trash Free Community* activities, BAIB has worked with us to engage community residents in trash reduction activities including several volunteer cleanup events. A critical part of any effort to create a *Trash Free Community* is to restore those places in the community that are continually trashed, replacing them with an area that restores community pride. This proposed project is perfect example of this kind of action. The vacant lot is currently a community eyesore and popular illegally dumping ground. This project would create a space that the community can be proud of and that will have valuable functionality by growing food.

As the garden is developed we look forward to participating in community events, training workshops, or facilitating visits from local schools or community groups. This garden will create a green space for community members to gather, connect, and take pride in their community. All of which will contribute to our goal of a *Trash Free Community*. The Alice Ferguson Foundation encourages Prince George's County Redevelopment Authority to support this project.

Sincerely,

Lori Arguelles
Executive Director

2001 Bryan Point Road
Accokeek, Maryland 20607
Phone 301.292.5665

1255 23rd St. NW, Suite 275
Washington, DC 20037
Phone 202.292.8203

Jennifer Funn
Branch Avenue in Bloom
Maryland Small Business Development Center
7100 Baltimore Ave., Suite 401
College Park, MD 20740

February 19, 2013

Dear Ms. Funn,

The mission of the Maryland Master Gardener Program is to support the University of Maryland Extension by educating residents about safe, effective, and sustainable horticultural practices that build healthy gardens, landscapes and communities. Therefore, the Master Gardener Program in Prince George's County, MD will be happy to facilitate classes to low and moderate income residents of Prince George's County as part of the Branch Avenue In Bloom Urban Agricultural Farming/Garden Training Project located at: 32nd and Branch Avenue & 3411 Branch Avenue.

Sincerely,

Esther Mitchell
Maryland Master Gardener

February 14, 2013

Charles Whitaker, President
Branch Avenue Impact Community Development Corporation (BAICDC)
3106 Branch Avenue
Marlow Heights, Maryland 20748
(301) 630-5003

Jennifer Funn
Branch Avenue in Bloom
Maryland Small Business Development Center
7100 Baltimore Ave., Suite 401
College Park, MD 20740
(301) 403-2080

Dear Ms. Funn:

With this letter, Branch Avenue Impact Community Development Corporation (BAICDC) joins Branch Avenue In Bloom (BAIB) as a partner, and makes a fundamental commitment to the BAIB Urban Farm/Community Garden. We believe that a collaborative approach will help us enhance our chances of reaching this community. Our organization has a mission to create a safe, healthy and viable community in Temple Hills, by strengthening families, young adults and at-risk youth.

BAICDC and BAIB has partnered on a numerous occasions. One of which was for Branch Avenue Day 2012, an economic development activity aimed at promoting Branch Avenue as a viable shopping location along the Branch Avenue commercial corridor, fostering the development of a community identity and spirit.

In partnership with Branch Avenue In Bloom, we will:

- Partner with the Department of Public Work & Transportation (DPW&T) for land use right of the site located at: 32nd and Branch Avenue, Temple Hills, Maryland 20748
- Support the BAIB Urban Farm/Community Garden mission to revitalize the Temple Hills Community

In conclusion, BAICDC fully supports the efforts of Branch Avenue In Bloom as they seek external funding to support a program designed to promote healthier food options, educate the community and improve the neighborhood landscape.

Sincerely,

Charles Whitaker
Branch Avenue Impact Community Development Corporation (BAICDC)

May 15, 2013

Joe & Nick Schiattareggia, Owners
Sam's Carwash
3401 Branch Avenue
Temple Hills, MD 20748
(301) 894-3100

Jennifer Funn
Branch Avenue in Bloom
Maryland Small Business Development Center
7100 Baltimore Ave., Suite 401
College Park, MD 20740
(301) 403-2080

Dear Ms. Funn:

On behalf of Sam's Carwash, we are writing this letter in support of the Branch Avenue In Bloom (BAIB) Urban Garden.

Sam's Carwash has been in the Temple Hills community since the 60's and we are delighted that we have had an opportunity to partner with organizations like Branch Avenue In Bloom for various projects. This project, which involves community youth and seniors, sounds like a great way to engage this community. Additionally, it provides a creative way for youth to learn a skill while simultaneously increasing their knowledge about their community. This will hopefully foster a greater sense of pride and concern regarding its well-being.

We are definitely interested in assisting with:

- Planning and providing manpower for the success of the BAIB Urban Farm/Community Garden.
- Offering our support in the form of thirty (30) 55gallon plastic barrels. We value each barrel at \$50.00 each for a total of \$1,500.00.

Sincerely,

Joe Schiattareggia
Sam's Carwash