

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3
4
5 FREEWAY AIRPORT
6 Detailed Site Plan, DSP-20015

7
8 T R A N S C R I P T
9 O F
10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14
15 May 6, 2021

16 VOLUME 1 of 1
17

18
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 A. SHUANISE WASHINGTON, Commissioner

23 MANUEL R. GERALDO, Commissioner

24 WILLIAM M. DOERNER, Commissioner

25
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OTHERS PRESENT:

HENRY ZHANG, Staff, Urban Design Section

MICHAEL JACKSON, Staff, Transportation Section

PETER GOLDSMITH, Senior Counsel

BRIAN BARNETT-WOODS, Staff, Transportation Section

ROBERT ANTONETTI, Attorney for Applicant

1 P R O C E E D I N G S

2 MADAM CHAIR: Freeway Airport, let's just do a
3 check.

4 (Discussion off the record.)

5 MADAM CHAIR: The next item as I said is Item 8,
6 is the Detailed Site Plan 20015 for Freeway Airport. I'm
7 going to check and make sure that we have everyone we need.
8 Mr. Zhang, you are on, I saw you. Okay.

9 MR. ZHANG: Good morning, Madam Chair, present.

10 MADAM CHAIR: Good morning. And we may have,
11 Michael Jackson, are you on in case we have transportation
12 issues? Okay.

13 MR. JACKSON: I (indiscernible) Madam Chair.

14 MADAM CHAIR: Wonderful. Mr. Antonetti?

15 MR. ANTONETTI: I'm here Madam Chair.

16 MADAM CHAIR: And Mr. Antonetti, if you dare say
17 that that Wimpy was before your time, I will see you
18 afterwards. Okay. All right. And then we have Mr.
19 Ferrante, are you on?

20 MR. FERRANTE: I am present, Madam Chair.

21 MADAM CHAIR: Wonderful. Mr. Roud, are you on?

22 MR. ROUD: Yes, we're on.

23 MADAM CHAIR: Okay. Ken Findley? Are you
24 together?

25 MR. FINDLEY: (Indiscernible).

1 MADAM CHAIR: Okay. Natasha Peabody?

2 MS. PEABODY: Here.

3 MADAM CHAIR: Adam Blough?

4 MR. BLOUGH: I'm on.

5 MADAM CHAIR: Mike Lenhart?

6 MR. LENHART: Present, Madam Chair.

7 MADAM CHAIR: Wonderful. Rachel Leitzinger?

8 MS. LEITZINGER: Here.

9 MADAM CHAIR: Mike Bell?

10 MR. BELL: Yeah, I'm here.

11 MADAM CHAIR: Okay. And then we also have six
12 exhibits, Applicant's Exhibit Number 1 are the proposed
13 revised conditions. Applicant's Exhibit Number 2 the trail
14 network exhibit. Applicant's Exhibit Number 3 parking
15 exhibit. Phasing recreational facilities is Applicant's
16 Exhibit Number 4. The Maryland Department of the
17 Environment Soil Sample Report is Applicant's Exhibit Number
18 5. And then we have a DPIE Exhibit Number 1 which was
19 Freeway Airport, okay, it's four pages long regarding that.
20 Okay. Mr. Zhang, you are on.

21 MR. ZHANG: Good morning, Madam Chair --

22 MADAM CHAIR: Oh I'm sorry. I'm so sorry, Mr.
23 Brown, Jonathan Brown, are you on?

24 MR. BROWN: (No audible response.)

25 MADAM CHAIR: Jonathan Brown, are you on?

1 MR. BROWN: (No audible response.)

2 MADAM CHAIR: Do we have any dial ins? Jonathan
3 Brown had signed up in opposition, registered. So I'm not
4 sure where he is. He's not on. I will call him again.
5 Okay. Mr. Zhang, you can proceed, please.

6 MR. ZHANG: Thank you. Good morning, Madam Chair
7 and members of the Planning Board.

8 MADAM CHAIR: Good morning.

9 MR. ZHANG: For the record this is Henry Zhang for
10 the Urban Design Section. This Detailed Site Plan is for a
11 total of 509 lots which includes 416 single family attached,
12 basically it's townhouses and then 93 single family
13 detached. There is no architecture included in this
14 Detailed Site Plan. I tried to fix environmental finding
15 issues with this case before I proceed with the
16 presentation.

17 When the Planning Board's memory is still fresh
18 actually the Board just saw the same issues because of --

19 MADAM CHAIR: We did.

20 MR. ZHANG: -- recent state legislation change --

21 MADAM CHAIR: Yes.

22 MR. ZHANG: -- now the facts are Forest Mitigation
23 Banking Program. And then we need to change the finding --

24 MADAM CHAIR: Yes.

25 MR. ZHANG: -- basically it's Finding 10B on page

1 17 of the Staff Report. If Madam Chair would allow me, I'm
2 going to read into the record, it will be the same language
3 but you know for the purpose of this record --

4 MADAM CHAIR: Are you doing that now, Mr. Zhang?

5 MR. ZHANG: -- I need to read the --

6 MADAM CHAIR: Are you doing it now or after your
7 presentation? Whatever works for you.

8 MR. ZHANG: Well --

9 MADAM CHAIR: Whatever works.

10 MR. ZHANG: Okay. Since I'm in the middle of
11 this, let me just read it into the record right now.

12 MADAM CHAIR: Okay.

13 MR. ZHANG: Very quickly. Basically the last two
14 paragraphs of the Finding 10B, on page 17 will be deleted
15 and then instead we're going to add the sentence as follows,
16 any forest mitigation banks used to satisfy offsite woodland
17 conservation requirements for this project must confirm to
18 Subtitle 25 of the Prince George's Code and the Section 5-
19 1601 and what follows of the Natural Resource Article of the
20 Maryland Code, as amended period.

21 MADAM CHAIR: Okay. So let me just say this,
22 depending on how the motion goes at the time of the motion,
23 if we go with your staff recommendation, Mr. Zhang, then the
24 motion maker will probably just indicate as read into the
25 record by Mr. Zhang. Okay.

1 MR. ZHANG: That's correct.

2 MADAM CHAIR: Because that was too cumbersome for
3 us to write down that quickly. Okay.

4 MR. ZHANG: Right. Right. Okay.

5 MADAM CHAIR: But we fully understand. And that
6 there's accompanying finding as well.

7 MR. ZHANG: Yes, thank you, Madam Chair. Next
8 slide, please. This site is located in Planning Area 74A
9 and the Council District 6. Next slide, please.

10 Specifically, the site is outlined in red, it's
11 located on the west side of Church Road, in the southwest
12 quadrant of its intersection with John Hanson Highway, which
13 is also known as US 50. And then on the east side of this
14 property there is a Pepco power line corridor, you see here.
15 Next slide, please.

16 This site is in R-A Zone, which is Residential
17 Agricultural Zone. Next slide, please.

18 This is the Overlay Map, it shows there is an
19 overlay zone related to the Freeway Airport, which you know
20 was used on this site. But with the decommissioning of this
21 airport, the overlay zone will not be valid anymore. Next
22 slide, please.

23 This is the aerial photo shows that the site
24 basically developed with Freeway Airport. You see this long
25 runway and also associated buildings on the upper corner in

1 the middle of this site. The John Hanson Highway shows very
2 clearly on the north side of this property. And then
3 basically surrounded this site are existing single family
4 detached houses. Next slide, please.

5 This Site Map shows there is some environmental
6 features in the northern part of this site, but the most,
7 excuse me, of the southern side of the site. Most the
8 northern side basically generally leveled. Next slide,
9 please.

10 This is the Master Plan Right-of-way shows the
11 Church Road on the right hand side of the slide. Basically
12 it's a collector roadway and the John Hanson Highway is a
13 highway in the road category, I think. Next slide, please.

14 Bird's eye view of this site, you see the airport
15 runway and also the buildings serving the airport, which
16 will be all developed in the future. Next slide, please.

17 This site has a long approval history dating back
18 to 2006, when the Bowie and Vicinity Master Plan and
19 Sectional Map Amendment returned this site into R-A Zone.
20 In 2019 the District Council approved CB-17-2019 which
21 permitted single family detached and attached development of
22 this site. In 2020, the District Council approved another
23 bill, it's the CB-12 which amend the subdivision regulations
24 to allow the private street and alley to serve the
25 townhouses in this subdivision. In 2020, the Planning Board

1 approved Preliminary Plan of Subdivision 4-20006, which
2 basically subdivided the entire property into 509 lots which
3 showed here exactly the same layout and the street pattern.
4 And also, I think this Detailed Site Plan was submitted in
5 according to the requirement of that Council bill.

6 The property will be accessed through Church Road
7 on the east side of this property. In the middle of this
8 development there is the major private, excuse me, it's
9 Public Road A will provide access and also forming the spine
10 road for this development, it's a public roadway and most of
11 the house run this roadway will be single family detached.

12 And then based on this major roadway there is
13 another one which also access its Public Roadway E which has
14 a right in right out access point off Church Road, which
15 form the second degree roadway. Based on that, a number of
16 the private street and alleys branch out to serve the
17 proposed 416 single family detached, excuse me, attached
18 houses.

19 MADAM CHAIR: Excuse me, Mr. Zhang. Can you show
20 the entrance again? I just want Mr. Flannigan to be able to
21 follow along. That's the entrance where the cursor is?

22 MR. ZHANG: Yes, that's the main entrance.

23 MADAM CHAIR: Okay.

24 MR. ZHANG: Through the Public Road A --

25 MADAM CHAIR: Okay.

1 MR. ZHANG: -- on the south side of that is a
2 Clapp House.

3 MADAM CHAIR: Okay.

4 MR. ZHANG: This development also has a
5 comprehensive in rec facility package, which include the
6 Clapp House at the entrance and also include two tot lots,
7 two pre-teen lots and also like a more than 6,400 linear
8 feet of the trails will be proposed with this Detailed Site
9 Plan. Next slide, please.

10 This exhibit shows the highly visible lot,
11 basically identified in this review, those are the lots that
12 will be visible from the public roadway street and then
13 which will be required to provide additional articulation
14 when the model will be presented. And then once again,
15 since we don't have any architectural models included in
16 this Detailed Site Plan, those requirements will be enforced
17 at a later date when architecture is available. Next slide,
18 please.

19 This whole development has planned to be
20 implemented in five phases. And then this exhibit basically
21 shows where are each phases and corresponding implementation
22 of the rec facilities and then I will not go to the details,
23 but each phase will have a trigger when these rec facilities
24 will be installed and open to the citizens. Basically, the
25 whole package has been reviewed by, also included by the

1 Parks Department and will be implemented according to the
2 triggers set up in this Detailed Site Plan.

3 This DSP has been reviewed for conformance with
4 applicable regulations as identified in CB-17, which further
5 included as a footnote 136, in Section 27-441(b). And also
6 has been reviewed for conformance with site design
7 guidelines and prior conditions of approval. This Detailed
8 Site Plan is in general conformance with the requirements of
9 the Landscape Manual except for Section 4.10, which dealing
10 with the location of the street trees along the private
11 street which the applicant has filed an AC, which is
12 alternative compliance, AC-21003, and the Planning Director
13 has recommended approval of this AC, that has been included
14 in the record of this Detailed Site Plan.

15 This DSP also has been reviewed for conformance
16 with the Tree Canopy Coverage Ordinance as well as Woodland
17 Conservation, excuse me, Woodland and Wildlife Conservation
18 Ordinance. No agency opposed to the approval of this
19 Detailed Site Plan. As Madam Chair stated at the very
20 beginning, the applicant has proposed some revisions to the
21 condition. And then specifically those conditions involve
22 Condition 1C, E, F, G, H, I, K have been removed because the
23 applicant has worked with staff and then reflected those
24 conditions, the requirement of those conditions on the
25 Applicant's Exhibit Number 2.

1 I think that the last one will be the DPIE's
2 exhibit which we received late and then it's also included
3 in the additional backup of this Detailed Site Plan. The
4 staff will reflect that memo in the resolution of this
5 Detailed Site Plan.

6 With that, staff concludes that the Detailed Site
7 Plan meets all the required findings for approval of a
8 Detailed Site Plan. And then therefore, recommends that the
9 Planning Board adopt the finding of the Staff Report and
10 approve Detailed Site Plan DSP-2005, include AC-21003 and
11 TCP2-005-2020, 21, excuse me. This concludes the staff's
12 presentation. Thank you.

13 MADAM CHAIR: Okay, Mr. Zhang, thank you. Let's
14 see if there's any questions of you. Madam Vice Chair?

15 MADAM VICE CHAIR: (No audible response.)

16 MADAM CHAIR: On mute. Okay. Okay. So no
17 questions, I think.

18 MADAM VICE CHAIR: Correct.

19 MADAM CHAIR: Okay. Commissioner Washington?

20 COMMISSIONER WASHINGTON: Yes. Mr. Zhang, I just
21 would like for you to clarify for me, and I see it addressed
22 but I'm not sure if I'm understanding it correctly. But
23 what is the minimum lot area for the single family detached?
24 Because I know R-A Zone requires a minimum of two acres but
25 you referenced the District Council legislation recently

1 passed. Could you clarify that for me, please?

2 MR. ZHANG: Yes. I think, yes, usually R-A Zone
3 requires very large lots, basically, but I think the
4 District Council approve a special bill which allowed them
5 to develop relatively small lots. For example, I think,
6 just hold on one minute, let me get to our, if you look at
7 the Staff Report on page 28 you will have a complete
8 development standards, which stated minimum lot size for
9 single family, basically attached, basically it's the
10 townhouses, is 1,800 square feet. For the single family
11 detached the minimum lot size is 6,500 square feet. That's
12 basically specifically committed by Council Bill 17-2019.

13 COMMISSIONER WASHINGTON: Okay. Thank you. So it
14 goes from two acres down to a little less than a quarter
15 acre.

16 MR. ZHANG: Exactly.

17 COMMISSIONER WASHINGTON: Okay. Thank you.

18 MADAM CHAIR: Okay. So Commissioner Doerner?

19 COMMISSIONER DOERNER: Yes, I have a couple of
20 questions on kind of pedestrian and bike traveling through
21 the plan. One of the comments that was made in the Staff
22 Report, Mr. Zhang, was that there's some questions where the
23 shared paths kind of come to the same area as the sidewalks
24 and there could be a potential sort of interactions between
25 pedestrians and bikers or runners and stuff. And I think

1 the clarification was just sort of like make it a little bit
2 more visible in there, but one of the things that I would
3 like to see potentially out of the recommendations is that
4 we actually have a marking at those intersections. Because
5 you can have markings that on the shared path, if there's
6 bikers or runners that have like an indication of
7 pedestrian, like a person kind of walking up ahead. So that
8 way as they're kind of coming up the path and they can see
9 that and that raises the visibility or the awareness of
10 that.

11 And then the same thing on the sidewalks, that you
12 could have something like a marking that would indicate that
13 there's a shared path kind of coming up where there might be
14 bikers or other places up ahead. Because that would
15 potentially avoid some kind of undesirable interactions with
16 that or kind of (indiscernible) zones. And there's examples
17 of that throughout the county in some of our newer
18 developments, as well as kind of like the crossing, sort of
19 like not a railroad kind of crossing, but that kind of
20 crossing on the shared paths as well. I was biking by one
21 the other day and the visibility is great, because you can
22 see that and make sure that you slow down on the bike so you
23 don't come into any kind of conflict with pedestrians.

24 And then the other comment, I wanted to find out
25 what's the difference between or the perpendicular and

1 parallel curb ramps that's kind of called out that it's not
2 obvious on the Site Plan whether or not those are there.
3 Can you explain what those are, just in a little more
4 detail? I think I know but I want to make sure that I'm
5 clear and then the applicant is clear that that's something
6 that's necessary with ADA and other requirements.

7 MR. ZHANG: Okay. Kent, would you please go to
8 the applicant, the Exhibit Number 2, please? Because that
9 will show a lot of detail of this bicycle and pedestrian
10 facility. Mr. Doerner, I'm very happy to report back to
11 you, actually this case we spent a lot of time on the
12 pedestrian and the bicycle facilities. Basically it's not
13 only marked but also we put a lot of signage on it. I think
14 it's thanks to the hard work of the Transportation Planning
15 Section and then specifically Michael and Brian, you know,
16 work on this very hard. And then I think I would like to
17 introduce Michael, you know let Michael Jackson walk us
18 through this facility we have been agreed upon and achieved.
19 Thank you.

20 MADAM CHAIR: Thank you, Mr. Zhang, and Mr.
21 Jackson if you can indicate whether or not this is the right
22 exhibit that will help illustrate your discussion.

23 MR. JACKSON: Good afternoon, Madam --

24 MADAM CHAIR: And Mr. Brian Barnett.

25 MR. JACKSON: -- Commissioner, on this --

1 MADAM CHAIR: Yes, I see you too Brian Barnett-
2 Woods, I see you also. Thank you, Mr. Jackson, go ahead.

3 MR. JACKSON: Good afternoon, for the record, this
4 is Michael Jackson of the Transportation Planning Section.
5 I agree with the exhibit that's there and we did undergo a
6 fair amount of discussion to ensure that we had the safety
7 of all the users, the roadway users, the pedestrian and
8 cyclists in mind.

9 I did want to mention that in the county as far as
10 I'm aware of, bicycle riding on sidewalks is prohibited by
11 state law. The County Executive may designate sidewalk
12 sections for bicyclists if it's safe to do so, if it is not
13 contrary to public policy. However, we've created a 10-foot
14 wide shared use path section in place of sidewalks where we
15 have the pathways running parallel to the streets. And we
16 can certainly take another look at markings to ensure that
17 people are aware where bicyclist may be using the shared use
18 paths and crossing intersections where it may not be readily
19 apparent. Did I answer --

20 MADAM CHAIR: Commissioner Doerner?

21 MR. JACKSON: -- the concerns of the
22 Commissioners?

23 COMMISSIONER DOERNER: Yes, I think the markings
24 would definitely be useful within there just to raise the
25 awareness as we get multimodal kind of transit going through

1 here. Can you just go over this exhibit just briefly,
2 because it's kind of small on the screen?

3 MR. JACKSON: Okay. If you, yes the cursor is up
4 to it the top side, yes. So the purple shows the shared use
5 path system, otherwise known as trails, and the cursor is
6 following through the northern section and yes it ends
7 there. Can you bring the cursor to the left going west?
8 Okay. Yes, and then bring it down south and then it will go
9 through the proposed recreational site there. Across from
10 the northwest corner to the southwest corner and then over
11 to the southeast corner and they continue easterly and then
12 there's a loop there and there are two connections. If you
13 go, no not there that's been deleted, yes, that's one and
14 then the other one is in the blue marker. Yes, right there.
15 And we have a second, we have a couple other trail
16 connections, there's one there and if you go a little bit
17 further south, I think if you move the cursor down, yes,
18 there's one more, bring it, it's kind of on the left center
19 go down, down, I think it's right there, if I can, no go up
20 a little, let's see, is that it? Yes, I believe there's a
21 connection there between was it Road F and Road --

22 MADAM CHAIR: You know what, let me ask this
23 question because I mean this is the applicant's exhibit, Mr.
24 Antonetti, are you good with helping out at some point, if
25 need be?

1 MR. ANTONETTI: Yes, absolutely.

2 MADAM CHAIR: Okay.

3 MADAM CHAIR: So Mr. Jackson, you can continue if
4 you're so inclined, or else we can turn this part over to
5 Mr. Antonetti.

6 MR. JACKSON: Well, okay, yes. Yes, the last
7 piece was, I'm sorry, is to the center there's a blue
8 section.

9 MADAM CHAIR: Yes

10 MR. JACKSON: Yes, right there, that was first
11 proposed as a sidewalk and we ask that it be widen to a
12 trail connection. So we've covered the various trail
13 connections within the exhibit.

14 MR. BARNETT-WOODS: Good afternoon, Madam Chair.

15 MADAM CHAIR: Yes, is this Brian Barnett-Woods?

16 MR. BARNETT-WOODS: Yes, hi.

17 MADAM CHAIR: Okay.

18 MR. BARNETT-WOODS: Good afternoon, this is Brian
19 Barnett-Woods with the Transportation Section. I just think
20 of a very quick overview before Mr. Antonetti speaks.

21 MADAM CHAIR: Okay.

22 MR. BARNETT-WOODS: You can --

23 MADAM CHAIR: Well, wait a minute. Was Mr.
24 Jackson --

25 MR. BARNETT-WOODS: -- see where the red

1 (indiscernible) --

2 MADAM CHAIR: Hold on a second. Did we cut him
3 off or you were done, Mr. Jackson?

4 MR. JACKSON: I was finished.

5 MADAM CHAIR: Okay. Thank you. Okay. I'm sorry,
6 Mr. Brian Barnett-Woods. Okay. Go forward.

7 MR. BARNETT-WOODS: No worries of course.

8 MADAM CHAIR: Okay. Okay.

9 MR. BARNETT-WOODS: Of course. Yes, so we look at
10 this, the red (indiscernible) that shows that some of the
11 changes that we made working with the applicant. And I
12 think an important detail to bring out is that some of where
13 you see the light blue we've either widened the sidewalk to
14 be a shared use path or we've realigned the shared use path
15 so that it intersects with, and that it connects at an
16 intersection as opposed to kind of a mid-block crossing. In
17 other locations where there is a shared use path crossing
18 the street, we've provided a ramp and either a raised
19 crossing or markings to notify pedestrians and motorists of
20 the shared use path so that if people on bicycles are there
21 you know it'd be different speeds, they'll be able to accede
22 and at least expect each other.

23 Additionally, Commissioner Doerner you had
24 mentioned a parallel and perpendicular crosswalks. We've
25 reviewed the plan and I believe all of the curb ramps here

1 are either perpendicular or parallel and the importance of
2 that is that a perpendicular or a parallel crosswalk directs
3 the ramp toward the crosswalk as opposed to the center of
4 the intersection. And this way if you're visually impaired
5 or if you're pushing a stroller instead of kind of going
6 diagonally to the middle of the intersection and turning
7 into the crosswalk, the ramp points right into the crosswalk
8 which is consistent with the actual standards and it's a
9 safer option. But with that, I'll defer to Mr. Antonetti,
10 if he wants to speak further.

11 MADAM CHAIR: Thank you, Mr. Barnett-Woods. Okay.
12 Mr. Antonetti?

13 MR. ANTONETTI: Yes, thank you. Good afternoon
14 Madam Chair, members of the Board. For the record, Robert
15 Antonetti with the Law Firm of Shipley and Horne. With me
16 today is Mr. John Ferrante, Senior Land Planner with our
17 firm and we represent Freeway Realty, LLC, the applicant in
18 this case. I believe the saying is I'd gladly, Wimpy said
19 I'd gladly pay Tuesday for a hamburger today, just for
20 clarifications. I am familiar with him and I'm hungry
21 because it is hamburger month, as you stated.

22 So with regards to this application, this is an
23 Infrastructure DSP, it shows grading and landscaping as
24 well. With regards to the questions that were raised, and
25 we do have some exhibits, this is one of them, Exhibit 2,

1 dealing with the improvements to the pedestrian bike
2 facilities within the project.

3 I do want to thank Mr. Zhang before I get too far
4 ahead for his help and assistance with this and coordinating
5 the review and also putting us in touch with the Trails
6 Section, Mr. Barnett-Woods, Mr. Jackson. We spent a
7 significant amount of time coming up with an exhibit, and
8 that Exhibit 2 is Applicant's Exhibit 2 which is before you
9 which Mr. Barnett-Woods and Mr. Jackson gave kind of a
10 highlight overview.

11 But you know I would want to point out, you know,
12 the pedestrian planning in this layout has been very
13 thoughtful and deliberate. It is really meant to be an
14 amenity to the community. The purple that you see before
15 you and the light blue, the very light blue teal type color
16 which is the realigned shared use path areas, is an amenity
17 which is a 10-foot wide asphalt shared use path which has
18 been included in appropriate sections of this project. It's
19 over 1.1 miles in length and it does for a loop for most of
20 it it allow for kind of a connected opportunity for you know
21 pedestrian and bicycle activity outside of the sidewalk
22 network.

23 The sidewalks as was demonstrated in the
24 Preliminary Plan, are provided on both sides of the street,
25 they're shown in green here. There is over 5.5 miles, I

1 believe, of sidewalk connectivity throughout this project.
2 So in total I believe the calculations between the shared
3 use path and the sidewalk totals over 7 miles of pedestrian
4 opportunity for this project, which would enhance
5 connectivity and really meet the objectives of a well-
6 planned laid out project.

7 The changes that are shown in this exhibit, I
8 think have already been touched upon. I will emphasize that
9 in terms of kind of knowing whether you're on the shared use
10 path or on the sidewalk and advanced warning, you know while
11 that's a learned behavior for folks that are living in the
12 community and maybe not known by those who are visiting,
13 they are represented by different widths. The sidewalks are
14 5 foot in width on both sides of the road, the shared use
15 path is 10 feet in width and we have enhanced different
16 aspects or connector trails in this project that were shown
17 in the Preliminary Plan at 8 feet, or 5 feet. We've
18 increased some of those sections to 10 feet to make them
19 part of the shared use path network. As Mr. Brian Barnett-
20 Woods indicated, we have realigned some sections so kind of
21 the discharge of the shared use path is at intersections, at
22 the crosswalks so you're not discharging folks onto the
23 sidewalk network, as Mr. Jackson said that's contrary to
24 state regulations about being able to ride bicycles on the
25 sidewalks.

1 So what we think we've achieved here is a very
2 well connected and thoughtful circulation pattern that
3 should give that kind of notice and warning to users of
4 whether or not they're on the sidewalk or whether they're
5 entering the shared use path network.

6 Mr. Barnett-Woods also mentioned this exhibit
7 shows the opportunity for raised crosswalks at appropriate
8 locations and we say opportunity it is subject to the
9 approval of the operating agency which they actually
10 recommended us to consider in a referral which I believe is
11 shown as Exhibit 6 in your backup material, which came in
12 after the Staff Report was drafted.

13 So while we're open to that, we're excited about
14 completing this network, you know, just stepping back for a
15 second in terms of lot sizes. So this property qualifies
16 under the Zoning Ordinance to utilize certain standards in
17 the R-T Zone for development, even though it's zoned R-A and
18 one of those standards in terms of lot size dealing with
19 single family detached as mentioned, has a minimum of 6,500
20 square feet. On our project we have variable lot sizes but
21 our minimum lot size proposed for this site is about 7,150
22 square feet, so that's the smallest lot on our site, so it
23 is larger than the minimum otherwise allowed by the Zoning
24 Ordinance for the project.

25 That being said, as Mr. Zhang mentioned in his

1 presentation in chief, this is essentially an infrastructure
2 plan with some grading and landscaping and the open spaces
3 further identified as well as the triggers for amenities to
4 be provided on the project. We look forward to coming back
5 to you to present any and all architecture for structures,
6 including homes and including the community building, which
7 is going to be kind of our crown jewel as you enter the main
8 entrance on the site.

9 I would mention too, the main entrance of the site
10 is proposed to be fully signalized, so we'll be adding a
11 full stop control at that intersection. The second access
12 point to Church Road to the north, will be a right in right
13 out only. There will be appropriate widening and frontage
14 improvements along Church Road on our property as well to
15 coincide with these entrances and the associate improvements
16 of the signal.

17 If I could, and just quickly, Madam Chair, you
18 mentioned there are findings --

19 UNIDENTIFIED PERSON: (Indiscernible).

20 MR. ANTONETTI: -- we'd like to put in the record.
21 If I can refer them, and I'll do it very succinctly --

22 MADAM CHAIR: Hold on, wait a minute, hold on a
23 second. I didn't hear who was speaking, was that you
24 Commissioner Doerner?

25 COMMISSIONER DOERNER: Yes. So I think you've

1 sufficiently answered my question about the sidewalks and
2 the intersections and I don't think we were actually done
3 with the staff presentation. So I know that you're eager to
4 jump into your case, but I think Commissioner Geraldo may
5 have had questions, I'm not sure because we haven't gotten
6 to him quite yet.

7 MADAM CHAIR: We didn't get to him yet.

8 MR. ANTONETTI: I apologize. I definitely got
9 ahead of myself if that's the case.

10 COMMISSIONER DOERNER: No, it's fine.

11 MADAM CHAIR: I know you're hungry.

12 COMMISSIONER DOERNER: But I appreciate the
13 clarifications and working with our staff on all the
14 transportation issues.

15 MR. ANTONETTI: You're welcome.

16 MADAM CHAIR: Okay. So that was it for you,
17 Commissioner Doerner. Okay. So let me see where we are
18 with Commissioner Geraldo.

19 COMMISSIONER GERALDO: The question I have is are
20 the sidewalks only 5 feet also, Mr. Antonetti?

21 MR. ANTONETTI: Yes, they're 5 feet and they're on
22 both sides of the streets by shown on this project, on this
23 Exhibit 2.

24 COMMISSIONER GERALDO: Okay. So they'll be 5 feet
25 on either side of each street is what you're saying?

1 MR. ANTONETTI: Yes, that is correct.

2 COMMISSIONER GERALDO: Okay. No further
3 questions.

4 MADAM CHAIR: Okay. Thank you. Okay. Mr. Zhang?

5 MR. ZHANG: Yes, Madam Chair, I think we recommend
6 approval of this Detailed Site Plan include DSP 20015 and AC
7 21003, TCP2-005-2021. Yes, that concludes the staff's
8 presentation.

9 MADAM CHAIR: Okay. All right. Thank you, Mr.
10 Zhang. Okay. Now Mr. Antonetti, you're on.

11 MR. ANTONETTI: Sorry, I got too excited there for
12 a moment.

13 MADAM CHAIR: I knew you were hungry.

14 MR. ANTONETTI: But thank you for your indulgence.

15 MADAM CHAIR: Okay.

16 MR. ANTONETTI: If I could incorporate my earlier
17 comments, both in terms of introduction --

18 MADAM CHAIR: Yes.

19 MR. ANTONETTI: -- and comments on at least one of
20 the exhibits I proposed. I would be remiss if I didn't
21 introduce our development team that are here today, just
22 very briefly. We have Mr. Andrew Roud and Ms. Natasha
23 Peabody, both on behalf of the applicant. We have Mr. Ken
24 Findley as well on behalf of the applicant listening
25 remotely. We have Ms. Rachel Leitzinger and Adam Blough,

1 the engineers from Dewberry. We've got Mr. Mike Lenhart,
2 our traffic consultant in this case and we have Mr. Mike
3 Bell from ECS, our environmental consultant for the project.

4 MADAM CHAIR: Wonderful.

5 MR. ANTONETTI: With that if I would pick up where
6 I --

7 MADAM CHAIR: So you're taking a note from Mr.
8 Tedesco, I see, but go ahead. Go ahead.

9 MR. ANTONETTI: With regards to our applicant's
10 exhibit, we do have five. If I could take them in reverse
11 order, I think that would lead us to the conditions and make
12 the most sense. So if I could start with the Applicant's
13 Exhibit 5 --

14 MADAM CHAIR: Okay.

15 MR. ANTONETTI: -- which would be the MDE comment.

16 MADAM CHAIR: Yes. From Mark Mank (phonetic sp.).

17 MR. ANTONETTI: Yes. Yes, ma'am.

18 MADAM CHAIR: Okay. Thank you.

19 MR. ANTONETTI: So just very briefly, I think you
20 passed it, if you could just scroll down just a little bit.
21 Yeah, right there, right on page 7, it starts on page 7.
22 Thank you. So this is an e-mail and a summary letter report
23 from MDE for the property. If the Board remembers at the
24 Preliminary Plan there was some discussions about the soil
25 at the site and the operation as an airport, where there was

1 I guess an allegation from one of the citizens that the
2 property was likely contaminated with lead. Because of that
3 there was some inquiry by MDE of the owner of the property
4 to allow for investigation. That investigation occurred and
5 the chief toxicologist for MDE came out with another
6 associate and they actually did testing on the areas around
7 the airport, the active areas around the airport, tie down
8 spaces of the planes, the hangers, et cetera. And this
9 letter actually shows their results which shows that all
10 areas that were tested fall below the state's lead threshold
11 for development and it does conclude that the property is
12 acceptable for future residential uses. So I just wanted to
13 place that in the record somewhat as a follow up to the
14 Preliminary Plan discussion and for good measure.

15 If I could go to Applicant's Exhibit 4.

16 MADAM CHAIR: Okay.

17 MR. ANTONETTI: And Applicant's Exhibit 4 has
18 already been discussed and in fact that's page 6, just click
19 on 6, and I apologize for the scale. But this was partially
20 shown in the staff's presentation but this is the complete
21 exhibit, it does show the phases for this project, it does
22 propose five phases and then it also does give permit
23 triggers for the recreational facilities that are provided
24 in each phase, for both bonding and construction and then
25 there's a condition dealing with carrying forward those

1 phasing triggers. I will mention too, Mr. Doerner, you had
2 commented at the Preliminary Plan about making sure that the
3 spaces had bike racks associated, they are marked on this
4 exhibit so that was something we wanted to make sure we
5 addressed as part of this.

6 So if we could then go to Applicant's Exhibit 3,
7 which would be on page 5 of this scan. Thank you. So this
8 is a parking schedule, we always find this useful and for
9 residential projects, which you probably heard discussions
10 about, you know the layout of a project. Part of the
11 quality of life issue when you're dealing with homes you
12 know within a planned community is the ability for parking
13 and visitor parking. I will reassess, although there's not
14 architecture shown for any of these units, they will all be
15 two car garage. They will also have a driveway. For
16 purposes of the Zoning Ordinance and the Parking Schedule,
17 we're only allowed to count two spaces for each unit, even
18 though in theory, practicality they could utilize you know
19 up to four spaces for each unit. But nonetheless, what we
20 have required here for the types of units we have and the
21 number of units is 1,035 required spaces. We're providing
22 1,282 and that does include a combination of on-street and
23 off street parking.

24 The on-street parking is identified in red and
25 that's achievable because there's a certain number of units

1 that are rear loaded with some alleyways, so that allows
2 parking in the fronts of those units in appropriate
3 locations, avoiding turning radiuses in and out of
4 intersections, as well as any potential fire hydrants, which
5 this layout does. So in essence, we are providing 247 more
6 spaces than what are required and that's not counting the
7 two additional spaces that are within each driveway for each
8 unit. So I just wanted to put that as a quality of life
9 issue and something that again, we've thought very carefully
10 about that because we want to make this a successful and a
11 celebrated community in terms of its layout and the
12 separation of vehicles and houses within. So that's
13 Applicant's Exhibit 3.

14 If we can go to Applicant's Exhibit 2, and you've
15 heard a lot about this so I won't belabor it, but this is
16 the, I guess the collaborative outcome of the interaction
17 with staff, dealing with the trails and you know we're very
18 happy with this and you know we're very happy with this and
19 you know we're looking forward to be able to implement it in
20 the near future and we're moving in that direction.

21 So unless there's any questions on that, I think
22 this is quite representative of what we're willing to do and
23 that would be incorporated in our suggested revised
24 conditions which is Applicant's Exhibit 1. And if we could
25 go to page 1 of that?

1 MADAM CHAIR: We're there, we have it. Yes,
2 that's it right there, Mr. Flannigan.

3 MR. ANTONETTI: Oh I'm sorry, page 2 on the
4 slideshow, yes. So without going through every one of
5 these, what it essentially does is takes the comments that
6 were suggesting changes here and there, we met practically
7 before this hearing, the Exhibit 2 represents those changes,
8 so rather than put it in a text, we wanted to reference the
9 Exhibit 2, we believe that's the clearest way to handle it.

10 So with that, we would ask respectfully that
11 Condition 1A be modified requiring us prior to certification
12 that we update all pedestrian and trail network elements on
13 the plan to be consist with Applicant's Exhibit 2, unless
14 modified by the Prince George's County Department of
15 Permits, Inspections and Enforcement, with written
16 correspondence. I think the other conditions are self-
17 explanatory, they're really just deletions that are being
18 substituted with Applicant's Exhibit 2.

19 MADAM CHAIR: And Mr. Zhang, you were okay with
20 that, right?

21 MR. ZHANG: Yes, ma'am.

22 MADAM CHAIR: Oki

23 MR. ZHANG: Staff worked with the applicant to
24 achieve this result.

25 MADAM CHAIR: Okay. Okay. Thank you.

1 MR. ZHANG: Thank you.

2 MADAM CHAIR: Okay. Mr. Antonetti?

3 MR. ANTONETTI: Yes, thank you and again, thank
4 you, Mr. Zhang, Mr. Barnett-Woods and Mr. Jackson for all
5 your willingness to work with us. We're very happy with the
6 outcome.

7 So based on the findings of staff in the Staff
8 Report and the applicant's statement of justification we
9 believe this Detailed Site Plan meets all the requirements
10 of the County Zoning Ordinance and the applicant does concur
11 with the recommendations of staff, including the suggested
12 revisions to the Woodland Conservation Tree Banking findings
13 which is appropriate. I might also suggest that the trail
14 discussion in the findings just note where we ended up with
15 Applicant's Exhibit 2, if the Board is so inclined to
16 support that exhibit and the revisions to conditions in
17 Applicant's Exhibit 1.

18 MADAM CHAIR: Wait a minute. What was that last
19 one you're saying incorporate it in the findings? What are
20 you saying?

21 MR. ANTONETTI: Yes.

22 MADAM CHAIR: Okay. Thank you.

23 MR. ANTONETTI: Yes, in the Staff Report --

24 MADAM CHAIR: Okay.

25 MR. ANTONETTI: -- there are findings dealing

1 with, which are connected to the conditions that we're
2 changing, which suggested a series of changes to the bike
3 pedestrian conditions and that would be found on page 18 of
4 the Staff Report, it would be Finding 11D, under pedestrian
5 and bicycle facilities. And it's centrally it's consistent
6 with the initial referral, but that was this report in that
7 referral was issued before we had the opportunity to meet
8 and react to them. Exhibit 2 is the outcome of those
9 discussions, so it'd probably be appropriate in the findings
10 just to note that Exhibit 2 was the culmination of that and
11 it was referred to at this hearing. And that would be the
12 only slight modification I would suggest, if the Board would
13 be so inclined to support this case.

14 So with those changes, again the applicant is in
15 support of the staff's position as modified by the
16 recommended conditions and exhibits. We do thank you for
17 your consideration, we're here to answer any questions that
18 you may have and we appreciate being able to present to you
19 today.

20 MADAM CHAIR: Okay. Mr. Antonetti, thank you very
21 much. Two things, first I will see if there is any
22 questions of you and then I will go to the opponent who
23 signed up. He didn't answer before, but I'll check again.
24 So let's see if there are any questions. Madam Vice Chair?

25 MADAM VICE CHAIR: No questions at this time,

1 thank you.

2 MADAM CHAIR: Okay. Commissioner Washington?

3 COMMISSIONER WASHINGTON: Yes. Thank you, Mr.
4 Antonetti. I have a question with regards to the second
5 entrance that you discussed, the right in right out. Will
6 there be something in the median or the middle of Church
7 Road that will actually prevent a left turn? Or is it just
8 wayward signage that dictates the right in right out?

9 MR. ANTONETTI: So there will actually be curbing
10 at the intersection where that road enters into Church Road,
11 directing people turning the right in or right out,
12 preventing somebody from making a full crossing across
13 Church Road.

14 COMMISSIONER WASHINGTON: Okay. So --

15 MR. ANTONETTI: There will also be, I'm sorry?

16 COMMISSIONER WASHINGTON: I'm sorry. So there
17 will be something where you know we can direct but you know
18 people use their own direction sometimes. So I mean you're
19 telling they won't literally be able to turn left in?

20 MR. ANTONETTI: That's correct. So it'll be
21 curbing and I believe an island type effect at that
22 intersection when somebody is pulling in they can only turn
23 right and when somebody is trying to get out, they can only
24 go right to leave the site.

25 COMMISSIONER WASHINGTON: Okay. Thank you for

1 that clarification. No more questions, Madam Chair.

2 MADAM CHAIR: Okay. Thank you. Commissioner
3 Doerner?

4 COMMISSIONER DOERNER: I don't have any questions,
5 but I did want to sort of point out that yes, 11D that
6 you're talking about, Mr. Antonetti, that's what kind of
7 sparked a lot of my questions earlier. There are a few
8 other places in the Staff Report but to the extent, Mr.
9 Zhang, if we can incorporate and kind of update some of
10 those findings to reflect that the applicant had worked much
11 more in detail with their transportation staff, I think that
12 would be helpful. Because this is how it should work,
13 right? Like there should be back and forth, hopefully it
14 happens before we come to the Planning Board. But to the
15 extent that you continue to work on this and all those
16 callouts and the signs for pedestrian crossings and stuff,
17 the little yellow diagrams in the applicant exhibit are
18 great. I mean that's akin to what I was hoping for.

19 The only thing that's not in there is just maybe
20 markings, Mr. Antonetti, on the actual path themselves, to
21 just kind of call out even a little more, but the raised
22 crosswalks will get to that to some extent. But otherwise,
23 I think that looks a lot more, that's definitely in the
24 spirit of what I was hoping to see, so thank you.

25 MR. ANTONETTI: Thank you.

1 MADAM CHAIR: Okay. And Commissioner Geraldo?

2 COMMISSIONER GERALDO: Madam Chair, I don't have
3 any, I just appreciate the work that's been done with the
4 applicant and staff, and most of my questions have been
5 answered in response, in answers in response to other
6 questions of the Commissioners. Thank you.

7 MADAM CHAIR: Okay. Thank you. Okay. So now let
8 me call Jonathan Brown again.

9 MR. BROWN: (No audible response.)

10 MADAM CHAIR: We're looking for that name. He did
11 sign up, but I don't see him. Jonathan Brown. No Jonathan
12 Brown? There's no call in number? So no call in. Okay.
13 So let the record reflect we've called Jonathan Brown a few
14 times and no response. Okay.

15 So with that, if you have no one else to put on,
16 Mr. Antonetti, is there a motion?

17 COMMISSIONER WASHINGTON: Madam Chair, I move that
18 we adopt the findings of staff in addition to the revision
19 to Finding 10B as read into the record by Mr. Zhang, and
20 approve DSP-20015, AC-21003, and TCP2-005-2021, along with
21 the associated conditions as outlined in staff's report and
22 as further amended by Applicant's Exhibit Number 1. And I
23 would also ask staff to ensure the findings are updated in
24 accordance with the revisions outlined in Applicant's
25 Exhibit 1. I think specific reference given to Finding

1 Number 11D.

2 MADAM CHAIR: We have a motion from Commissioner
3 Washington.

4 MR. GOLDSMITH: Madam Chair, sorry, this is Peter
5 Goldsmith, Senior Counsel. Is that Applicant's Exhibit 1 or
6 Applicant's Exhibit 2 for that --

7 COMMISSIONER WASHINGTON: One. Well that's how it
8 was marked, Applicant's Exhibit 1, unless you --

9 MADAM CHAIR: Applicant's Exhibit 1 are the
10 conditions, is that what you're saying?

11 COMMISSIONER WASHINGTON: That's what I'm saying.

12 MADAM CHAIR: What are you asking?

13 MR. GOLDSMITH: Did you want the findings to be
14 consistent with Applicant's Exhibit 2, this trail diagram
15 that's shown right now?

16 MADAM CHAIR: Well --

17 COMMISSIONER WASHINGTON: Your question again, Mr.
18 Goldsmith?

19 MR. GOLDSMITH: My question --

20 MADAM CHAIR: I think that's in the conditions.
21 The conditions, Applicant's Exhibit 1 refers to Applicant's
22 Exhibit Number 2, is that --

23 MR. GOLDSMITH: Okay.

24 MADAM CHAIR: -- does that work, Mr. Goldsmith?

25 MR. GOLDSMITH: I think so, I just wanted to make

1 sure that the motion, just that the findings were updated to
2 be consistent with Applicant's Exhibit 2, which is this
3 trails diagram. But if it's --

4 COMMISSIONER WASHINGTON: Yes, it's specified in
5 Applicant's Exhibit 1, so that's why I was referencing it
6 that way.

7 MR. GOLDSMITH: Okay. I think that makes sense.
8 Thank you.

9 MADAM CHAIR: Okay.

10 COMMISSIONER WASHINGTON: Okay. Thank you.

11 MADAM CHAIR: Okay. So we have a motion by
12 Commissioner Washington, is there a second?

13 MADAM VICE CHAIR: Second.

14 MADAM CHAIR: Okay.

15 MADAM VICE CHAIR: Second.

16 MADAM CHAIR: Seconded by Madam Vice Chair. Madam
17 Vice Chair?

18 MADAM VICE CHAIR: I vote aye.

19 MADAM CHAIR: Commissioner Washington?

20 COMMISSIONER WASHINGTON: I vote aye.

21 MADAM CHAIR: Commissioner Doerner?

22 COMMISSIONER DOERNER: I vote aye.

23 MADAM CHAIR: Commissioner Geraldo?

24 COMMISSIONER GERALDO: I vote aye, Madam Chair.

25 MADAM CHAIR: Okay. The ayes have it 5-0. Okay.

1 Thank you very much, everyone. Okay.

2 MR. ANTONETTI: Okay. Thank you.

3 MADAM CHAIR: Okay.

4 **(Whereupon, the proceedings were concluded.)**

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DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

FREEWAY AIRPORT

Detailed Site Plan, DSP-20015



By: _____

Date: August 2, 2021

Diane Wilson, Transcriber