



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

May 17, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JPH*
Jeremy Hurlbutt, Supervisor, Zoning Section *DAL* for JDH
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Section *DAL*
Development Review Division

SUBJECT: **Item 5—Detailed Site Plan DSP-22023 Greenbelt Square**
Planning Board Agenda May 18, 2023 – Staff Revisions to Applicant's Proposed
Conditions

This supplemental memorandum provides staff's revised conditions (added text underlined, deleted text [~~striketrough~~]) and the following adjustments are recommended to the technical staff report dated May 4, 2023.

Staff's revisions to applicant's proposed Conditions 1(dd), 2(i), 2(j), 3(a), and 4:

1. **Prior to certification, the detailed site plan (DSP) shall be revised or additional information shall be provided, as follows:**
 - dd. Add a note to the landscape plan stating that all invasive species within any areas where existing vegetation is saved will be removed from the site.
2. **Prior to certification, the Type 2 Tree Conservation Plan (TCP2-009-2023) shall be revised or additional information shall be provided, as follows:**
 - ~~[i. Revise the TCP II plan to show two tree save areas along the MD 193 frontage.]~~
 - ~~[j. Add a note that all invasive species will be removed from the site.]~~

- i. Remove all woodland retained assumed cleared areas from all non-forested areas of the TCP2. Adjust the TCP2 worksheet accordingly. Use the approved natural resources inventory for reference.

3. Prior to issuance of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall:

- a. Submit an approved access permit from the Maryland Department of Transportation State Highway Administration [~~depicting access to and from the site from MD 193~~].

~~[4. Work with SHA on a condition assessment of the sidewalk along MD 193 and coordinate repairs as needed, including installation of ADA-compliant curb ramps at MD 193 access. Inquire with SHA if there is an opportunity to provide bicycle signage along the sites MD 193 frontage to enhance bicycle safety (i.e., Bicycles May Use Full Lane signs).]~~

4. The applicant shall work with the Maryland State Highway Administration (SHA) on a condition assessment of the sidewalk along the property's MD 193 (Greenbelt Road) frontage, and any needed repairs to be coordinated, as needed. The repairs should include the installation of Americans with Disabilities Act-compliant curb ramps at the MD 193 access point. The applicant shall inquire with SHA if there is an opportunity to provide bicycle signage along the site's MD 193 frontage to enhance bicycle safety.

Staff agrees with the applicant's remaining proposed Conditions 1(s)-1(cc), 3(b), 5, and 6, as provided in the backup.



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

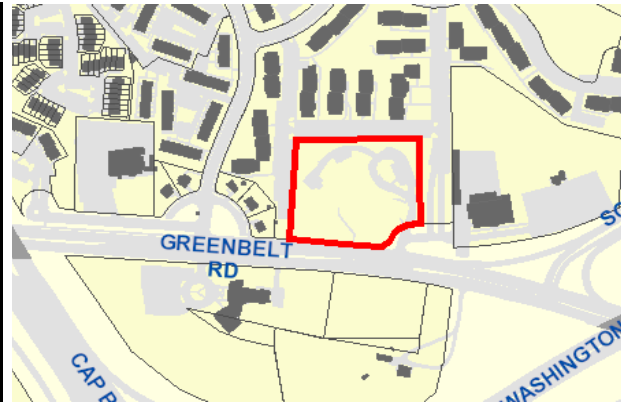
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Greenbelt Square

DSP-22023

REQUEST	STAFF RECOMMENDATION
Development of 95 age-restricted multifamily condominium units.	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none"> •Approval of Detailed Site Plan DSP-22023 •Approval of Type 2 Tree Conservation Plan TCP2-009-2023

Location: North of MD 193 (Greenbelt Road), approximately 150 east of its intersection with Lakecrest Drive.	
Gross Acreage:	4.51
Zone:	RMF-20
Prior Zone:	R-18
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	95
Gross Floor Area:	N/A
Planning Area:	67
Council District:	04
Municipality:	Greenbelt
Applicant/Address: Armory Place, LLC 4909 Cordell Avenue Bethesda, MD 20814	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	05/18/2023
Planning Board Action Limit:	06/23/2023
Staff Report Date:	05/04/2023
Date Accepted:	02/28/2023
Informational Mailing:	09/16/2022
Acceptance Mailing:	01/04/2023
Sign Posting Deadline:	04/18/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA.....	3
FINDINGS.....	3
1. Request.....	4
2. Development Data Summary:	4
3. Location.....	4
4. Surrounding Uses	5
5. Previous Approvals	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	8
7. Prince George’s County Zoning Ordinance	8
8. 2010 Prince George’s County Landscape Manual	15
9. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance	15
10. Prince George’s County Tree Canopy Coverage Ordinance.....	16
11. Referral Comments.....	16
RECOMMENDATION	19

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22023
Type 2 Tree Conservation Plan TCP2-009-2023
Greenbelt Square

The Urban Design staff reviewed this 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 technical staff report.

EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-20 (RMF-20) Zone and was previously zoned Multifamily Medium Density Residential (R-18). However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903(c) of the Zoning Ordinance, which allows projects in certain zones to utilize the prior Zoning Ordinance or Subdivision Regulations for development of the subject property. The applicant is developing the property under the R-18 Zone, which permits apartment housing for elderly use within the R-18 Zone in Footnote 148 of Section 27-441(b), in accordance with Prince George's County Council Bill CB-83-2021. The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the prior Prince George's County Zoning Ordinance in the R-18 Zone, in accordance with Council Bill CB-83-2021;
- 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; and
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, Urban Design staff recommend the following findings:

- Request:** This detailed site plan (DSP) requests approval for development of 95 age-restricted multifamily condominium units. The 95 dwelling units will be located on one parcel, throughout four apartment buildings. All units will be two-bedroom units. This DSP also proposes recreation areas, including a community garden, a pavilion, an exercise area, and a pickleball court. The architecture of the residential development is also evaluated in this DSP request.

A companion Departure from Design Standards (DDS 23-007) was filed with the City of Greenbelt, to reduce the size of the parking spaces, excluding handicap spaces, to be 9 feet by 18 feet. On March 28, 2023, the Greenbelt Advisory Planning Board approved DDS 23-007 to reduce the dimension of standard-sized, non-parallel parking spaces on the subject property from 19 feet by 9.5 feet to 18 feet by 9 feet, with no conditions.

- Development Data Summary:**

	EXISTING	PROPOSED
Zone	RMF-20 (prior R-18)	RMF-20 (prior R-18)
Use	Undeveloped	Multifamily Residential
Total Gross Acreage	4.51	4.51
Floor Area Ratio (FAR)	0	0.21
Building Square Feet (gross floor area)*	0	40,784 (0.94 acre)
Total Dwelling Units**	0	95
Total Parking Spaces Provided***	0	119
Bicycle Spaces Provided	0	12

Notes: *There are four proposed buildings that will be 10,196 square feet each.

**Per Section 27-441(b), Footnote 148, the density for apartment housing for the elderly in the R-18 Zone shall not be greater than 10 percent higher than that normally allowed in the zone. The maximum density allowed in the R-18 zone is 20 dwelling units per acre, which would permit a total of 90 units on the subject property. The proposed development contains 95 dwelling units (21.1 dwelling units per acre), which is 5.5 percent above the maximum density permitted.

***Pursuant to Part 11, Off-Street Parking and Loading, Section 27-568 of the prior Zoning Ordinance, the number of parking spaces required for the elderly housing development is 63. As discussed in Finding 7, staff find that the provided parking of 119 spaces is sufficient for the proposed development.

- Location:** The subject property is located north of MD 193 (Greenbelt Road), approximately 150 feet east of its intersection with Lakecrest Drive, in Planning Area 67 and Council District 4. The subject property is also located within the municipal boundary of the City of Greenbelt. The site consists of 4.51 acres in the Residential, Multifamily-20 (RMF-20) Zone, but is being reviewed under the prior Multifamily Medium Density Residential (R-18) Zone regulations, of the prior Prince George’s County Zoning Ordinance.

4. **Surrounding Uses:** The subject property is bounded to the north, east, and west by multifamily residential properties in the RMF-20 Zone, known as the University Square Apartments; and to the south by MD 193 (Greenbelt Road) and a place of worship beyond in the Rural Residential (RR) Zone, known as Holy Cross Lutheran Church.
5. **Previous Approvals:** The property is subject to a previous Preliminary Plan of Subdivision (PPS), 12-2059, for which no records are available. A prior DSP-05060 was approved by the Prince George's County Planning Board on March 9, 2006 (PGCPB Resolution No. 06-60(C)), for development of 90 condominium (multifamily) dwelling units. Development of the property did not proceed per DSP-05060, and this approval has since expired, as of December 31, 2021. The current proposal of 95 age-restricted dwelling units requests five additional dwelling units from the development previously approved under DSP-05060 for the subject property. At the time of DSP-05060 approval, it was determined that the proposed development was not required to file a new PPS application, in accordance with Section 24-111(c) of the prior Prince George's County Subdivision Regulations.

The site also has an approved Stormwater Management (SWM) Concept Plan, 16485-2022, which was approved on September 29, 2022, and is valid through September 29, 2025.

6. **Design Features:** The subject property is located north of MD 193 (Greenbelt Road), approximately 150 feet east of its intersection with Lakecrest Drive. This DSP proposes a single point of vehicular access to the site from MD 193, a master plan arterial roadway, via an existing local service road referred to as MD 968. MD 968 currently provides access to the former site of the Maryland Army National Guard Recruiting site and University Square apartments via a private road. The service road has an entry point off of MD 193, which has full vehicular access through a median break. The MD 968/MD 193 intersection includes an eastbound left-turn lane and a westbound right-turn only lane from MD 193.

The subject DSP proposes four multifamily buildings that collectively total 95 condominium dwelling units. Each dwelling unit is also proposed to be two-bedroom age-restricted dwellings. Each building is proposed to be four stories in height. Three buildings will consist of 24 dwelling units and the fourth building will consist of 23 dwelling units, along with a community room for use by the residents. The proposed development will also contain a community garden area, a pavilion, a low-impact exercise area, and a pickleball court.

The proposed site plan was designed to minimize potential noise impacts from adjacent MD 193. The proposed four multifamily buildings are located in two rows, with the side elevations of Buildings 1 and 2 facing MD 193. Between the buildings, the site plan proposes the low-impact exercise area, the community garden area, and the pavilion with an amenity/sitting area. Both buildings have a significant buffer and are placed perpendicularly from MD 193. Buildings 3 and 4 are located to the north of the site and are oriented parallel to MD 193. A pickleball court is located between Buildings 3 and 4.

The development will be connected via internal drive aisles and sidewalks, with the access point needing to be deemed acceptable by the operating agency, the Maryland State Highway Administration (SHA).

Currently, there are 5-foot-wide sidewalks constructed along the property frontage of MD 193. The submitted plans show a continuous sidewalk network entering the site, as well

as a striped crosswalk connecting the existing sidewalk along MD 193. Internal to the site, a 5-foot-wide sidewalk runs between the multifamily buildings and provides access to the existing sidewalk network on MD 193. A condition has been included in the Recommendation section of this technical report, requiring the applicant to provide crosswalks, between Buildings 2 and 3 and between Buildings 1 and 4, and speed humps throughout the site. The proposed development also features 12 bicycle spaces located at Buildings 1, 3, and 4. A condition has also been included, requiring the applicant to provide bicycle spaces at Building 2.

During the initial review of the application, staff requested a side path be provided along the frontage of the subject site. After further review, it was determined that the width of the platted right-of-way was not sufficient to provide a side path along the site frontage. In addition to the lack of sufficient right-of-way, there are multiple locations where existing utility poles would obstruct a continuous side path and would not accomplish the intent of the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment* (Sector Plan) to enhance pedestrian and bicycle safety along MD 193. Continuous sidewalks are provided, as recommended in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

Surface parking will be provided throughout the site, near the multifamily buildings and recreation facilities. The applicant is also proposing two on-site electric vehicle charging stations.

Architecture

The four-story multifamily buildings were designed in a contemporary style featuring a generally flat roof, and is finished with a combination of stone veneer and veneer siding. Two-tone veneer siding is proposed as an accent material on the portions of the elevations where the entrances are located and where it can be seen from major roadways. Architectural articulation techniques are proposed to break up the mass of the buildings, including projections, balconies, awnings, and a variety of colored panels and trim, creating visually acceptable elevations. The veneer siding features color tones including bronze, dark bronze, medium grey, and light grey. Strong color contrast has also been used along the roof bands, and raised parapets create a varied roofline.

The two-bedroom dwelling units range in size from 1,150 square feet to 1,559 square feet. All 95 units are accessed via surface parking, and all building floors will be accessible by an elevator.



Figure 1: Elevation Renderings

Recreational Facilities

This DSP proposes four on-site recreational sites that are centrally located within the development. The facilities include a community garden, a pavilion, an exercise area, and a pickleball court.

Lighting

The proposed development includes full cut-off lighting within the development and proposes lighting in open spaces and along streetscapes, to promote safe vehicular and pedestrian movements. The photometric plan submitted with the DSP shows appropriate lighting levels along streetscapes, with minimal spillover into adjacent residential properties.

Signage

This DSP proposes one freestanding monument sign for the development. The monument sign is approximately 4 feet high and 8 feet wide. The sign materials are composed of stone veneer and stained concrete. The sign appears to be generally acceptable, and a condition has been included in this technical report requiring the applicant to provide the location of the proposed entrance sign.

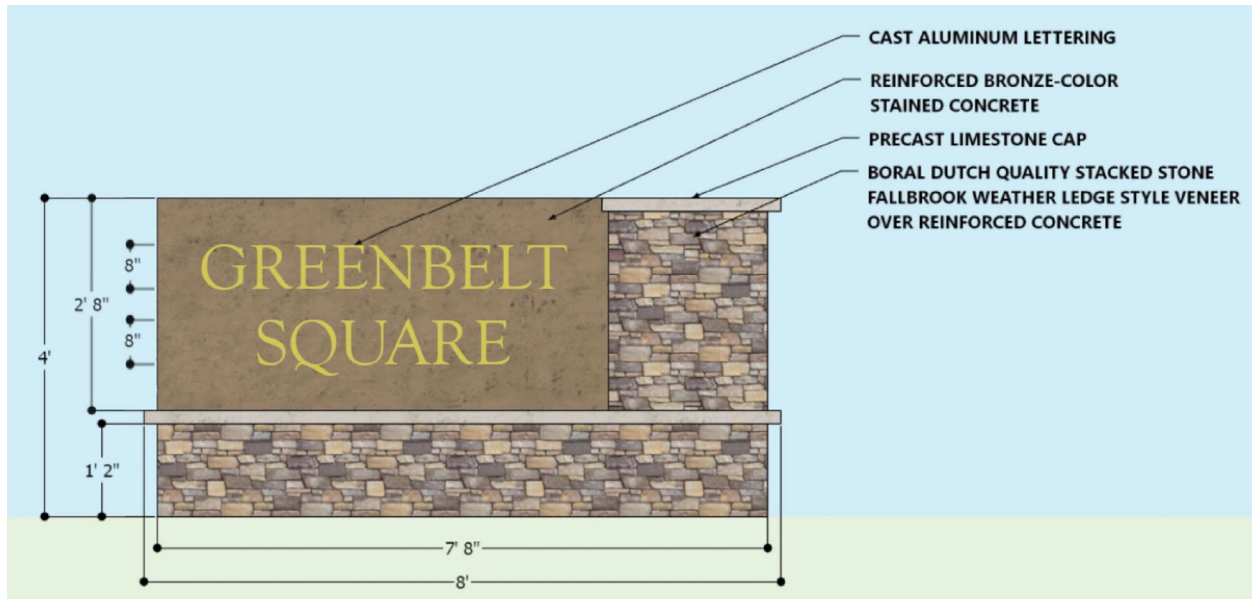


Figure 2: Proposed Monument Sign

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-18 Zone of the prior Zoning Ordinance, which permits apartment housing for elderly use within the R-18 Zone, in Footnote 148 of Section 27-441(b), in accordance with Prince George's County Council Bill CB-83-2021.
- a. The subject application is in conformance with the applicable requirements of the Zoning Ordinance, including the requirements associated with the use proposed under Section 27-441(b), Footnote 148, as follows:

Footnote 148: Permitted in the R-18 Zone without a Special Exception, provided:

(A) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9;

The subject application has been reviewed and analyzed, in accordance with Part 3, Division 9, and conforms with this requirement.

(B) The subject property is located within Transportation Service Area 1 as described in the 2014 General Plan;

The 2014 *Plan Prince George's 2035 Approved General Plan* places the subject property in Transportation Service Area 1 (page 151). This application, as submitted, conforms with this requirement.

- (C) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling as a separate unit;**

The statement of justification submitted with this DSP states that a condominium plat will be recorded, such that each dwelling will be a separate unit to be sold. A condition has been included in the Recommendation section of this technical report, requiring this criteria to be met, prior to building permit.

- (D) The density shall not be greater than 10% higher than that normally allowed in the zone;**

The maximum density allowed in the R-18 Zone is 20 dwelling units per acre, which would permit a total of 90 units on the subject property. The proposed development is 95 dwelling units (21.1 dwelling units per acre) and is 5.5 percent above the maximum density permitted. This application, as submitted, conforms with this requirement.

- (E) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application, which shall be approved with the Detailed Site Plan as and filed in the land records prior to certification of the Detailed Site Plan.**

The DSP application submittal contains a draft Declaration of Covenants setting forth restrictions, in conformance with the Federal Fair Housing Act.

- b. The DSP application was reviewed for compliance with the requirements of the R-18 Zone. Section 27-436(e), Site Plans for the R-18 Zone (Multifamily Medium Density Residential), of the prior Zoning Ordinance, requires that:

- (e) Site plan.**

- (1) A Detailed Site Plan shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.**

The subject application was evaluated in accordance with the requirements for DSPs, as outlined in Part 3, Division 9, of this Subtitle.

- (2) A Detailed Site Plan revision shall not be required for an Urban Farm and its accessory structures, when there is a change in, including but not limited to, density or acreage.**

The subject application does not propose an urban farm and, therefore, this finding is not applicable.

- c. The findings that must be made by the Planning Board for approval of a DSP are set forth in Section 27-285(b) and Section 27-274 of the prior Zoning Ordinance.

Section 27-285(b). – Planning Board Procedures – Required Findings

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a 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. If it cannot make these findings, the Planning Board may disapprove the Plan.**
- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**
- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Section 27-274. - Design Guidelines

- (a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:**

(1) General.

- (A) The Plan should promote the purposes of the Conceptual Site Plan.**

There is no requirement for prior approval of a conceptual site plan.

(2) Parking, loading, and circulation.

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**

The subject application proposes access to the site via a service road provided from MD 193 (Greenbelt Road). The development includes a total of 119 parking spaces, which exceeds the required 63 parking spaces. The submitted site plan also reflects 12 bicycle parking spaces on-site, including a location convenient to the entrance of the building with the community room.

Surface parking is primarily located along the interior of the site, near the entrance to each building. There are existing sidewalks along MD 193, and the submitted site plan proposes a sidewalk connection with associated ADA (Americans with Disabilities Act) ramps and striped crosswalks to facilitate safe pedestrian movement to the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...

No loading areas are proposed with this development.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

Internal to the site, 22-foot-wide drive aisles are provided to facilitate vehicular movement. Sidewalks also wrap around each of the proposed four multifamily buildings. The sidewalk network provides access to the recreation facilities, which are located central to the development. Conditions have been included in the Recommendation section of this technical report, requiring the applicant to provide speed humps throughout the development, crosswalks between buildings, and notate the width of the internal sidewalk.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character...

The proposed development will provide adequate lighting. A photometric plan was provided with this application and full cut-off light fixtures are proposed to provide adequate lighting levels for safe vehicular and pedestrian movements, while minimizing light pollution on adjacent properties.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The site design techniques include architecture that is consistent with nearby multifamily communities. The adjacent University Square multifamily development features three- to four-story mostly brick buildings in varying shades of tan and orange. The proposed development's architecture complements surrounding existing developments. Adequate landscape buffers are provided along MD 193 to create scenic views from the neighboring multifamily residential uses to the west, north, and east, in conformance with this criteria.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...

In accordance with the requirements of the R-18 Zone, 60 percent or 2.71 acres of the subject property will be retained as green area. Specifically, the project will have two recreational facility areas that are centrally located within the development. Amenity Area A is located between Buildings 1 and 2, and includes a low-impact exercise area, a community garden, and a sitting area. Amenity Area B is located between Buildings 3 and 4, and includes a pickleball court. The amenity areas are connected to the multifamily buildings through internal sidewalks, providing greater pedestrian access to the on-site recreational facilities.

As discussed previously, this application meets the green area requirements. A tree canopy coverage schedule has also been provided, which demonstrates conformance with this requirement. An adequate variety of landscaping has been provided within the site, in compliance with the *Prince George's County Landscape Manual* (Landscape Manual). Four on-site recreational facilities have been provided, which are distributed throughout the site.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...

There will be site and streetscape amenities, such as the proposed landscape strips along MD 193 and along the edges of the site, with a variety of landscaped material that will contribute to an attractive

development. The applicant proposes durable high-quality fixtures, promoting an attractive design for the overall development.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

This DSP application proposes to integrate the proposed grading with the existing site conditions, to the extent possible. Staff find that this application conforms to this finding.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**

This DSP application does not propose any service areas.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

The four on-site recreational facilities are dispersed throughout the site and will be accessible to the residents. These facilities offer a variety of activities and amenities that provide space for residents to gather outdoors.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

Architectural elevations were included with this application, which include the design of the four multifamily buildings. The proposed building materials, including veneer siding and stone veneer, are harmonious with the building design of the surrounding community. All buildings will contain two-bedroom units. The size of the dwelling units range from 1,150 square feet to 1,559 square feet.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**
- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider**

designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

The subject application does not propose townhouses or three-family dwellings.

Based on the foregoing analysis, as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP will, if approved with the proposed conditions below, represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code (Section 27-274), without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

- 8. 2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.3, Parking Lot Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

The landscape plan provided with the subject DSP contains the required schedules, demonstrating that the requirements have been met. A diverse set of trees, shrubs, and groundcovers have been provided to meet the landscaping requirements, particularly the buffering provided adjacent to arterial roadway MD 193, to the south.

- 9. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet, and will result in more than 5,000 square feet of woodland clearing. This project is also subject to the 2018 *Environmental Technical Manual* (ETM). Type 2 Tree Conservation Plan TCP2-009-2023 was submitted with the subject application and requires revisions, to be found in conformance with the WCO.

According to the TCP2, the woodland conservation threshold (WCT) for this 4.51-acre property is 20 percent of the net tract area, or 0.90 acre. The total woodland conservation requirement, based on the amount of clearing proposed, is 1.81 acres. The entire woodland conservation requirement is proposed to be satisfied with 1.81 acres of off-site woodland conservation credits.

Section 25-122(c)(1) of the WCO prioritizes methods to meet the woodland conservation requirements. The applicant chose the option of off-site mitigation, which is a higher priority method over on-site landscape credits. Staff supports the justification that on-site woodland preservation or afforestation/reforestation is not the best option for this site. The most significant reasons being that the existing woodlands are of poor quality, isolated (surrounded by parking lots and a road), and have significant invasive coverage. The proposed footprints of the multifamily buildings and the associated parking areas could be reduced to facilitate additional afforestation/reforestation. However, the usable area of the site would be greatly reduced, due to encumbering those areas with woodland and wildlife

habitat conservation easements, making the overall project not as viable from an economic standpoint. In addition, any such afforestation/reforestation would be isolated, with no green infrastructure network connections and no areas of regulated environmental features (REF) to enhance.

In the submitted statement of justification, the applicant explains that the site does not contain adequate amounts of native material to facilitate natural regeneration, or any existing planting areas to connect to off-site. The specimen trees are in fair to poor condition. This does not make them suitable for credit, as only specimen, champion, or historic trees, in good condition, can be used for on-site preservation credit.

Staff supports the use of off-site mitigation, as reflected on the most recent TCP2. Technical revisions to the TCP2 are required and included as conditions herein.

10. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. The property is currently in the RMF-20 Zone and requires 15 percent of the gross tract area, or 0.68 acres, to be covered in tree canopy. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and the provision of new plantings on the subject property. The total tree canopy coverage being provided will be 18.3 percent or 0.83 acre.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Permit Review Section**—In a memorandum dated March 09, 2023 (Chaney to Lockhart), the Permit Review section evaluated the subject DSP and provided comments which have been incorporated herein.
 - b. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 21, 2023 (Giles to Lockhart), DPIE evaluated the subject DSP and their comments have been incorporated herein.
 - c. **Community Planning**—In a memorandum dated March 27, 2023 (Calomese to Lockhart), the Community Planning Section noted that, pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, master plan conformance is not required for this application.
 - d. **Historic Preservation**—In a memorandum dated April 13, 2023 (Smith to Lockhart), it was noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

- e. **Subdivision Review**—In a memorandum dated April 17, 2023 (Vatandoost to Lockhart), it was noted that the prior DSP-05060 was approved by the Planning Board on March 9, 2006, for development of 90 condominium (multifamily) dwelling units. At the time of DSP-05060 approval, it was determined that the proposed development was not subject to resubdivision, in accordance with Section 24-111(c) of the prior Subdivision Regulations.
- f. **Environmental Planning**—In a memorandum dated April 18, 2023 (Juba to Lockhart), the Environmental Planning Section noted that the proposed TCP2 is acceptable, with technical corrections, as listed in the Recommendation section of this technical staff report.

Natural Resources Inventory/Existing Conditions Plan

The subject application included an approved Natural Resources Inventory (NRI-033-05-01), which correctly shows the existing conditions of the property. A former nursing home was constructed on-site in the late 1960s. It was later razed in 2009, at the request of the City of Greenbelt due to its vacant and decaying condition.

Woodland Conservation

The site is subject to the provisions of the WCO because the property is greater than 40,000 square feet and will result in more than 5,000 square feet of woodland clearing. This project is also subject to the ETM. TCP2-009-2023 was submitted with the subject application and requires revisions, to be found in conformance with the WCO.

According to the TCP2, the WCT for this 4.51-acre property is 20 percent of the net tract area, or 0.90 acre. The total woodland conservation requirement, based on the amount of clearing proposed, is 1.81 acres. The entire woodland conservation requirement is proposed to be satisfied with 1.81 acres of off-site woodland conservation credits. Technical revisions to the TCP2 are conditioned herein.

Specimen Trees

The subject application requests the removal of three specimen trees, identified as ST-1 through ST-3. The condition of trees proposed for removal ranges from fair to poor. The TCP2 shows the location of the trees proposed for removal. These specimen trees are proposed for removal for development of the site, roadways, utilities, stormwater management (SWM), and associated infrastructure.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-285(b)(4) of the prior Zoning Ordinance requires the following finding: “The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).”

No REF exist on-site; therefore, none will be impacted by the proposed development. Staff find that the REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Section 27-285(b)(4).

Soils

The predominant soils found, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer-Urban land complex (5–15 percent slopes) and Russett-Christian-Urban land complex (0–5 percent slopes). No unsafe soils containing Marlboro clay have been identified on or within the immediate vicinity of this property. Staff has determined that no major geotechnical issues are anticipated with this proposed development.

Stormwater Management

An approved SWM Concept Plan (16485-2022) and letter was submitted with this application. The approved SWM concept plan shows the use of one proposed submerged gravel wetland system located in the southwestern corner of the site. No further information is required regarding SWM with this application.

- g. **City of Greenbelt**—As of the writing of this technical staff report, the City of Greenbelt has not provided comments for this DSP application. The Greenbelt City Council will meet on May 8, 2023 to take action on this DSP and will transmit comments following the meeting.
 - h. **Transportation Planning**—In a memorandum dated April 24, 2023 (Patrick to Lockhart), the Transportation Planning Section noted that the site is adjacent to MD 193 (Greenbelt Road), which is a master plan arterial roadway, as identified in the MPOT. Right-of-way was previously dedicated and recorded under Plat 20408.
12. As required by Section 27-285(b)(1), the DSP will, if approved with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George’s County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

The site has an existing Natural Resources Inventory (NRI-033-05-01) that was approved on July 12, 2022. Three specimen trees are located on-site, close to the southern site boundary. Staff supports the removal of three specimen trees, as requested by the applicant. This site is not associated with any REF such as streams, wetlands, 100-year floodplain, or associated buffers.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22023 and Type 2 Conservation Plan TCP2-009-2023 for Greenbelt Square, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised or additional information shall be provided, as follows:
 - a. The vehicular access point along MD 968 and MD 193 (Greenbelt Road) should be clearly labeled and shown as providing full access, and not overlapped by any other features or labels.
 - b. General Note 2 on Sheet 1 of the DSP shall be corrected to state the total acreage of 4.51 AC.
 - c. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the proposed building height.
 - d. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the provided lot width frontage.
 - e. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the proposed floor area ratio.
 - f. A note shall be added below the Parking Requirements table to state "On March 28, 2023, the City of Greenbelt Advisory Planning Board approved DDS 23-007 to reduce the dimension of standard-sized non-parallel parking spaces on the subject property from 19' x 9.5' to 18' x 9', with no conditions."
 - g. A note shall be added below the Parking Requirements table to state the number of electrical vehicle charging stations being provided.
 - h. A note shall be added below the Parking Requirements table to state the number of bicycle spaces being provided.
 - i. Provide a recreation facilities construction timeline and schedule on Sheet 1 of the DSP, to reflect the recreation facilities plan and the recreation facilities cost estimate.
 - j. Provide the width of the internal sidewalks.
 - k. Provide the correct hatching pattern for the internal sidewalks, as demonstrated in the legend.
 - l. Provide speed humps along the main drive aisle.
 - m. Provide crosswalks between Buildings 2 and 3, and between Buildings 1 and 4.

- n. Provide the locations of the two electrical vehicle charging stations.
 - o. Provide a bicycle rack and associated detail sheet (inverted U-style or a similar bicycle rack model that provides two points of contact for a parked bicycle) at each apartment building, at a location convenient to the entrance.
 - p. Provide and label the location of the entrance sign on the site plan and landscape plan
 - q. Provide a signage area schedule listing the square footage of the entrance sign.
 - r. Revise the tree canopy coverage schedule to note the current zoning designation of RMF-20.
 - s. Age restrictions, in conformance with the Federal Fair Housing Act, shall be set forth in covenants and filed in the Prince George's County Land Records, prior to certification of the DSP.
2. Prior to certification, the Type 2 Tree Conservation Plan (TCP2-009-2023) shall be revised or additional information shall be provided, as follows:
- a. Add the standard off-site woodland conservation notes.
 - b. Remove all standard notes that do not pertain to the subject property and replace them with one set of standard notes that do pertain to the subject property.
 - c. Add and complete the property owner's awareness certificate on the TCP2.
 - d. Revise the TCP2 worksheet, as follows:
 - (1) Add the correct TCP number to the worksheet.
 - (2) Indicate "Y" in the corresponding box to indicate that the site is subject to the 2010 Ordinance and in a PFA (Priority Funding Area).
 - (3) Add the following note to the plan, under the specimen tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on [ADD DATE]:

The removal of three specimen trees (Section 25-122(b)(1)(G)), ST-1, ST-2, and ST-3."
 - e. Add the TCP2 case number (TCP2-009-2023) to the TCP2 Environmental Planning Section approval block.
 - f. Add the DSP case number (DSP-22023) in the DRD# column of the TCP2 Environmental Planning Section approval block.

GREENBELT SQUARE

Detailed Site Plan

Type 2 Tree Conservation Plan TCP2-009-2023

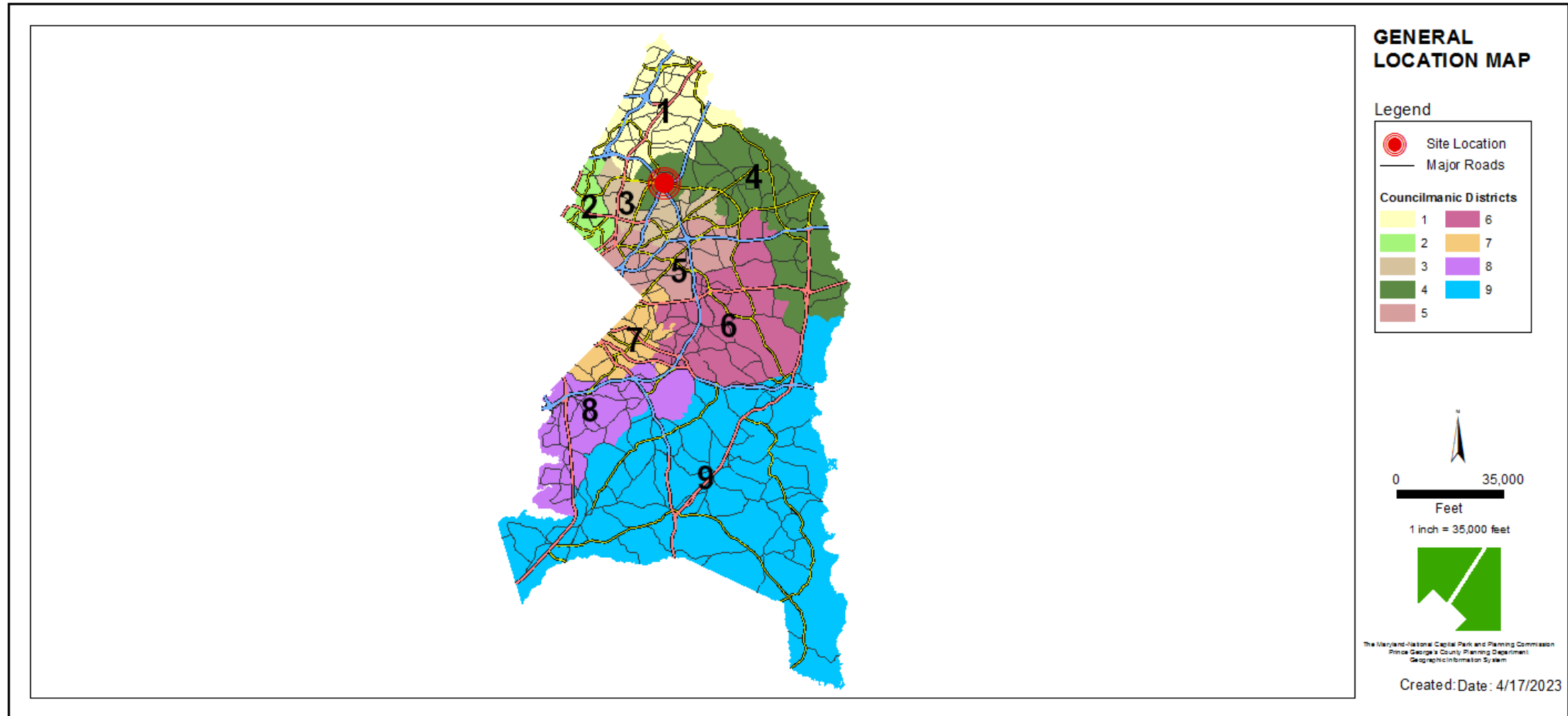
Staff Recommendation: APPROVAL with conditions



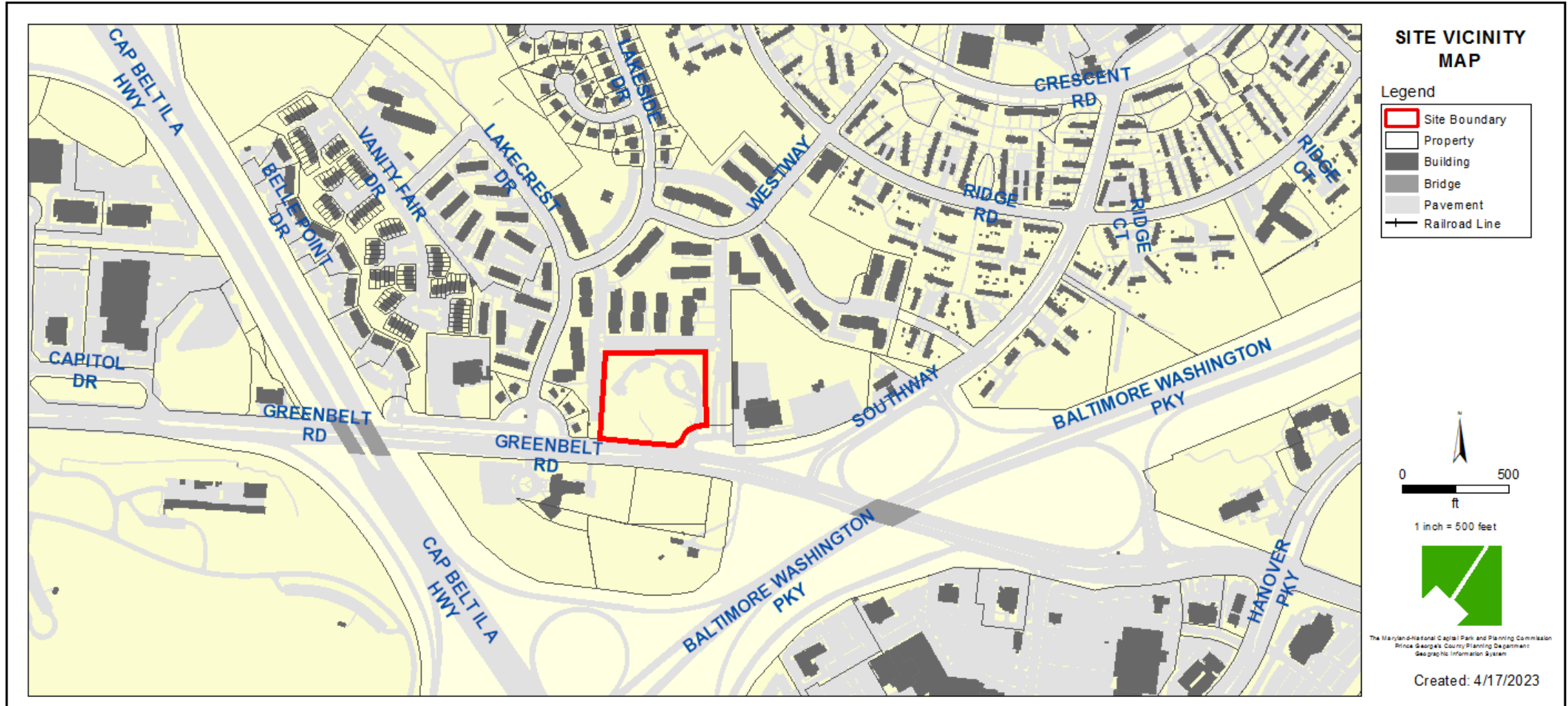
GENERAL LOCATION MAP

Council District: 04

Planning Area: 67



SITE VICINITY MAP

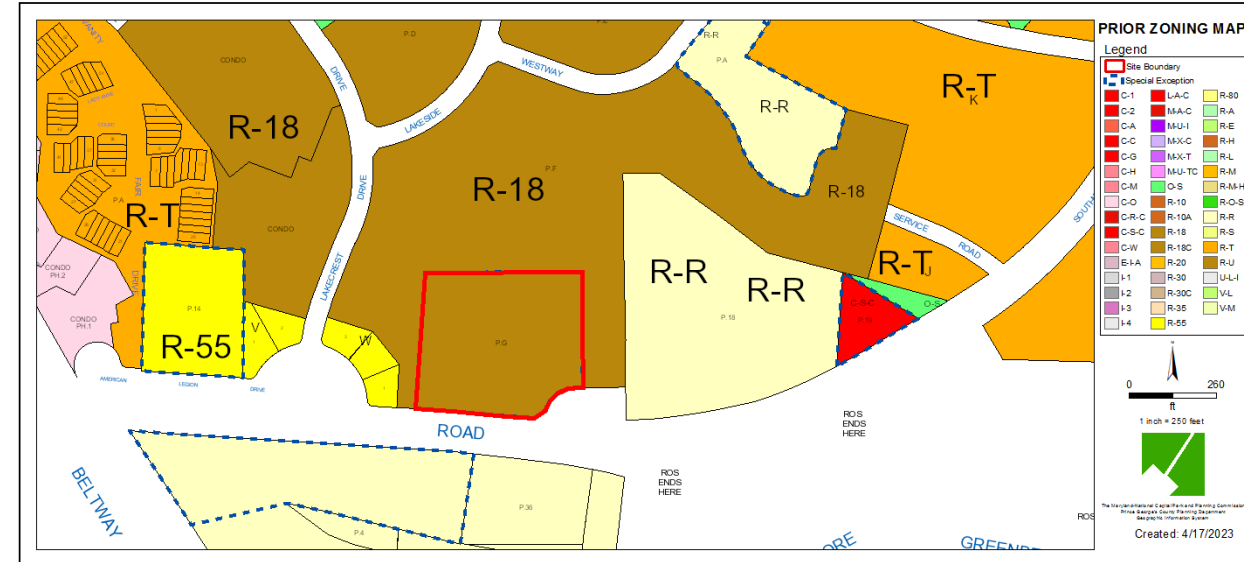
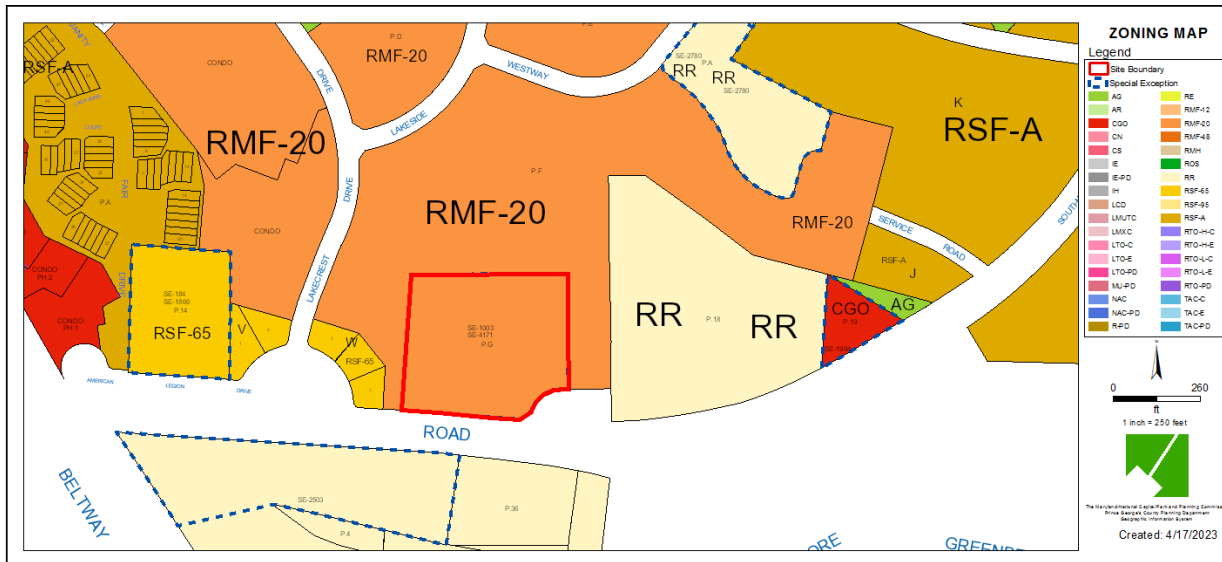


ZONING MAP (CURRENT & PRIOR)

Property Zone: RMF-20

CURRENT ZONING MAP

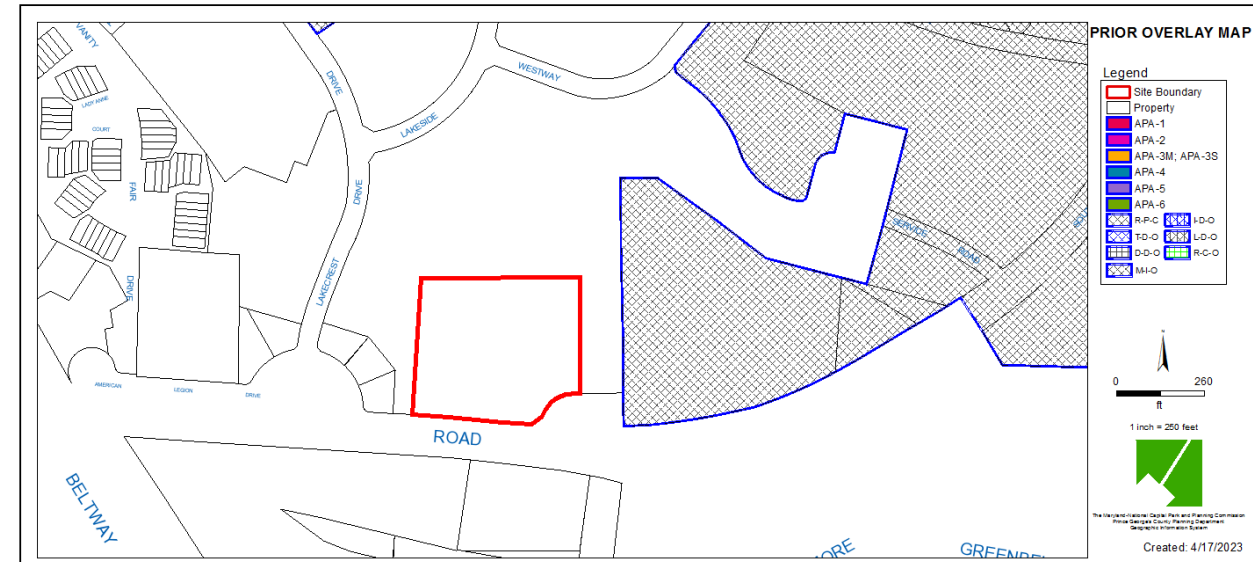
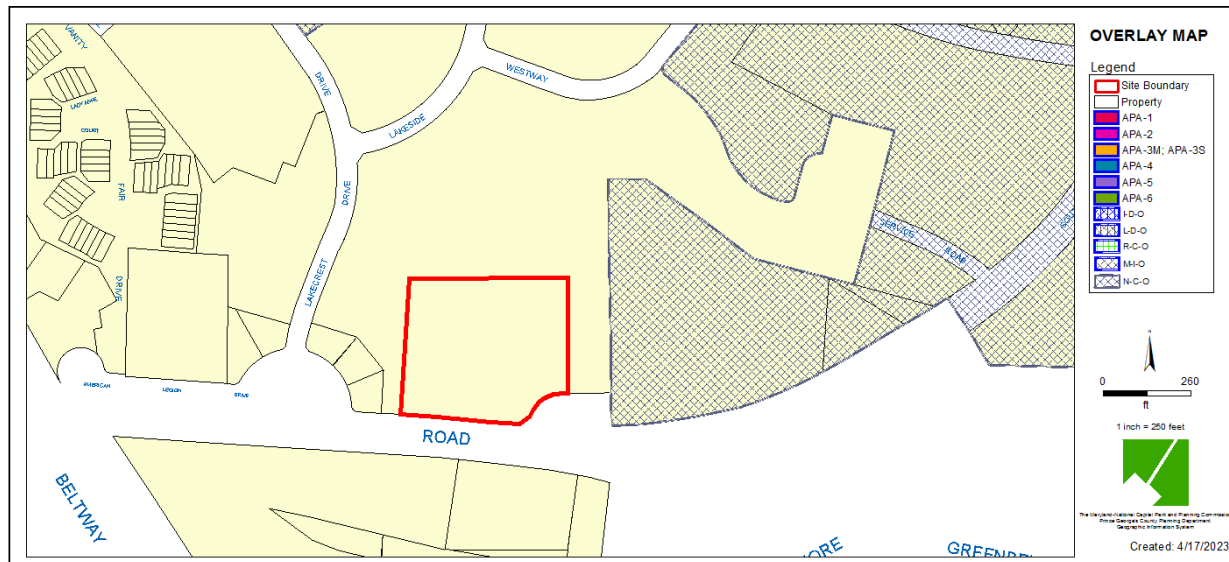
PRIOR ZONING MAP



OVERLAY MAP (CURRENT AND PRIOR)

CURRENT OVERLAY MAP

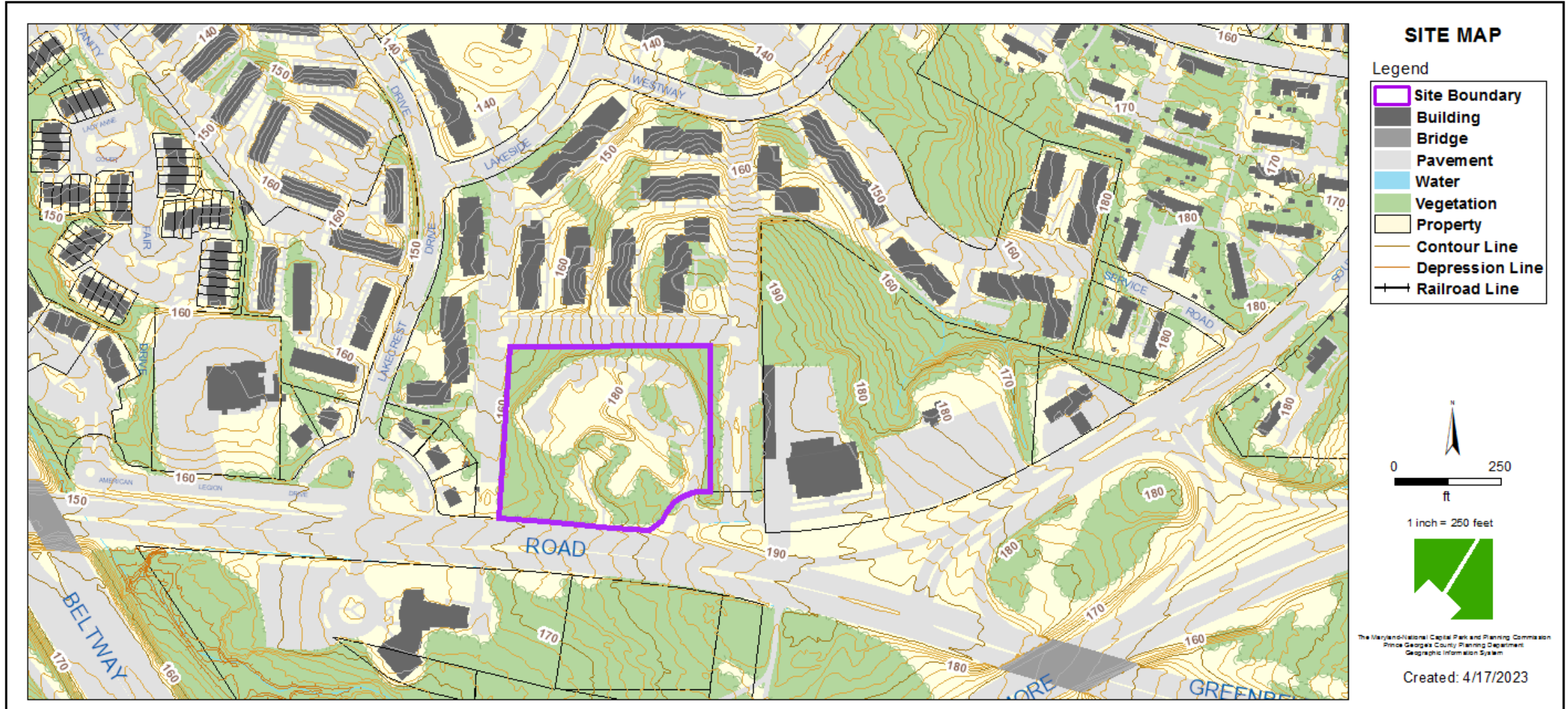
PRIOR OVERLAY MAP



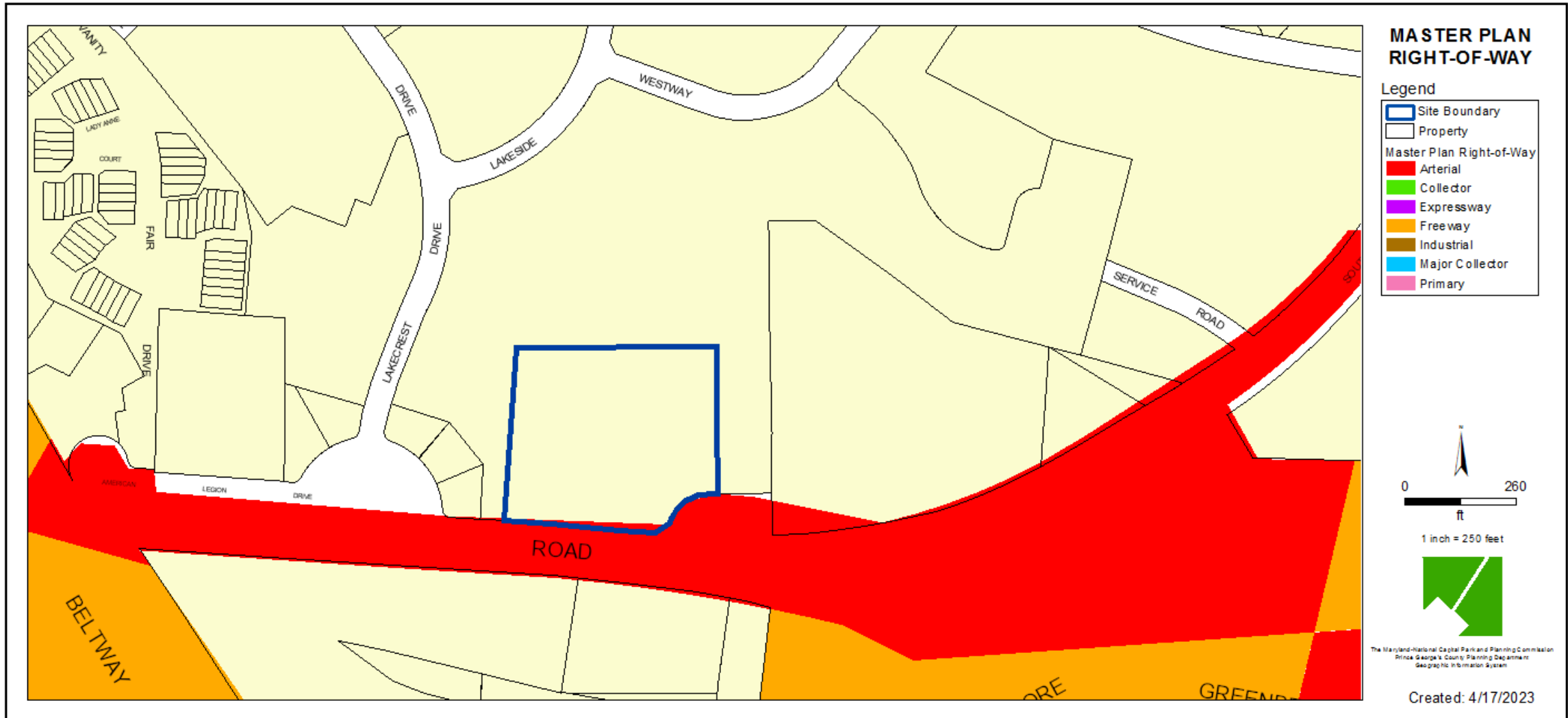
AERIAL MAP



SITE MAP



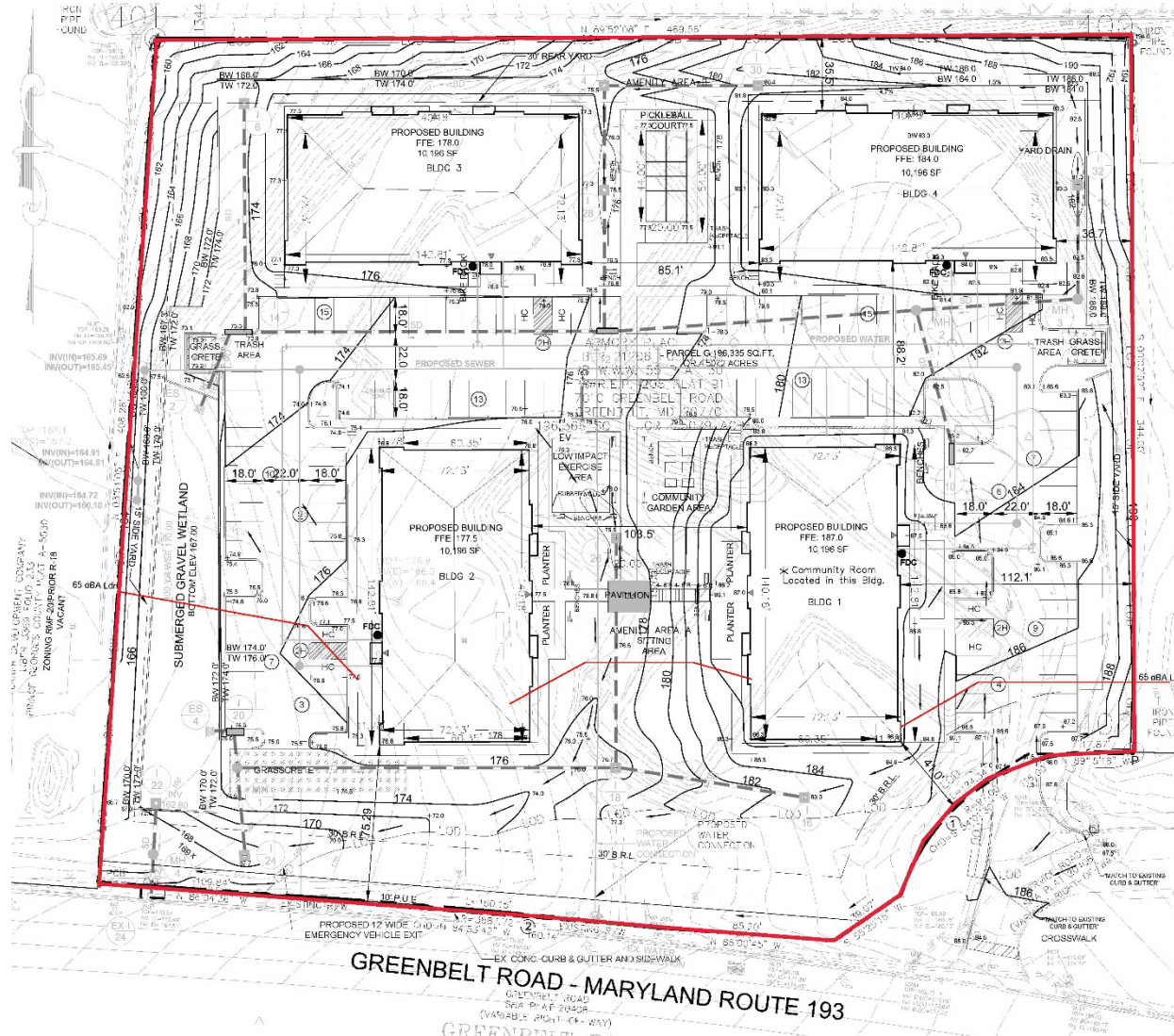
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



7. THIS SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT
8. THIS SITE IS NOT SUBJECT TO A PROPOSED HYDROLOGIC STUDY
9. THERE ARE NO "RARE OR SPECIAL" TREES LOCATED ON THE PROPERTY. THERE ARE LOCATIONS IDENTIFIED FOR TREE COOPERATION.
10. ADJACENT FEDERAL AND STATE WETLANDS ARE NOT TO BE DISTURBED OR WITHIN THE VICINITY OF THIS PROPERTY.
11. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 86.23.06.01
12. THIS SITE DOES NOT CONTAIN A TREE II WATERBODY AS ESTIMATED IN COMAR 23.08.02.01
13. THIS SITE IS NOT LOCATED WITHIN A SPONGIC-20 WATERBODIES AS ESTIMATED IN MD ORL
14. THERE ARE NO SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY
15. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN A RECREATION TRAIL CORRIDOR
16. THERE ARE NO UNKNOWN ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY
17. THIS SITE IS LOCATED IN THE VICINITY OF A MAJOR PLANNED HIGHWAY DESIGNATED AS PART OF A CORRIDOR
18. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2000 AIR INSTALLATION COMPATIBLE (AIC) ZONE FACILITY ZONE FOR AIRBORNE AIRCRAFT
19. THIS SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA (APA)
20. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBA)

LEGEND

	CRZ	CRITICAL ROOT ZONE
	ST-1	SPECIMEN TREE
	ST-1	SPECIMEN TREE TO BE REMOVED
		LIMIT OF DISTURBANCE
		PROPERTY BOUNDARY
	Pa(C/D) Pb(C/D)	EXISTING SOILS
		STEEP SLOPES 15% OR GREATER
		REFORESTATION/AFFORESTATION AREA LANDSCAPING CREDIT
		WOODLAND RETAINED ASSUMED CLEARED
		EXISTING CONTOURS
		PROPOSED CONTOURS
		EXISTING TREE LINE

EXTERIOR ELEVATIONS



- Trim = Bronze
- Windows = Bronze
- Doors = Sealskin SW7675



- Roof = Black/Charcoal
- Railing = Dark Bronze



EXTERIOR SIGNAGE AND AMENITY DETAILS



4' Gateway Aluminum Benches

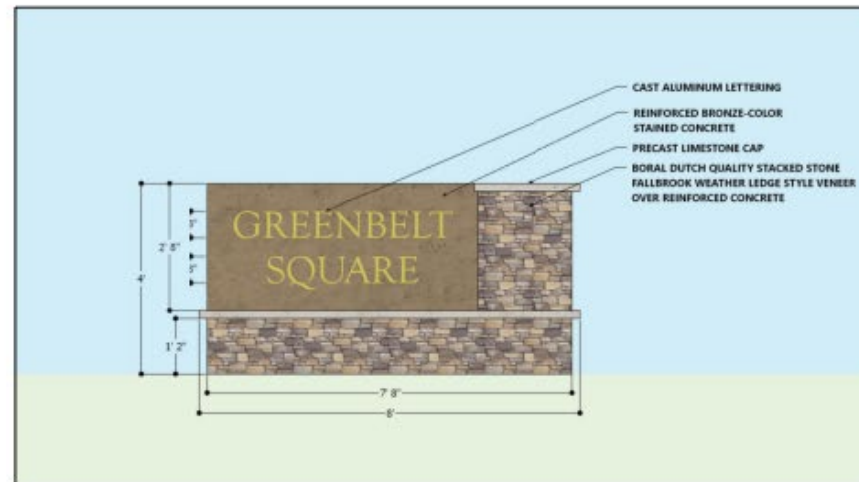


Community Steel Waste Receptacles

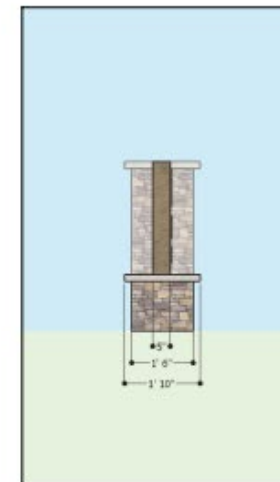


CT4021

ChargePoint CT4021-GW1 Gateway Unit



MONUMENT SIGN



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22023
- TCP2-009-2023

Major/Minor Issues:

- No Major Issues

Applicant Required Mailings:

- Informational Mailing: 9/06/2022
- Acceptance Mailing: 01/04/2023

**STATEMENT OF JUSTIFICATION
DETAILED SITE PLAN DSP-22023
GREENBELT SQUARE
SEPTEMBER 20, 2022**



APPLICANT

Armory Place, LLC
10112 Daphne House Way
Rockville, MD 20850
Contact: Ian Black
(301) 775-8598

ATTORNEY

Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
Contact: Thomas Haller
301-306-0033

ENGINEER

CV, Inc.
610 Professional Drive, Suite 108
Gaithersburg, MD 20979
Contact: Silvia Silverman, AICP
301-637-2510

TABLE OF CONTENTS

1.0	INTRODUCTION/OVERVIEW	1
2.0	SUBJECT PROPERTY	1
3.0	JUSTIFICATION FOR FILING APPLICATION PURSUANT TO OLD ZONING ORDINANCE	2
4.0	DEVELOPMENT HISTORY OF PROPERTY	4
5.0	DEVELOPMENT PROPOSAL	5
6.0	ZONING ORDINANCE AND SITE PLAN CRITERIA	11
7.0	DETAILED SITE PLAN REQUIREMENTS	12
	8.1 Section 27-281 General Purposes	12
	8.2 Section 27-285(b) Required Findings	18
8.0	CONCLUSION	23

1.0 INTRODUCTION/OVERVIEW

The applicant for this Detailed Site Plan is Armory Place, LLC ("Applicant"). The Applicant is also the owner of the property which is the subject of this application and is pleased to present Greenbelt Square, which is apartment housing for the elderly.

The property which is the subject of this application is located at 7010 Greenbelt Road, Greenbelt, Maryland (the "Subject Property"). As will be described in greater detail below, the Applicant has owned the Subject Property since 2005. Throughout its ownership, the Applicant has worked with the City of Greenbelt to bring a project to the Greenbelt area which will provide opportunities to existing residents to remain in the City as they age. The instant application includes a Detailed Site Plan and a companion Departure from Design Standards.

2.0 SUBJECT PROPERTY

The Subject Property is a 4.5-acre parcel of land more particularly described as Parcel "G" on a plat of subdivision entitled "Charlestowne Village", as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book REP 205 at Plat No. 91. A copy of the subdivision plat is marked Exhibit "A" and attached hereto. This plat was recorded in April 2005.

The Subject Property is located on the north side of Greenbelt Road within the municipal boundaries of the City of Greenbelt. It is located approximately 150 feet east of the intersection of Greenbelt Road and Lakecrest Drive. The Subject Property is zoned RMF-20 (formerly R-18) and is currently vacant. The Subject Property is abutted on the east, north and south by the University Square Apartments, also zoned RMF-20 (formerly R-18). To the south, across Greenbelt Road, is the Holy Cross Lutheran Church in the R-R Zone. Greenbelt Road is classified as an arterial roadway by the Master Plan of Transportation. Access to the Subject Property is provided from a service road which also provides access to the University Square Apartments and the former National Guard Armory. A median break exists on Greenbelt Road at this service road.

3.0 JUSTIFICATION FOR FILING APPLICATION PURSUANT TO OLD ZONING ORDINANCE

The Zoning Ordinance which went into effect on April 1, 2022 permits applications to be filed pursuant to the provisions of the prior Zoning Ordinance. The Applicant submits this application pursuant to the provisions of the prior Zoning Ordinance. Section 27-1904(b) requires that a of Justification Statement be included with any application filed under the provisions of the prior Zoning Ordinance. In satisfaction of this requirement, the Applicant would submit that this

application has been under design and preparation for a substantial period under the provisions of the prior Zoning Ordinance. As will be detailed below, the Applicant has been working with the City of Greenbelt to design apartment housing for the elderly which will be age restricted, for sale and elevator served. The product which is proposed consists of four apartment buildings, each with 24 units. At the request of the City of Greenbelt, one of those units will be replaced with a community meeting room, resulting in a total of 95 dwelling units. In the R-18 Zone, apartment housing for the elderly or physically handicapped is permitted by right under the circumstances set forth in Section 27-441(b) (footnote 148). Specifically, the project must a) obtain approval of a detailed site plan; b) be located within Transportation Service Area 1; c) be the subject of a condominium plat setting forth each dwelling as a separate unit; d) propose a density which is not greater than 10% higher than that normally allowed in the zone; and e) age restrictions in conformance with the Federal Fair Housing Act must be approved with the Detailed Site Plan. In this instance, the Subject Property conforms with each of these criteria. This detailed site plan is submitted as required for the use. The Subject Property is located within Transportation Service Area 1. A condominium plat will be recorded such that each dwelling will be a separate unit to be sold. The maximum density normally

allowed in the R-18 zone is 20 dwelling units per acre, which would permit a total of 90 units on the Subject Property. The proposed development is 95 dwelling units, which is within 10% of the maximum density permitted. Finally, a draft Declaration of Covenants is attached as Exhibit "B" setting forth age restrictions in conformance with the Federal Fair Housing Act. Since the Subject Property qualifies for this modest increase in density, which is not available in the RMF-20 Zone, this Detailed Site Plan will be filed pursuant to the provisions of the prior Zoning Ordinance.

4.0 DEVELOPMENT HISTORY OF PROPERTY

As noted above, the Subject Property is zoned RMF-20 (formerly R-18). The Subject Property is a former nursing home site constructed pursuant to a special exception. At the time the property was acquired by the Applicant, the nursing home was vacant and in dilapidated condition. At the request of the City, the Applicant razed the building. Prior to doing so, the Applicant recorded a vesting plat under the provisions of Section 24-107(c)(7)(D) and Section 24-111(c)(4) to allow the building to be razed and to allow future development exempt from the requirement to file a preliminary plan of subdivision. Following this, the Applicant obtained approval of Detailed Site Plan DSP-05060 to construct a 90-unit apartment building with structured parking. However, this site plan was approved prior to the Great

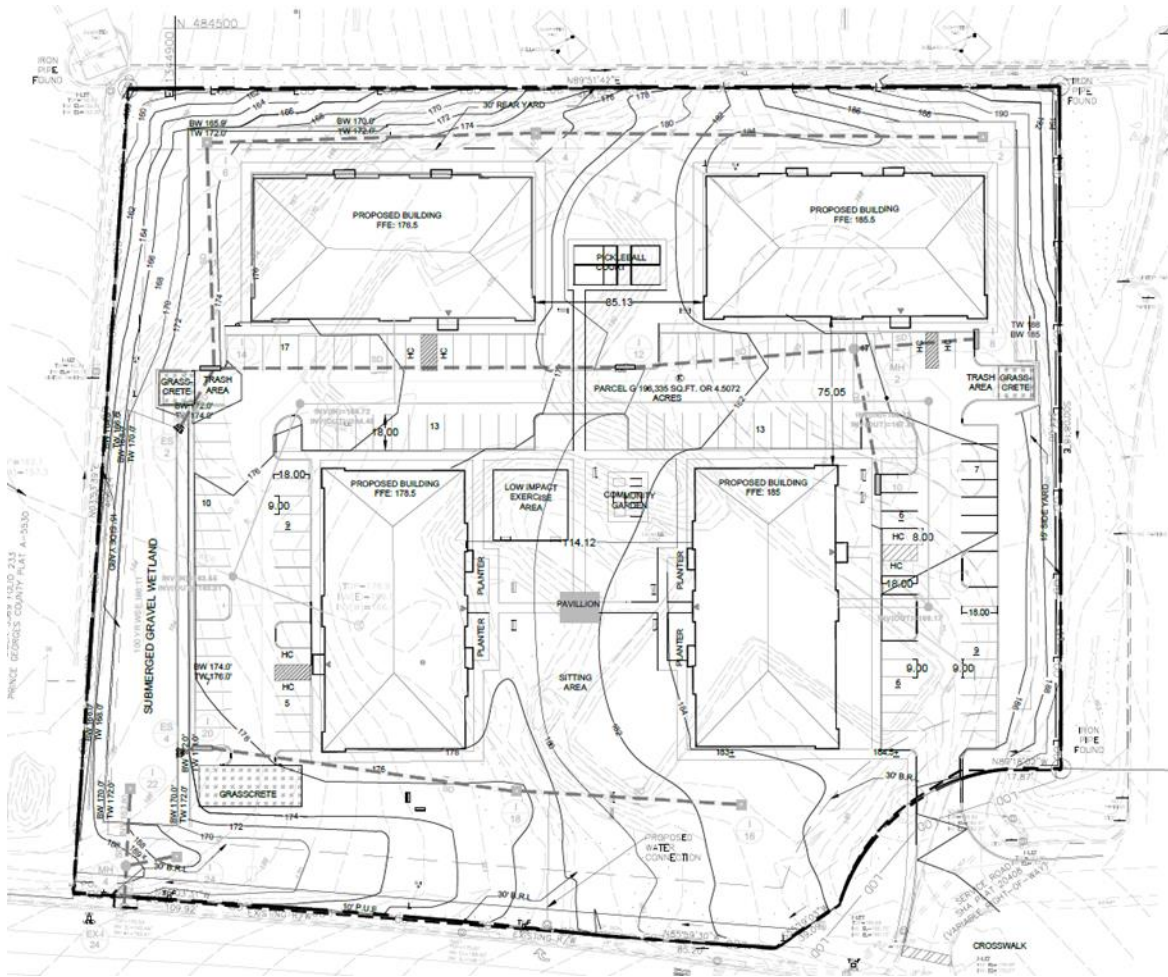
Recession and was not economically viable. The Detailed Site Plan formally lapsed on December 31, 2021.

Over the past few years, the Applicant has worked with the City of Greenbelt to identify an alternative development proposal which the City could support. The Applicant has appeared before the City Advisory Planning Board and the City Council on several occasions with development concepts that the City has considered. Over the years, the City has consistently expressed an interest in an elevator served, age-restricted project. No such product exists within the City. The Applicant has sought out builders who would be interested in constructing such a product. The Applicant is now working with NVR, which has developed a similar project elsewhere in the Washington Region. Working with the City, this product has been modified to provide the type of dwelling unit and the amenities which the City has indicated it can support.

5.0 DEVELOPMENT PROPOSAL

The development which is proposed in the Detailed Site Plan is apartment housing for the elderly, consisting of 95 for-sale age-restricted units on this site which will be sold as condominiums. These 95 units are proposed to be distributed throughout four (4) buildings. Each of the buildings will be four (4) stories in height. Three of the buildings will have 24 units and the fourth building will have 23 units and a community

room for use by residents in the community. The Applicant is proposing 119 surface parking spaces (8 accessible, 111 standard, and 2 electric vehicle charging stations). The detailed site plan, reproduced below, also proposes a community garden, a pavilion, a low impact exercise area, and a pickleball court.



In the design of the buildings and the location of the recreation facilities, noise exposure from MD 193 was considered. For example, a substantial setback is provided along Greenbelt Road and the buildings closest to Greenbelt Road are oriented perpendicular to the road. The outdoor amenities (the low impact

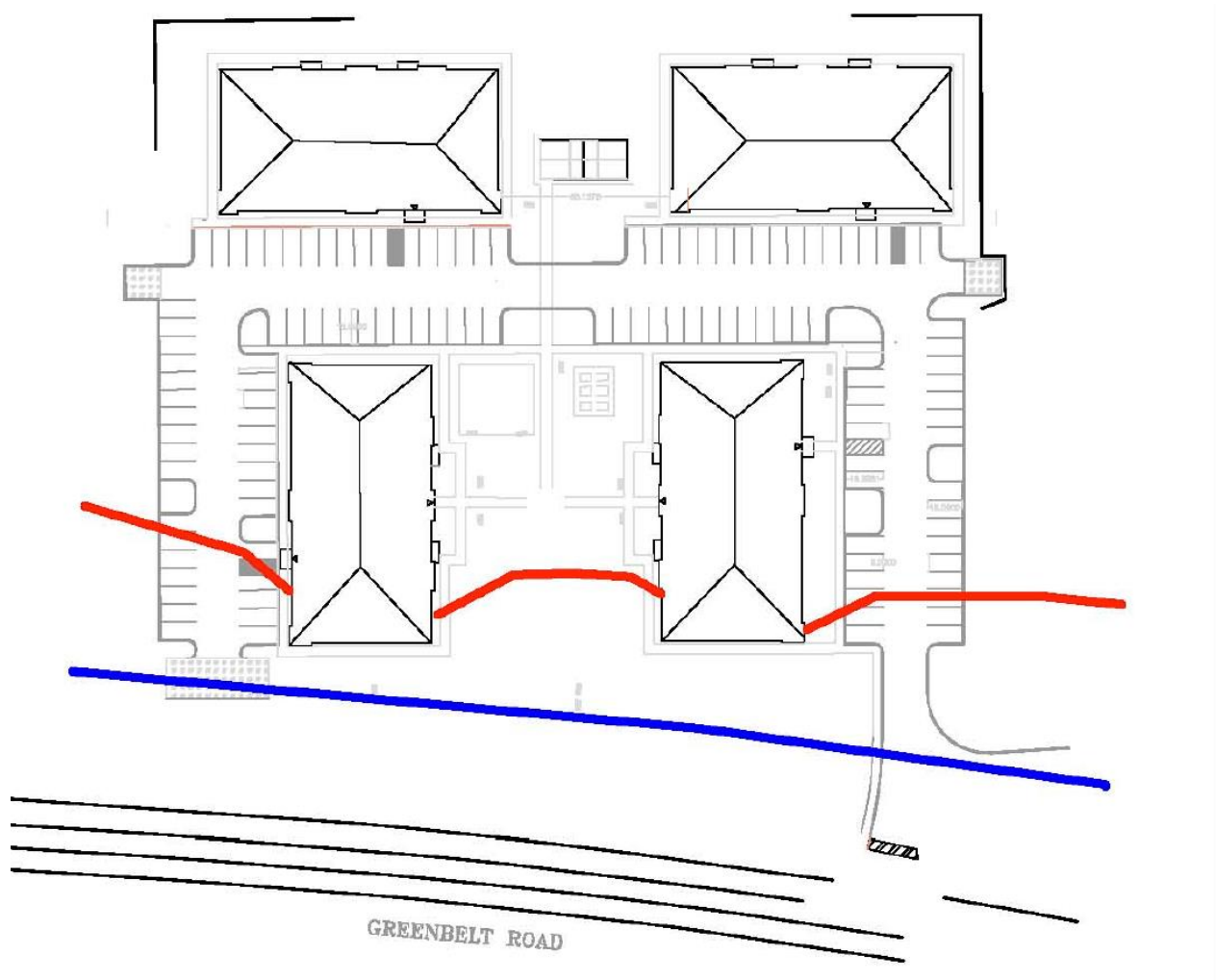
exercise area, community garden, pickleball court, and sitting area) are also setback to avoid exposure to excessing noise and either minimize or eliminate the need for artificial noise barriers.

In Prince George's County, when a proposed residential development is located along a roadway of arterial or higher classification source such as MD 193, there are two standards typically applied to evaluate potential noise impacts. First, the site is evaluated to determine whether a noise impact occurs on noise-sensitive outdoor areas which exceeds 65 dBA Ldn. Second, the site is evaluated to determine whether indoor areas are exposed to noise exceeding 45 dBA Ldn.

To evaluate the impact of noise on the proposed project layout, the Applicant commissioned a noise study to both evaluate the exterior ground level noise exposure for outdoor activity areas as well as the impact of noise on the interior of the buildings. The noise study, dated July 21, 2022, was prepared by Polysonics Accoustics and Technology Consultants. The study was based upon an actual noise measurement taken on the Subject Property during PM peak hour traffic. The results were then modeled to determine both current noise exposure as well as projected noise exposure in the year 2040 based on State Highway Administration traffic growth estimates. Ground level noise exposure (5' above ground) was calculated as well as 40' above

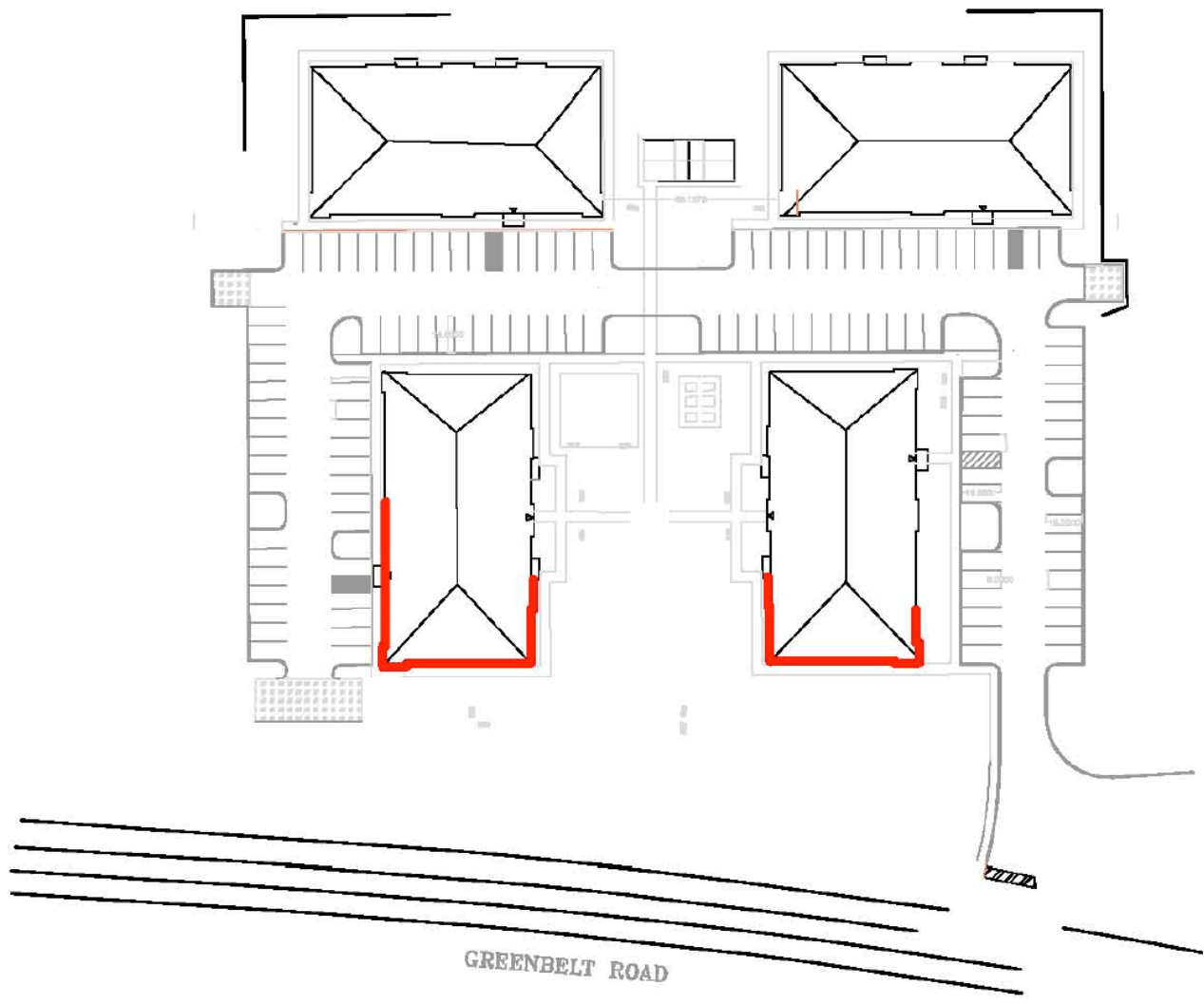
ground level to evaluate the impact of noise on the interior to the buildings.

The conclusion of the noise study was that while portions of the site will be exposed to traffic noise exceeding 65 dBA Ldn all of the outdoor activity areas have been set back sufficiently from MD 193 such that they are not exposed to noise levels exceeding 65 dBA Ldn, the applicable standard for such areas. As shown below, the impact of the 70 dBA Ldn noise contour is shown in blue while the 65 dBA Ldn noise contour is shown in red:



Locating the outdoor activity areas further from MD 193 removes them from problematic noise exposure and eliminates the need to construct artificial noise barriers that would enclose the site and alter the views of the property from the road.

Regarding the impact on the interior of the proposed buildings, the noise study determined that only the southern ends of the two buildings closest to MD 193 will be exposed to noise levels exceeding 65 dBA Ldn, as shown below in red:



While these portions of the two buildings will require enhanced construction methods to ensure that the interior of the buildings will not be exposed to noise levels exceeding 45 dBA Ldn (as outlined in the noise study), the vast majority of the buildings will not require enhanced construction material as they are not subject to the highest noise exposure.

The architecture of the proposed buildings is attractive, with balconies and a variety of materials and colors, as can be seen in the rendering below:



As noted above, each building will be four stories in height and all levels will be accessible by elevator. While these buildings are typically 24 units per building, the City expressed a strong

desire to provide an interior space on site for community meetings. Thus, one of the units will be utilized as a community room, reducing the number of units in one of the buildings to 23. The total of 95 units will provide a unique, one level product, accessible by elevator and which will afford a sense of community due to the amenities and meeting area which are provided.

Finally, a companion Departure from Design Standards has also been filed to allow all the parking spaces (with the exception of handicapped spaces) to be a universal 9' X 18'. Reducing the size of the spaces provides more room for the older residents than utilizing compact vehicle spaces and also allows the applicant to increase green area to ensure that the minimum green area requirements are satisfied. The parking is provided convenient to the front door of each building.

6.0 ZONING ORDINANCE SITE PLAN CRITERIA

Pursuant to Section 27-436(e)(1) of the prior Zoning Ordinance, "a Detailed Site Plan shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities" in the R-18 Zone. A detailed site plan is also required pursuant to Section 27-441(b) (footnote 148). This Detailed Site Plan is submitted in conformance with these requirements.

7.0 DETAILED SITE PLAN REQUIREMENTS

The general purposes of a Detailed Site Plan are set forth in Section 27-281 et. seq. of the Zoning Ordinance.

7.1 Section 27-281 – General Purposes of Detailed Site Plans

Section 27-281(b) (1) of the Zoning Ordinance sets forth the General Purposes of a detailed site plan. These are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan.***

The Applicant's proposed use is in conformance with the Master Plan and SMA. The Subject Property is located within the boundaries of the 2013 Approved Greenbelt Metro and MD 193 Corridor Sector Plan and Sectional Map Amendment. The Subject Property was placed within a Neighborhood Preservation Area along the MD 193 Corridor and retained in the R-18 zone (P.33). The Master Plan notes (p. 64) that the median year of construction within the trade area of the Sector Plan is 1965, and that the age of existing housing affects the competitiveness and ability of the area to attract a diverse range of households. The Master Plan also notes that the aging housing stock impacts homeowners in terms of rising home and maintenance costs. The Master Plan notes that the concept of Neighborhood Preservation recognizes the opportunities new development can create for high quality new

senior/age restricted and owner-occupied housing. Strategies through the Sector Plan area include the promotion of additional opportunities for active adult and senior housing to meet identified housing needs (see Strategy 5.4, P. 150). One of the key goals of the Housing and Neighborhood Preservation vision is to diversify the mix of available housing types and price points to attract empty nesters and seniors. (P. 153) Finally, one of the Housing and Neighborhood Implementation objectives is to "provide a mix of housing options, active adult or senior housing opportunities, and mixed income housing within the Sector Plan. (HN7, P. 194)

One of the common threads throughout the Sector Plan is the desire for age-restricted or senior housing to diversify the housing stock and encourage residents to age in place. The proposed development is responsive to all of these visions and strategies and will therefore provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the Master Plan.

(B) To help fulfill the purposes of the zone in which the land is located;

The purposes of the R-18 Zone are set forth in Section 27-436 of the Zoning Ordinance. This section provides as follows:

(a) Purposes.

(1) The purposes of the R-18 Zone are:

(A) To make available suitable sites for multifamily developments of low and moderate density and building bulk;

COMMENT: The proposed development clearly conforms to the purposes of the R-18 zone. One of the purposes is to make available sites for multifamily developments of low to moderate density and bulk. In this instance, the multifamily housing will be apartment housing for the elderly, and will be subjected to a condominium regime to allow the units to be sold. The density proposed, 21.11 dwelling units per acre, is less than 10% higher than the standard 20 units per acre permitted in the R-18 zone as limited by Section 27-441(b) (footnote 148).

(B) To provide for this type of development at locations recommended in a Master Plan, or at other locations which are found suitable by the District Council;

COMMENT: The Subject Property has been zoned R-18 for many years and this zoning was reaffirmed through the adoption of the 2013 Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan, which, as noted above, encourages age-restricted or senior housing to expand the diversity of housing in the City of Greenbelt and allow residents to age in place.

(C) To provide for this type of development at locations in the immediate vicinity of the moderate-sized commercial centers of the County; and

COMMENT: The Subject Property is located approximately one third of a mile from the Greenway Village Shopping Center and

approximately a half mile from the retail in downtown Greenbelt. The Subject Property is surrounded by other multifamily developments and continues is a suitable location for multifamily development.

- (D) To permit the development of moderately tall multifamily buildings, provided they are surrounded by sufficient open space in order to prevent detrimental effects on the use or development of other properties in the general vicinity.**

COMMENT: The Detailed Site Plan proposes the construction of four 4-story multifamily buildings, each of which will be served by an elevator. As can be seen from the detailed site plan, substantial green area is retained along MD 193 and a central green area is provided for the benefit of the residents. As designed, the proposed buildings will be surrounded by a sufficient open space network and will have no detrimental effect on the use or development of other properties in the general vicinity.

- (2) To simplify review procedures for residential, commercial, and mixed residential and commercial development in established communities;**

The Subject Property is located within the established communities area designated by the General Plan and is surrounded by existing multifamily development. The Detailed Site Plan will ensure that all applicable regulations are adequately addressed.

- (3) To encourage innovation in the planning and design of infill development.**

The Subject Property is an infill development site. The Applicant has been working for many years on a context sensitive design and land use which allows the development to blend seamlessly into the surrounding community. The proposed apartment housing for the elderly is compatible with surrounding development, retains sufficient green area and provides for sale, elevator served units for existing residents wishing to remain in the community or new residents desiring to live close to and benefit from the services offered by the City of Greenbelt.

(4) To allow flexibility in the process of reviewing infill development;

The proposed development is a true infill development, in that all abutting properties are already developed and utilized. The site plan process provides the flexibility to design a site which is compatible with the surrounding development.

(5) To promote smart growth principles by encouraging efficient use of land and public facilities and services;

The proposed development also constitutes redevelopment of a former nursing home site which served the community for many years. The property is well served by existing public facilities and services, many of which are offered by the City of Greenbelt.

(6) To create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses; and

As detailed above, the proposed development conforms with the vision and recommendations of the Master Plan by providing age restricted housing within the City. This project will enhance the overall community fabric.

(7) To permit redevelopment, particularly in areas requiring revitalization, of property owned by a municipality or the Prince George's County Redevelopment Authority.

This purpose is inapplicable as the Subject Property is not owned by a governmental entity.

(C) To provide for development in accordance with the site design guidelines established in this Division; and

This project will be developed in accord with regulations applicable to multifamily development in the R-18 zone and the site design guidelines set forth in Section 27-285 and Section 27-274, which are addressed in greater detail below.

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

The approval procedures are clearly spelled out in the Zoning Ordinance. The review procedures regarding the approval of detailed site plans are also clearly set forth in the Zoning Ordinance. Detailed site plans are approved by the Prince George's County Planning Board pursuant to Section 27-285 of the Zoning Ordinance.

7.2 SECTION 27-285(b)-DETAILED SITE PLANS

Section 27-285(b) of the Zoning Ordinance provides specific criteria which must be met and satisfied in order for a detailed site plan to be approved. The Zoning Ordinance, in Section 27-285(b), sets forth the specific requirements applicable to the approval of a detailed site plan. A point-by-point analysis of how this application complies with the criteria contained in Section 27-285(b) follows:

Required findings:

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a 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. If it cannot make these findings, the Planning Board may disapprove the Plan.**

As can be seen from a review of the site plan package filed with this application, the proposed apartment housing for the elderly satisfies the site design guidelines and the regulations applicable to the R-18 zone. The building architecture is attractively designed, and construction materials are of the highest quality. The parking provided will serve the needs of the residents and landscaping is also provided to create an attractive view from the street and surrounding properties. Ample amenities are provided on site for the future residents.

The site design guidelines are set forth in Sections 27-283 and 27-274 of the Zoning Ordinance. Section 27-283 applies to

Detailed Site Plans, and states that the site design guidelines are the same as those required for a Conceptual Site Plan, which are contained in Section 27-274. However, the guidelines shall only be used in keeping with the character and purpose of the proposed type of development.

The Site Design Guidelines address General Matters, Parking, Loading and Circulation, Lighting, Views, Green Area, Site and Streetscape Amenities, Grading, Service Areas, Public Spaces, Architecture and Townhouses. Those that are relevant are addressed below.

Section 27-274(a)(1) General. The proposed plan should promote the purposes of the Conceptual Site Plan. The purposes of Conceptual Site Plans are listed in Section 27-272. The General Purposes include providing for development in accordance with the Master Plan and helping fulfill the purposes of the zone in which the land is located. As noted above, the proposed development is apartment housing for the elderly, which is consistent with the underlying zoning category and the Detailed Site Plan demonstrates conformance with the applicable requirements.

The Specific Purposes are set forth in Section 27-274 are addressed below.

Section 27-274(a)(2) Parking, Loading and circulation.
General guidance is given regarding the location of parking and

loading facilities. Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. No parking is proposed between the buildings and MD 193. The parking is located convenient to the buildings they served, which is important for an age restricted community. Ample green space and landscaping is provided as well to screen the parking from MD 193. The pedestrian circulation on site is safe and efficient. The residents will have easy access to their units, with parking being provided in close proximity, while the recreational facilities are located to be easily accessed by all the residents.

The one required loading space is located in close proximity to the community building and will not be visible from the street. The loading space is clearly marked.

Section 27-274(a)(3) Lighting. A photometric plan is included with the DSP and ensures that the lighting provided will illuminate important on-site elements, such as the entrances, recreational areas and pedestrian pathways and not spill over into abutting properties.

Section 27-274(a)(4) Views. The guidelines encourage creating scenic views from public areas. The proposed development constitutes redevelopment of a prior use. The buildings and parking areas will be set back to provide both an

adequate setback as well as adequate screening from the public road, a divided arterial roadway.

Section 27-274(a)(5) Green Area. Ample green area will be provided on site and will be accentuated by elements such as landscaping and recreational facilities. On-site green area is designed to complement other site activity areas and is appropriate in size, shape, location, and design to fulfill its intended use. To that end, the green area is easily accessible to the residents to maximize its utility and it is designed to link the on-site recreational facilities. Not only is the green area well defined, but it is also accentuated by landscaping, seating areas and other features which are set back sufficiently from the road to protect the residents from excessive noise. Street furniture is included with the DSP and 60% of the Subject Property will be retained as green area in accordance with the requirements of the R-18 zone.

Section 27-274(a)(6) Site and streetscape amenities. Site and streetscape amenities are addressed in DSP. The recreational amenities provided on site will be easily accessible to the residents.

Section 27-274(a)(7) Grading. The Detailed Site Plan was designed to work with the existing site conditions to the extent possible. Upon completion of the development, areas will be landscaped and planted to enhance the views of the residents.

Section 27-274(a) (8) Service areas. No loading space is required, given the relatively small number of units. However, two trash dumpster locations are provided that will be out of sight from MD 193 but is easily accessible not only to the residents, but to services vehicles as well. The trash dumpsters will also be adequately screened with an enclosure and attractive landscaping.

Section 27-274(a) (9) Public spaces. Buildings are organized and designed to create courtyards and sitting areas and provide access to recreational facilities. These open spaces are designed to accommodate various activities and incorporate sitting areas and landscaping and are readily accessible to the residents. Pedestrian pathways are also provided to connect the open space areas within the development.

Section 27-274(a) (10) Architecture. As discussed in detail above, the architecture of the proposed apartment housing for the elderly is attractive and includes a mixture of materials. The buildings are designed with multiple facade variations so that there is not a flat front or rear façade.

Section 27-274(a) (11) Townhouses and three family dwellings. This consideration is inapplicable to the proposed DSP as there are no townhouses or three family dwellings

- (2) **The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

This provision is inapplicable.

- (3) **The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

This provision is inapplicable.

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b) (5) .**

The Subject Property was previously developed and the prior development was razed. An NRI has been approved for the site and there are no regulated environmental features to be impacted by the proposed development. A Site Development Concept Plan has also been filed (SDCP 16485-2022-00) and will be approved prior to the acceptance of the DSP. Thus, the Planning Board can find that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b) (5) .

9.0 CONCLUSION

As described above, the applicant submits that the proposed Detailed Site Plan for the proposed apartment housing for the elderly satisfies all of the approval criteria for detailed site plans as set forth in Sections 27-281 and 27-285 of the Zoning

Ordinance. For these reasons, the Applicant requests that this Detailed Site Plan be approved as submitted.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'THH', with a long horizontal flourish extending to the right.

Thomas H. Haller
GIBBS AND HALLER
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033

S:\Armory Place, LLC/ DSP Justification Statement.wpd



April 7, 2023

Environmental Planning
Maryland-National Capital Park & Planning Commission
County Administration Building
Upper Marlboro, Maryland 20772

RE: DSP-22023
NRI-033-05-01
Removal of Specimen Trees
Greenbelt Square
7010 Greenbelt Road, Greenbelt, MD
CV # 20201034

Site Description:

The subject property is located along the northern side of Greenbelt Road within the municipal boundaries of the City of Greenbelt. It is located approximately 150 feet of the intersection of Greenbelt Road and Lakecrest Drive.

Proposed Use:

The applicant proposes to develop the property with four, age restricted, multifamily buildings. Three of the buildings containing 24 units and one building containing 23 units and a community space. This application includes a request for approval of a variance to Sec. 25-122(b)(1)(G) Removal of Specimen, Champion, or Historic Trees of Subtitle 25, Division 2 of the Woodland and Wildlife Habitat Conservation Ordinance. The proposed redevelopment of this property would require the three (3) specimen trees on site to be removed. As discussed below, as the result of special features of the site, as well as other circumstances, unwarranted hardship would result to the applicant if the trees are not removed. Each specimen tree will be addressed below.

Existing Regulated Features On-Site:

Apart from the three (3) specimen trees, there are no environmentally sensitive features located on or in the vicinity of the site. The site, however, is sparsely forested, having been the site of a previous development which included a large, unusually shaped, building used as a nursing home, an access driveway and parking to support the use. The existing tree stand, which includes the three specimen trees, grew around the footprint of the prior building. The FSD indicates that the tree stand is a low priority for preservation.

Description of Proposed Impacts:

There are no State Champion trees or trees which are 75% of the size (diameter) of State

Champion trees located onsite. There are three specimen trees, described below:

Impact #1 is the proposed removal of specimen tree one (1) (ST-1). ST-1 is a Red Maple (*Acer Rubrum*) with a Diameter at Breast Height (DBH) of 30.5 inches. This tree is located at the southern end of the site approximately 75' from Greenbelt Road. At the time of recording it was listed as having a 'poor' condition due to being split. In addition to being in poor condition, the construction of one of the apartment buildings will result in the removal of the tree as the tree is in the middle of the sidewalk surrounding the building. Even if the sidewalk were moved, the building would impact more than 50% of the critical root zone.

Impact #2 is the proposed removal of specimen tree two (2) (ST-2). ST-2 is a Pin Oak (*Quercus palustris*) with a DBH of 47.5 inches. At the time of recording it was listed as having a 'Fair' condition. The site exhibits steep topography, falling 30' from the northeast corner of the site to the southwest corner of the site, where specimen tree two is located. Due to the natural topography the location for the stormwater management facility is in the southwest area of the property, where ST2 is located. The original building constructed on site was constructed without stormwater management facilities. The redevelopment of the site is subject to current requirements. The submerged gravel wetland proposed in the southwestern corner requires the removal of ST2.

Impact #3 is the proposed removal of specimen tree three (3) (ST-3). ST-3 is a Red Maple (*Acer Rubrum*) with a DBH of 33 inches. At the time of recording it was listed as having a 'poor' condition and overrun with vines. ST3 is located within 20 feet of the right-of-way of Greenbelt Road and close to the building in the southeast portion of the site. The grading of the site could be modified to retain ST3, but its poor condition would be a hazard to the proposed development.

Justification for Proposed Specimen Tree Removal

The Woodland and Wildlife Habitat Conservation Ordinance (WCO), Section 25, Division 2, Sec. 25-122 contains methods for meeting the Woodland and Wildlife Conservation Requirements. The Sec. 25-122(b)(1)(G) provides, generally, that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." Removal of a specimen tree requires the approval of a variance in accordance with Section 25-119(d) of the Prince George's County Code, which sets for the criteria for the granting of a variance. Variances can be approved where, owing to special features of the site or other circumstances, implementation of this subtitle would result in unwarranted hardship to an applicant. In evaluating the request for a variance in this instance, each of the required findings, set forth below, must be

addressed:

(a) Describe the special conditions peculiar to the property which would cause unwarranted hardship:

Response: By way of background, applicable to each of the specimen trees on site, the property was previously the site of a large nursing home. The current owner, at the request of the City razed the structure; however, the original parking lot, driveways, curb and gutter and sidewalks still remain. The removal of the building did not alter the topography and any redevelopment will require grading to accommodate the revised development proposal. In addition, the topography of the site falls approximately 35' from the southeaster boundary, where the current access to the property is, and the northwest corner. No alternate access is possible, Greenbelt Road is an arterial road and the surrounding parking lots and driveways are privately owned. Thus, extensive grading will be required to redevelop the site.

SPECIMEN TREE 1: As to Specimen Tree 1, this tree is in poor condition and located just on the edge of one of the proposed multifamily building. The property cannot be reasonably developed in accordance with the existing zoning without grading outside the footprint of the prior building on site. The footprint of the building proposed for the southwest portion of the site will impact more than 50% of the critical root zone and the sidewalk surrounding the building is completely removes the tree. This is a special condition peculiar to the property which would cause unwarranted hardship if a variance were not granted.

SPECIMEN TREE 2: The prior development was constructed without the benefit of stormwater management. The proposed development must conform to the current requirements. As noted above, the site falls approximately 30 feet from the northeast corner to the southwest corner. Specimen Tree 2 is located in the southwest corner of the site, which is the lowest topographically and where the stormwater facility should be located. he grading required to redevelop the site results in the removal of the three specimen trees. Without the ability to remove the remnants of the prior use and regrade the property, the project cannot proceed, which would cause unwarranted hardship. This is a special condition peculiar to the property which would cause unwarranted hardship if a variance were not granted.

SPECIMEN TREE 3: This specimen tree is located very close to the right of way of Greenbelt Road, a major arterial highway. The tree is in poor condition due to being overrun with vines. Removal of the tree is recommended for safety purposes, both as it relates to the proximity to a heavily traveled road and to the proximity of the proposed buildings. This is a special condition peculiar to the property which would cause unwarranted hardship if a variance were not granted.

(b) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas:

Response: If other properties were subject to the same site constraints, the same considerations would be provided during the review of the requested modification, as described below as to each tree. Requiring the retention of trees in fair to poor condition which grew around a uniquely shaped building does not allow the owner the right commonly enjoyed by others to design a site based upon a comprehensive analysis of the entire property. Protection measures to preserve these trees would not allow proper development of the property. The applicant is proposing numerous mitigation plantings, with native vegetation for the loss of the trees as well as other forested land on the property.

SPECIMEN TREE 1: As to Specimen Tree 1, this tree grew on an area of the property graded to accommodate the prior building. The redevelopment of the site cannot retain the prior building footprint. The tree is more than twice as far from the road as the building restriction line. Retention of this tree, which is in poor condition, would unduly impact the developability of the site. Any other property with the same site constraints would be provided relief to allow for the reasonable development of the property.

SPECIMEN TREE 2: All properties developed today must provide stormwater management in accordance with State and County requirements. The topography of a site typically dictates the most appropriate location to provide such facilities. Forcing the relocation of stormwater management facilities to an area less suited to satisfy the requirements would deprive the landowner of rights commonly enjoyed by others to locate stormwater in the most appropriate place on a property.

SPECIMEN TREE 3: Any property owner would be accorded the right to remove a tree which could pose a hazard to the general public or to the proposed residents of the site. Forcing retention of a potentially hazardous tree exposes the owner to liability which other property owners are not exposed to.

(c) Describe how granting the variance will not confer on the applicant a special privilege that would be denied to other applicants:

Response: The applicant in this case is not seeking a special privilege. Rather, the applicant is merely attempting to redevelop property in accordance with the underlying zone. Use of the property should not be dictated by where a building constructed 50 years ago was situated, allowing trees to grow around it. With residential plantings, and forest conservation requirements, the applicant is already mitigating for the loss of the specimen trees. The applicant is not being given any special treatment by being allowed variance to remove this tree.

SPECIMEN TREE 1: As to Specimen Tree 1, any other applicant would be permitted the right to reasonably develop its property. No special privilege is being extended in this instance.

SPECIMEN TREE 2: The construction of stormwater management facilities is required of all property owners with the development of land. Best engineering practices dictate the most appropriate location. Permitting the applicant in this instance to locate the stormwater management facility where proposed conforms to best engineering practice and in no way converts a special privilege.

SPECIMEN TREE 3: Creating a safe environment on site by removal of a tree in poor condition close to a major roadway and the proposed buildings would not provide a special privilege to this property owner.

(d) Describe how the variance is not based on conditions or circumstances which are the result of actions by the applicant:

Response: The decision to remove these trees came through careful site analysis. All being in poor or fair condition would most likely not survive the disturbance from the grading required to develop the site or would propose a hazard if retained. . The previous development of the site, and the remnants of that development, combined with the change in elevation within the property, not a result of actions by the applicant.

SPECIMEN TREE 1: As to Specimen Tree 1, the current topography of the site creates the need to remove this tree. The conditions or circumstances were not the result of actions by the applicant.

SPECIMEN TREE 2: As to Specimen Tree 2, again, the topography of the site was not the result of actions by the applicant. The topographical low point of the site occurs naturally and dictates the location of the proposed stormwater management facility.

SPECIMEN TREE 3: The condition of the tree is not the result of actions by the applicant and the need to remove it for safety purposes is independent of the proposed development.

(e) Verify that the variance does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property:

Response: The decision to remove these trees is not related to a condition on a neighboring parcel. Specimen Tree 1 is essentially internal to the site and its removal is unrelated to off site conditions. Specimen Tree 2 is at the topographical low point of the property and is not the result of any off-site condition. Specimen Tree 3 is located near a major roadway that existed long before the current condition of the tree deteriorated.

(f) Verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance:

Response: As to each of the three specimen trees, the prior development, and the parking areas constructed in association with it, were built without water quality controls. The removal of the three specimen trees will not lead to a decline in water quality. In fact, the site will be graded in a way that eliminates or minimizes any erosion, and the specimen trees will be replaced with newly planted native species. Water quality will be enhanced by the installation of the required stormwater management facilities.

Conclusion:

The removal of the specimen trees is necessary for development of the property. The proposed site plan has been carefully designed to balance the redevelopment of the property with the existing site conditions as well as the protection of future residents. Approval of the requested variances will allow for quality development of the site that will not negatively impact any of the surrounding properties.

For all of the reasons set forth above, the Applicant respectfully requests approval of the three impacts.

Sincerely,
CV, Inc.



Silvia D. Silverman, AICP
Director Planning & Environment

STATEMENT OF JUSTIFICATION IN SUPPORT OF
MODIFICATION TO WOODLAND CONSERVATION PRIORITIES
GREENBELT SQUARE
OCTOBER 3, 2022
REVISED 4/7/23
REVISED 4/17/23

1.0 INTRODUCTION/OVERVIEW/ORIENTATION

On behalf of the Applicant, Armory Place, LLC, please accept this Statement of Justification addressing compliance with the Woodland Conservation Priorities set forth in Section 25-122(c)(1) of the County Code for Detailed Site Plan (DSP) DSP-22023. The property which is the subject the referenced DSP application (the “Subject Property”) is 4.5-acre parcel of land more particularly described as Parcel “G” on a plat of subdivision entitled “Charlestowne Village”, as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book REP 205 at Plat No. 91. This plat was recorded in April 2005. The Applicant acquired the Subject Property in 2005 and has pursued several development proposals for the property, including the construction of a 90-unit apartment building pursuant to DSP-05060. That project did not proceed due to the Great Recession. DSP-22023 is being filed for the purpose of constructing a development apartment housing for the elderly, consisting of four multifamily apartment buildings containing 95 units. Although currently zoned RMF-20, the property is being developed under the provisions of the prior R-18 zone.

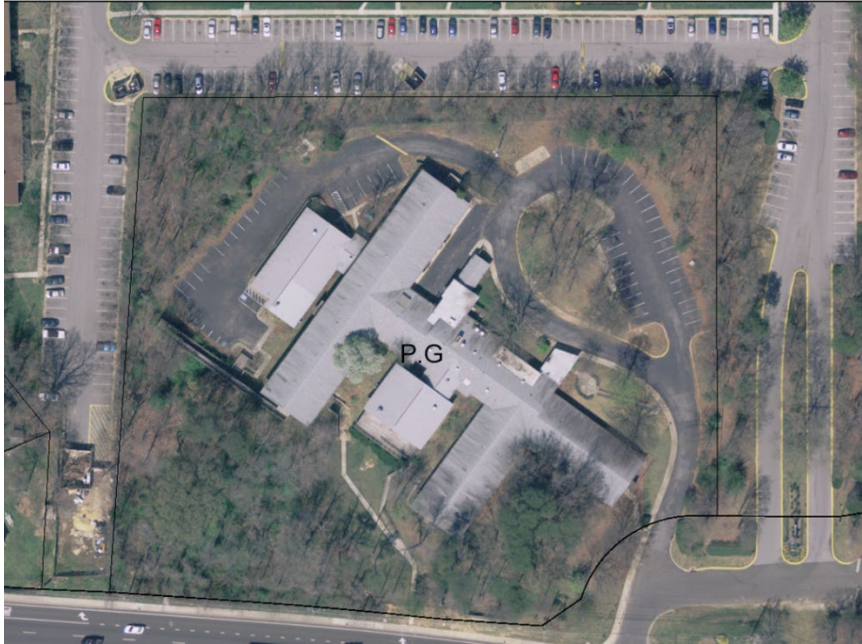
The Subject Property bears a street address of 7010 Greenbelt Road, Greenbelt, Maryland. The Subject Property is located on the north side of Greenbelt Road within the municipal boundaries of the City of Greenbelt. It is located approximately 150 feet east of the intersection of Greenbelt Road and Lakecrest Drive. The Subject Property is abutted on the east, north and south by the University Square Apartments, also zoned RMF-20 (formerly R-18). To the south, across Greenbelt Road, is the Holy Cross Lutheran Church in the R-R Zone. Greenbelt Road is classified as an arterial roadway by the Master Plan of Transportation. Access to the Subject Property is provided from a service road which

also provides access to the University Square Apartments and the former National Guard Armory. A median break exists on Greenbelt Road at this service road.

II. NATURE OF REQUEST

As noted above, the Applicant proposes to construct four multifamily buildings; three of the buildings will contain 24 dwelling units and the fourth building will contain 23 dwelling units plus a community meeting space, for a total of 95 units. In order to develop the property, the existing woodland on site is proposed to be cleared. Section 25-122(c)(1) of the establishes priorities for how the WCO is satisfied. On-site preservation and/or afforestation is preferred to off-site preservation/afforestation. This application includes a request to satisfy the entire 1.81 acre woodland conservation requirement in an approved woodland conservation bank (25-122(c)(1)(H)). Notwithstanding, the applicant is also proposing to preserve .11 acres of woodlands on site which is not counted toward meeting any requirement, as discussed in greater detail below.

Before addressing the applicable statutory provisions, the development history and condition of the Subject Property must be discussed, as the Subject Property, and the request to satisfy the WCO requirements off site, is unique. The Subject Property was previously developed with a former nursing home constructed in the late 1960's pursuant to a special exception. The building was designed for a specific use and was unusually shaped. The Subject Property was graded at that time to accommodate this unusual shape, and over time, landscape plantings and woodlands grew around the prior building's footprint. As noted in the Forest Stand Delineation prepared for this project, the single stand of woodlands—which wraps around the building from the Greenbelt Road frontage along the western side of the former building, now covers approximately .93 acres of the Subject Property. The unusual shape of the building and the woodlands that established around the building can be seen on the 2007 aerial photograph shown below:



The former nursing home still existed when the current owner purchased it, but it was vacant and in dilapidated condition. At the request of the City of Greenbelt, the Applicant razed the building in 2009. The raze permit only authorized the removal of the structure. The parking lots, driveways, curb, gutter and sidewalks originally constructed still exist on the Subject Property, as reflected on the 2009 aerial photo below taken shortly after the building was removed:



Since the removal of the building did not alter the topography of the land around the building, any redevelopment of the property will require grading to accommodate a new use. The redevelopment of the Subject Property must also account for the existing topography, which is steep. The site falls approximately 35 feet from its eastern boundary where the existing access driveway is located to its northwest corner. This access location cannot be changed, and the driveway which served the prior development will be retained to serve the proposed development. No alternate access which would better accommodate the topography is possible as Greenbelt Road is an arterial road and the surrounding paved parking lots and driveways are privately owned.

Due to the grading of the site to remove the remaining infrastructure and to adjust the site grades to accommodate the redevelopment, the Applicant initially proposed to remove all of the existing woodlands. As further noted in the Forest Stand Delineation, the forest stand that remains contains mixed hardwoods but is both a low priority for preservation and a low priority for restoration. One of the reasons for this is that the Subject Property is totally isolated, being surrounded on three sides by driveways and parking lots serving the abutting apartment complex and on the fourth side by Greenbelt Road, an arterial roadway. Thus, the woodland stand on the property does not connect to any wildlife or woodland corridor. Notwithstanding, through conversations with the City of Greenbelt, the Applicant has refined the grading to preserve two small tree stands along Greenbelt Road which contain a total of .11 acres. While these tree stands are not large enough to qualify as on-site woodland conservation, these trees, and the existing understory, will provide immediate screening of the site from Greenbelt Road, which will benefit the proposed new development.

In addition to retaining these two small tree stands, the Applicant also proposes to install new landscape plantings. The four buildings are proposed to be setback a substantial distance from Greenbelt Road and the area between the road and the buildings where trees are not preserved will be heavily landscaped with 100% native species to supplement the existing tree stands to be retained. Initially, the Applicant sought credit for these landscape plantings as permitted by Section 25-

122(c)(1)(K). The concept was that these plantings will essentially replace the function of the existing trees which grew around the prior building. However, there are existing and proposed storm drain lines and other utility easements which encroach into the area proposed for these planting and prevent all of the plantings proposed from satisfying the minimum requirements of 5,000 square feet of total area and 35 feet in width. Since on-site landscape credits is a lower priority for preservation than off-site preservation in an approved tree bank, the Applicant has modified its proposal to satisfy all of the WCO requirements off site. Notwithstanding, the Applicant submits that the preservation of trees where feasible, combined with heavy landscaping of native vegetation, will lead to the reestablishment of a heavily wooded area dominated with native species which will be in the best interest of the future residents. reestablish the buffer that currently exists.

III. WOODLAND CONSERVATION PRIORITIES

The Woodland and Wildlife Habitat Conservation Ordinance (WCO), Section 25, Division 2, Sec. 25-122 contains methods for meeting the Woodland and Wildlife Conservation Requirements. Section 25-122(c)(1) of the establishes priorities for how the WCO is satisfied. Each of the priorities set forth in Section 25-122(c)(1)(A)-(M) is addressed below with an explanation as to why the applicant elected to satisfy the requirements of the WCO as proposed.

- (A) On-site preservation of connected woodland and wildlife habitat areas using woodlands in good condition with limited amounts of invasive or exotic plants.**
- (B) On-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas.**

COMMENT: As noted above, there are special conditions peculiar to the Subject Property that prevent woodland conservation to be provided on site as part of a connected woodland and wildlife habitat area. The existing woodlands on the Subject Property grew around the original structure was built. The original structure was designed for a specific use. The topography of the property was only altered to accommodate the unique, original structure such that the entire property was not placed on a consistent,

level grade at that time. The proposed development cannot be constructed within the footprint of the original structure. Grading of the property must occur to allow the proposed use. In addition, the priorities listed in Section 25-122(c)(1)(A) & (B) are focused on preserving or establishing **connected** woodland and wildlife habitat areas or connected planting areas. As noted above and as can be seen on the aerial photos, the woodlands on-site are completely isolated, and preservation of these woodlands does not connect to an adjacent woodland or wildlife habitat area. On-site landscaping using native species is one of the priorities and the applicant is proposing to utilize that option. Even though this is a lower priority than satisfying all of the requirements off-site in a woodland conservation bank, such on-site planting replaces the function of the trees to be removed and provides a substantial visual buffer along Greenbelt Road. Further, to the extent that the other higher priorities are intended to extend or enhance a connection to existing woodlands, the unique nature of the subject property frustrates that goal. Requiring on-site preservation of the existing trees would prevent the grading of the property needed to accommodate the proposed use and prevent the development from occurring. Even if all the woodland preservation or afforestation occurred on-site, it would not be connected to any other woodland or wildlife habitat area.

(C) On-site afforestation/reforestation of connected planting areas using native whip and seedling stock.

COMMENT: As stated above, afforestation on site will not create a connected planting area due to the isolation of the woodlands on the Subject Property. Planting nursery stock on site best serves the future residents and best achieves the goals of the woodland conservation ordinance.

(D) On-site specimen, champion, and historic trees in good condition when the plan has been designed to ensure long-term survival.

COMMENT: Three specimen trees on site are proposed for removal due to their location and conditions. A separate variance to remove the specimen trees has been submitted.

(E) On-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long term management.

COMMENT: This priority was not deemed to be appropriate given the proposed development and surrounding properties. The property is not connected to any adjacent woodlands and the natural regeneration would take too long to establish a forest which would provide the benefit that planting native nursery stock would.

(F) Off-site afforestation/reforestation of connected planting areas using transplanted native stock, relocated from the site or surrounding areas, in an approved woodland conservation bank.

(G) Off-site afforestation/reforestation of connected planting areas using native whip and seedling stock in an approved woodland conservation bank.

COMMENT: Since the woodland areas on site are not priority forest areas, relocating them to an off-site property is not possible. Also, the immediately surrounding areas are fully developed. The availability of afforested/reforested woodland conservation banks is limited due to the Attorney General Opinion which addressed woodland conservation banks using off-site preservation. While the applicant is willing to explore satisfying the off-site requirements in an off-site afforested/reforested woodland conservation bank, this option was not proposed because of the lack of availability.

(H) Off-site preservation of connected woodlands in an approved woodland conservation bank.

COMMENT: This option is proposed by the Applicant for satisfaction of all 1.81 acres of the WCO requirements for the Subject Property.

(I) On or off-site habitat enhancement projects of connected areas of existing woodlands that result in improved wildlife habitat and forest vigor through the removal of invasive or exotic plant species and/or planting of native plant species.

COMMENT: Since the Subject Property is mostly isolated and not part of a connected wildlife corridor, there is no opportunity for on-site habitat enhancement. The Applicant is not aware of off-site enhancement projects which are approved to satisfy this priority.

(J) Off-site natural regeneration of connected areas in appropriate locations containing sufficient seed sources with appropriate protection mechanisms and long-term management in an approved woodland conservation bank.

COMMENT: The applicant does not have access to any off-site locations where natural regeneration is possible. One of the goals of the proposed project is to provide dwelling units for sale at a price which local elderly residents can afford. Purchasing an off-site property for natural regeneration would not be an option for this project.

(K) On-site landscaping using native species of field grown nursery stock that establish landscaped areas a minimum of 35 feet wide and 5,000 square feet in area. At least 50 percent of the plants in the landscaped area must be trees.

COMMENT: As noted above, the Applicant initially sought to obtain credit for on-site landscaping using native species in accordance with the above standard. However, due to existing and proposed storm drain infrastructure and other utilities, satisfying the minimum area and space requirements proved to be a challenge. Given that this priority is lower than use of an off-site mitigation bank, the Applicant has elected to not seek credit for on-site landscaping. However, on-site landscaping will still be provided and the Applicant has preserved two small stands of trees to supplement these new plantings. The Applicant submits that this combination of option, given the circumstances, is the most expedient and appropriate method of reestablishing a wooded buffer around the development.

(L) Street trees on or adjacent to the site when located in the following areas as designated by the Prince George's County General Plan: Transportation Service Area 1, Regional Transit Districts, or Local Centers; or in conformance with a municipality's street tree planting plan or program, where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space is provided that is not limited by overhead utility lines that are existing or proposed.

COMMENT: The Subject Property is located in Transportation Service Area 1 and would be eligible for street tree credit. However, the Applicant is proposing to utilize higher priority woodland conservation tools than street tree credit.

(M) Fee-in-lieu may be used to meet the requirements of this Division, when all other options have been exhausted, as determined by the Planning Director or designee. Refer to Section 25-122(d)(8) for criteria relating to the use of fee-in-lieu.

COMMENT: Since the Applicant is able to satisfy the WCO requirements by utilizing higher priority methods, a fee-in-lieu is not proposed.

IV. CONCLUSION

In view of all the above, the Applicant submits that the proposed methodology for satisfying the woodland priorities for the proposed development conforms to the requirements of the WCO and Section 25-122(c)(1)(A)-(M).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. Haller', is enclosed in a thin black rectangular border.

Thomas H. Haller
GIBBS AND HALLER
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301) 306-0033

Good Morning Ms. Lockhart,

The Office of the Fire Marshal of the Fire/EMS Department has reviewed the referral for DSP-22023 (DDS-22001) (PB) 7010 Greenbelt Road (Property) (Greenbelt Square). We have the following comments:

- 1) Please show fire hydrants. Hydrants shall be provided so that no exterior portion of the building is more than 500' from a hydrant as hose is laid by the fire department.
- 2) Please show proposed Fire Department Connections (FDC). FDC's must be within 200' of a fire hydrant as hose is laid by the fire department (along the roadway, around obstacles, etc.)
- 3) It appears a grasscrete surface is proposed to remedy the deadend in excess of 150'. Grasscrete is normally used for green areas of emergency access. In the proposed arrangement, frequent use can be expected. Please describe the suitability of grasscrete for routine use.
- 4) Please show the clear width of all drive aisles. Fire access roads must provide 22' of clear width
- 5) All fire access roads shall be provided with width sufficient for a fire department vehicle with a 43' bumper swing to maneuver without encountering obstacles. Please provide an autoturn exhibit showing truck access through the site including use of the proposed turnaround.

Regards. Jim

James V. Reilly

Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department
6820 Webster Street, Landover Hills, MD 20784
Office: 301-583-1830
Direct: 301-583-1838
Cell: 240-508-4931
Fax: 301-583-1945
Email: jvreilly@co.pg.md.us

Date March 9, 2023

MEMORANDUM

TO: Dominique Lockhart, Urban Design
FROM: Tempi Chaney, Permit Review Section *JMC*
SUBJECT: DSP-22023, Greenbelt Square

1. On the coversheet, the proposed building height should be added in the Development Data chart.
2. The dimensions of each building should be added to the site plan.
3. Will there be a timeline for the installation of the recreational facilities on site?
4. Which building will have the 23 units and community meeting room?
5. Will all the units be one-bedroom, or will there be other options? Provide a break-down of the proposed unit types and number of bedrooms. Example - 50 one-bedrooms; 40- two-bedrooms; 5 three-bedrooms.
6. Demonstrate on the site plan the location of the monument sign and label.
7. An area is shown on the landscape plan for the monument sign, but the sign should be shown on the plans and labeled.
8. The monument sign detail should also include the width of the signage area and the square footage of the signage area on the detailed site plan.



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

March 21, 2023

TO: Dominique Lockhart, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

Re: DSP-22023, 7010 Greenbelt Road (Greenbelt Square)
DDS-22001, Departure from Parking Space Size

CR: Lakecrest Drive (Greenbelt)
CR: Greenbelt Road (MDSHA)

This memorandum is in response to Detailed Site Plan DSP-22023. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The proposed development is located at 7010 Greenbelt Road on the north site of Greenbelt Road approximately 150 feet east of its intersection with Lakecrest Drive.
- The applicant proposes to develop the site with 95 age-restricted multifamily condominium units.
- DSP-22023 is consistent with the Site Development Concept Plan 16485-2022, which was approved September 29, 2022
- DPIE has no objection to DSP-22023.
- With regards to DDS-2200, for departure from parking space size, parking spaces provided on site would be universal sized spaces 9' x 18' rather than 9.5' X 19'. DPIE has no objection to DDS-2200.

If you have any questions or require additional information, please contact Mr. Steve Snyder, P.E., the District Engineer for the area, at (301) 883-5710.

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Applicant: Armory Place, LLC Ian Black, 4909 Cordell Avenue, Bethesda, MD 20814
Agent: Thomas H Haller, 1300 Caraway CT #102, Largo, MD, 20774
Engineer: CV, Inc., 610 Professional Dr. Gaithersburg, MD, 20879



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

March 6, 2023

TO: Dominique Lockhart, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *SAB*
Site/Road Plan Review Division, DPIE

RE: SDRC Comments – 7010 Greenbelt Road (Greenbelt Square), DSP-22023

Below are my comments on a detailed site plan that is scheduled for review at the **March 17, 2023** SDRC meeting. This is a first response for this project. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

DSP-22023 7010 Greenbelt Road (Greenbelt Square)
Tax ID: 3669207
Tax map: 34, E-1; Parcel G
Acres: 4.50; Zoned: RMF-20
WSSC Grid: 210NE06

1. The 2018 Water and Sewer Plan designates platted Parcel G in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, to be developed on the public sewer system. The property appears undeveloped in the aerial views.
2. A water line in Greenbelt Road abuts the property. There are no abutting sewer lines; however, sewer lines are in the vicinity of the property.

*The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of **January 5, 2023**. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*


cc: Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE
Steven G. Snyder, P.E., North District, S/RPRD, DPIE


301-952-3972

March 27, 2023

MEMORANDUM

TO: Dominique Lockhart, AICP, Planner III, Zoning Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division 

FROM: Michael D. Calomese, Planner III, Master Plans and Studies Section, Community Planning Division 

SUBJECT: DSP-22023 | 7010 Greenbelt Road (Greenbelt Square)

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property located outside of an overlay zone.

Location: North site of Greenbelt Road approximately 150 feet east of its intersection with Lakecrest Drive

Size: 4.50 acres

Existing Uses: Vacant; partially wooded with driveway and parking spaces.

Proposal: Develop the site with 95 age-restricted multifamily condominium units

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 *Plan Prince Georges 2035 Approved General Plan (Plan 2035)*, places this application in the Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining

DSP-22023 | 7010 Greenbelt Road (Greenbelt Square)

and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met. (pg. 20)

Master Plan: The 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment* recommends Residential High future land use on the subject property (See Map 16: Approved Land Use, p. 91). Residential High calls for detached and attached dwelling units and associated areas at densities higher than 20 dwelling units/acre (du/acre).

In addition, the subject property is located in the Belle Point, University Square, Charlestowne North, and Charlestowne Village Condominiums Focus Area. The Sector Plan also recommends the applicant consider the following strategies for the subject property:

- Environmental Infrastructure, Strategy 6.1
 - Protect the stream that flows into Greenbelt Lake with general clean up and stream and wetland mitigation restoration projects to correct stormwater runoff problems. (p. 121)
- Environmental Infrastructure, Strategy 6.2
 - Consider more and denser tree plantings with mature trees along the Capital Beltway (I-95/495) to further mitigate potential noise, air quality, and visual environment impacts. (p. 122)
- Transportation, Table 31: Existing, Planned, and Proposed Bikeways and Trails
 - Construct wide sidewalks and provide pedestrian amenities. [Continuous sidewalks/sidepath along MD 193 (Greenbelt Road), from the Metro Green Line/CSX tracks to Southway. (p. 131)

Planning Area: 67

Community: Greenbelt & Vicinity

Aviation/MIOZ: This application is not located within the Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment* retained the subject property in the R-18 (Multifamily Medium Density Residential) zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (CMA), which reclassified the subject property from R-18 (Multifamily Medium Density Residential) to RMF-20 (Residential, Multifamily-20), effective April 1, 2022.

ADDITIONAL INFORMATION

None

cc: Long-range Agenda Notebook
Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division



Countywide Planning Division
Historic Preservation Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3680

April 13, 2023

MEMORANDUM

TO: Dominique Lockhart, Urban Design Section, Development Review Division

VIA: Thomas Gross, Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**

SUBJECT: DSP-22023 and DDS-22001 7010 Greenbelt Road (Greenbelt Square)

The subject property comprises 4.50 acres and is located on the north side of Greenbelt Road, approximately 150 feet east of its intersection with Lakecrest Drive. The subject property is zoned and located within the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan* area. The subject detailed site plan proposes developing the site with 95 age-restricted multifamily condominium units. The subject design departure standard proposes construction of four multifamily condominium buildings with a request for departure from the parking space size.

The 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan* contains goals and policies related to Historic Preservation and Archeology (pages 175-178). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation staff recommend approval of DSP-22023 and DDS 22001 7010 Greenbelt Road, with no conditions.

April 17, 2023

MEMORANDUM

TO: Dominique Lockhart, Planner III, Urban Design Section

VIA: Mridula Gupta, Planner IV, Subdivision Section

FROM: Mahsa Vatandoost, Planner II, Subdivision Section

SUBJECT: DSP-22023; 7010 Greenbelt Road (Greenbelt Square)

The subject property is located on Tax Map 34 in Grid E1. It consists of one parcel known as Parcel G which was recorded in the Prince George's County Land Records in Plat Book REP 205 plat no. 91 on April 5, 2005 entitled "Parcel G, Charlestowne Village". The property measures 4.51 acres and is located in the Residential, Multifamily-20 (RMF-20) Zone. However, this detailed site plan (DSP) application is being reviewed pursuant to the prior Multifamily Medium Density Residential (R-18) zoning of the subject property and pursuant to the prior Prince George's County Zoning Ordinance and Subdivision Regulations.

The applicant has submitted DSP-22023 for the development of 95 multifamily residential units for the elderly in four buildings with the associated parking spaces and recreational facilities.

The property is subject to a previous Preliminary Plan of Subdivision (PPS) 12-2059 for which no records are available. A prior DSP-05060 was approved by the Prince George's Planning Board on March 9, 2006 (PGCPB Resolution No. 06-60(C)) for development of 90 condominium (multifamily) dwelling units. The development of the property did not proceed per this DSP, and this approval has since expired. At the time of DSP-05060 approval, it was determined that the proposed development was not subject to resubdivision in accordance with Section 24-111(c) of the prior Subdivision Regulations. The current proposal of 95 age-restricted dwelling units is within the allowed density in the prior R-18 Zone and consistent with the development previously approved under DSP-05060 for the subject property.

Recommended Conditions:

None.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be

clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Countywide Planning Division
 Environmental Planning Section

301-952-3650

April 18, 2023

MEMORANDUM

TO: Dominique Lockhart, Planner III, Urban Design Section, DRD

VIA: Thomas Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Marc Juba, Planner III, Environmental Planning Section, CWPD *MJ*

SUBJECT: 7010 Greenbelt Road (Greenbelt Square); DSP-22023 and TCP2-009-2023

The Environmental Planning Section (EPS) has reviewed the above referenced Detailed Site Plan (DSP-22023) and Type 2 Tree Conservation Plan (TCP2-009-2023) accepted for review on February 27, 2023. Comments were provided to the applicant at the Subdivision and Development Review Committee (SDRC) meeting on March 17, 2023. Revised plans and documents were received in response to these comments on March 20, 2023, April 4, 2023, April 11, 2023, and April 14, 2023. The EPS recommends approval of DSP-22023 and TCP2-009-2023, with recommended findings and conditions listed at the end of this memorandum.

BACKGROUND

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-033-05	Staff	Approved	6/07/2005	N/A
N/A	NRI-033-05-01	Staff	Approved	7/12/2022	N/A
DSP-22023	TCP2-009-2023	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is to develop the site with 95 age-restricted multifamily condominium units. The current zoning for the site is Residential, Multifamily-20 (RMF-20); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Multifamily Medium Density Residential (R-18) Zone.

GRANDFATHERING

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 because the project is subject to a new TCP2 and has no previous TCP approvals.

REVIEW OF PRIOR APPROVALS

No prior conditions of approval are directly related to the subject application.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions Plan

The application included an approved Natural Resources Inventory Plan (NRI-033-05-01), which correctly shows the existing conditions of the property. A former nursing home was constructed on-site in the late 1960s. It was later razed in 2009 at the request of the City of Greenbelt due to its vacant and decaying condition. Two isolated areas meeting the definition of woodlands exist in the northwestern and southwestern corners of the site, which makes up Forest Stand A, covering a total area of 0.93-acre. This forest stand has a low priority for preservation and for restoration in part due to its isolation and high invasive species coverage (60 percent invasive coverage according to the approved NRI). This forest stand is not mapped within any Regulated or Evaluation Areas within the 2017 *Green Infrastructure Plan*. There are three separate areas identified as “wooded” on the NRI that do not meet the definition in Subtitle 25 for woodlands on the eastern half of the property. Three specimen trees are located on-site close to the southern site boundary. This site is not associated with any regulated environmental features (REF), such as streams, wetlands, 100-year floodplain, or associated buffers. The site is not within the primary management area (PMA).

Woodland Conservation

The site is subject to the provisions of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO), because the property is greater than 40,000 square feet, and will result in more than 5,000 square feet of woodland clearing. This project is also subject to the 2018 *Environmental Technical Manual*. Type 2 Tree Conservation Plan TCP2-009-2023 was submitted with the subject application and requires revisions to be found in conformance with the WCO.

According to the TCP2, the woodland conservation threshold (WCT) for this 4.50-acre property is 20 percent of the net tract area, or 0.90-acre. The total woodland conservation requirement, based on the amount of clearing proposed, is 1.81 acres. The entire woodland conservation requirement is proposed to be satisfied with 1.81 acres of off-site woodland conservation credits.

Section 25-122(c)(1) prioritizes methods to meet the woodland conservation requirements. The applicant initially submitted a statement of justification (SOJ) at time of pre-acceptance dated October 3, 2022, which was subsequently revised on February 2, 2023, then resubmitted with additional revisions on March 20, 2023, and on April 4, 2023. Initially, the TCP2 and SOJ requested an approval for on-site landscape credit. However, as plans were revised through the design process, the applicant chose the option of off-site mitigation, which is a higher priority method over on-site landscape credit. Although the applicant revised the TCP2 on April 11, 2023 to reflect this design change, the SOJ was not updated. While staff does not agree with the applicant’s justification for prioritizing the use of on-site landscape credit over off-site credit, it does support the reasoning that on-site woodland preservation or afforestation/reforestation is not the best option for this site. The most significant reasons are that the existing woodlands are of poor quality, isolated

(surrounded by parking lots and a road), and have significant invasive coverage. The proposed footprint of the buildings and circulation could be reduced to facilitate additional afforestation/ reforestation; however, the usable area of the site would be greatly reduced due to encumbering those areas of the property with the woodland and wildlife habitat conservation easements, making the overall project not as viable from an economic stand point, and any such afforestation/ reforestation would be isolated with no green infrastructure network connections and no areas of REF to enhance.

The applicant explains that the site does not contain adequate amounts of native material to facilitate natural regeneration, or any existing planting areas to connect to off-site. The specimen trees are in fair to poor condition, which do not make them suitable for credit as only specimen, champion, or historic trees in good condition can be used for preservation credit on-site. Since the project's development viability is directly related to the proposed building's size and amount of residents, the benefit of a reduction in the proposed building footprint to accommodate additional on-site woodland preservation or afforestation/reforestation is greatly diminished. The proposed parking and loading facilities are required for the successful operations of this facility, and that any reduction to these site elements would have a detrimental impact on the operations and successful patronage of the use. Although staff does not support the applicants' request to meet the woodland preservation requirements through on-site landscape credit, as stated in the SOJ submitted April 4, 2023, staff does recommend approval of the use of off-site mitigation, as reflected on the most recent TCP2.

There are two sets of general notes on the TCP2 plan; however, they are not for this property. Only one standard set of notes must be on the TCP2 plan, and they must be for the subject property. The other notes pertaining to DSP-21044 and DSP-19059 must be removed from TCP2-009-2023.

Additional technical revisions to the TCP2 are required and included in the conditions listed at the end of this memorandum.

Specimen Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the CRZ of each tree in its entirety or preserve an appropriate percentage of the CRZ in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The code, however, is not inflexible.

The authorizing legislation of Prince George's County's WCO is the Maryland Forest Conservation Act, which is codified under Title 5, subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George's County's WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

A Subtitle 25 variance was submitted for review with this application. The approved NRI (NRI-033-05-01) identifies a total of three specimen trees on-site. The following analysis is a review of the request to remove three specimen trees.

The letter of justification (LOJ) requests the removal of three specimen trees identified as ST-1 through ST-3. The condition of trees proposed for removal ranges from fair to poor. The TCP2 shows the location of the trees proposed for removal. These specimen trees are proposed for removal for the development of the site, roadways, utilities, stormwater management (SWM), and associated infrastructure.

Specimen Tree Variance SOJ Table						
ST-#	DBH	Common Name	Location	Rating	Impact	Construction Tolerance
1	30.5	Red maple	Edge of Forest Stand A	Poor	Within proposed building footprint, and grading	Good
2	47.5	Pin oak	Inside Forest Stand A	Fair	SWM facility construction and grading	Good, but iron chlorosis can occur in alkaline soils
3	33	Red maple	Outside Stand A	Poor	Within proposed grading	Good

Evaluation

Staff supports the removal of the three specimen trees requested by the applicant, based on the findings below. Section 25-119(d) contains six required findings [text in **bold** below] to be made before a variance from the WCO can be granted. An evaluation of this variance request, with respect to the required findings, is provided below.

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the three specimen trees. Those “special conditions” relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The specimen trees are located across the southern portion of the site, close to the southern property line. The specimen trees proposed for removal are not associated with any REF or located in any Regulated or Evaluation Areas within the 2017 *Countywide Green Infrastructure Plan*. A summary of each removal impact follows.

Two Specimen Trees Within Proposed Roadway, Building Footprint, and Grading

ST-#	DBH	Common Name	Location	Rating	Impact	Construction Tolerance
1	30.5	Red maple	Edge of Forest Stand A	Poor	Within proposed building footprint, and grading	Good
3	33	Red maple	Outside Stand A	Poor	Within proposed grading	Good

The table above indicates the two specimen trees requested for removal for grading associated with proposed roadways and building footprints. Red maple species have good construction tolerances; however, the condition rating of these trees is both poor and Red maples are known to have a weak wood structure. These trees are more centrally located along the southern boundary of the site. Removal of these trees is necessary to provide the grading for buildings.

One Specimen Tree within Stormwater Management Facility Construction and Grading

ST-#	DBH	Common Name	Location	Rating	Impact	Construction Tolerance
2	47.5	Pin oak	Inside Forest Stand A	Fair	SWM facility construction and grading	Good, but iron chlorosis can occur in alkaline soils

The table above indicates Specimen Tree 2 is requested for removal for SWM facility construction and grading. Pin oaks have a good construction tolerance as long as the soil is not alkaline. However, this particular tree is in fair condition. The removal of Specimen Tree 2 is proposed for the indicated stormwater feature and associated outfall.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their CRZ, would deprive the applicant of rights commonly enjoyed by others in similar areas. All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 and the ETM for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site.

Based on the location and species of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the critical root zone (CRZ) would have a considerable impact on the development potential of the property. If similar trees were encountered on other sites, they would be evaluated under the same criteria. The proposed residential development is a use that aligns with the uses permitted in the R-18 Zone. The specimen trees requested for removal are located within the developable parts of the site.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the project from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar developments featured REF and specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances, which are the result of actions by the applicant.

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The removal of the three specimen trees would be the result of the infrastructure and grading required for the development. The request to remove the trees is solely based on the trees' locations on the site, their species, their condition, and the inability to preserve more than two-thirds of their CRZ, as required for retention purposes.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.

There are no existing conditions relating to land or building uses on the site, or on neighboring properties, which have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size based on natural conditions and were not impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

Granting this variance request will not violate State water quality standards, nor cause measurable degradation in water quality. Requirements regarding the SWM concept will be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE). Erosion and sediment control requirements are reviewed and approved by the Soil Conservation District (SCD). Both SWM concept and sediment and erosion control requirements are to be met in conformance with state and local laws to ensure that the quality of water leaving the site meets the State's standards. State standards are set to ensure that no degradation occurs.

Conclusion on the Variance Request

The required findings of Section 25-119(d) were adequately addressed for the removal of three specimen trees, identified as ST-1 through ST-3. The TCP2 shows the location of the trees proposed for removal. Staff recommends that the Planning Board approve the requested variance for the removal of the three specimen trees for the construction associated with this DSP application.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-285(b)(4) of the Zoning Ordinance requires the following finding: "The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5)."

No REF exist on-site; therefore, none will be impacted by the proposed development, and staff finds that the REF have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirement of Section 27-285(b)(4).

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Christiana-Downer-Urban land complex (5-15 percent slopes) and Russett-Christiana-Urban land complex (0-5 percent slopes).

The project site is located on Christiana Clay complex, based on Natural Resources Conservation Service (NRCS) Soil Map, which is considered unsafe soil. The site slopes downward from east to west in elevation from Elevation 190 to Elevation 160. According to Prince George's County

requirements Techno-Gram 005-2018, the Christiana Clay is considered as over-consolidated clay, which typically classified as highly plastic clay (CH) and contains a potential slope failure. Therefore, the over-consolidated clay requires field and laboratory investigations, as well as engineering analyses, in accordance with the forementioned Techno-Gram.

A series of soil laboratory testing on CH was not provided by the applicant's geotechnical engineer, as required by the Techno-Gram. Instead, the geotechnical engineer provided clarifications in an email received on April 12, 2023, explaining how the soil shear parameters were obtained. Based on the review of the retaining wall design, the locations, the profiles, and the results of the slope analysis are slightly different from the analysis shown in the geotechnical report. The Environmental Planning Section staff agree with the email explanation, but require revisions contained herein.

No unsafe soils containing Marlboro clay have been identified on or within the immediate vicinity of this property. Staff have determined that no major geotechnical issues are anticipated.

Stormwater Management

An approved SWM concept letter and plan (#16485-2022) was submitted with this application. The approved SWM concept plan shows the use of one proposed submerged gravel wetland system located in the southwestern corner of the site. No further information is required regarding SWM with this application.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS recommends approval of DSP-22023 and TCP2-009-2023, subject to the following findings and conditions.

Recommended Findings:

1. The property does not contain any regulated environmental features.
2. The required findings of Section 25-119(d) were adequately addressed for the removal of three specimen trees, identified as ST-1, ST-2, and ST-3.

Recommended Conditions:

1. Prior to certification of the DSP, the TCP2 shall be revised as follows:
 - a. Add the standard off-site woodland conservation notes.
 - b. Remove all standard notes that do not pertain to the subject property and replace them with one set of standard notes that do pertain to the subject property.
 - c. Add and complete the property owner's awareness certificate on the TCP2.
 - d. Revise the TCP2 worksheet as follows:
 - i. Add the correct TCP number to the worksheet.

- ii. Indicate “Y” in the corresponding box to indicate that the site is subject to the 2010 Ordinance and in a PFA (Priority Funding Area)
- iii. Add the following note to the plan under the specimen tree table:

“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on [ADD DATE]:

The removal of three specimen trees (Section 25-122(b)(1)(G)), ST-1, ST-2, and ST-3.”
- e. Add the TCP2 case number (TCP2-009-2023), to the TCP2 Environmental Planning Section approval block.
- f. Add the DSP case number (DSP-22023) into the DRD# column of the TCP2 Environmental Planning Section approval block.
- g. Provide a letter signed and sealed by the registered geotechnical engineer acknowledging the email statement dated April 12, 2012, to M-NCPPC is valid and reliable for the record.
- h. Update the geotechnical report with the final slope stability analysis of the retaining wall design, with the locations and the profiles shown consistently between all documents.

-

From: [Ben Dinsmore](#)
To: [Ian Black](#); [Silvia Silverman](#); [Sinn, Donggeun](#)
Cc: [Chinmay Vyas](#); [Michael Thomas](#); [Tom Haller](#); [Lockhart, Dominique](#); [Juba, Marc](#); [Nickle, Suzanne](#)
Subject: RE: GEOTECH REPORT ISSUE Greenbelt Square
Date: Wednesday, April 12, 2023 4:39:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon all. We've reviewed the comment below, as well as the latest version of the report that we prepared for this site, and have the following input:

We were aware that this site was potentially underlain by Potomac Clays (aka Christiana Clays) when we started this project. Therefore, our scope included direct shear testing on two samples of such materials, along with detailed slope stability analyses. Our explorations encountered soils that were consistent with these materials. However, the majority of these soils were typically lower in plasticity and contained slightly larger proportions of sand than the typical Potomac Clays do. These properties generally result in higher shear strengths than "typical" Potomac Clays usually have.

We did encounter layers of clays that were slightly higher in plasticity, which we visually classified as CH. However, these soils were encountered at significant depths below the proposed grades. Before we selected the samples for the laboratory testing, we performed preliminary slope stability analyses in order to identify appropriately representative samples for the testing. These analyses determined that, where we encountered layers of CH-classified soils, they were too far below the existing/proposed grades to reasonably impact the slope stability analyses. For our final slope stability analyses, we assigned extremely low shear strength parameters to this layer to be conservative and, even still, the factors of safety were determined to be adequate (ie, the deep layer of slightly more plastic soils did not control the design).

In our professional opinion, based on significant experience evaluating such soils in Prince George's County, the samples that we tested for their shear strength parameters were representative of the actual subsurface conditions within the influence zone of the proposed slopes. Furthermore, for our evaluation, we assigned lower shear strength parameters to the clay soils than were indicated by these advanced tests, in an effort to add more conservancy to the analyses and to account for variation in the subsurface conditions.

Given this information, we are very confident in the results of our evaluation and, in our professional opinion, it is not necessary to run any additional tests. The results of this testing, if performed, would result in higher factors of safety for global stability of the proposed slopes than those that were determined based on the analyses that we've previously performed.

Please let me know if you have any questions or concerns about this information.

Thanks!

-Ben

From: Ian Black <ian@Tenacitygroup.com>
Sent: Tuesday, April 11, 2023 4:48 PM
To: Silvia Silverman <ssilverman@cvinc.com>; Ben Dinsmore <BDinsmore@gtaeng.com>;

April 26, 2023

MEMORANDUM

TO: Dominique Lockhart, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *CSH* Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: **DSP-22023: 7010 Greenbelt Road (Greenbelt Square)**

Proposal:

The subject application proposes developing the site with 95 age-restricted multifamily condominium units. The subject property is located on the north side of Greenbelt Road, approximately 150 feet east of its intersection with Lakecrest Drive. The subject property is zoned RMF-20 and located within the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan* area. The application includes a companion design departure standard with a request for departure from the parking space size. The transportation planning review of the referenced DSP application was evaluated under Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval:

There are no prior approvals relevant to this application, however, DSP-05060 was approved for the construction of a 90-unit apartment building. The development was never constructed and DSP-05060 formally lapsed in December 2021.

Master Plan Compliance:

Master Plan Right of Way

The site is adjacent to Greenbelt Road, which is a master plan arterial roadway as identified in 2009 *Approved Countywide Master Plan of Transportation*. Right-of-way was previously dedicated and recorded under plat number 20408. Given the fact that the subject application is for a DSP, staff is not seeking any additional right-of-way as part of this application.

Master Plan Pedestrian and Bicycle Facilities

The 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan* contains recommendations for continuous sidewalks along MD 193 (Greenbelt Road) as well as providing side paths along roadways to enhance pedestrian and bicyclist safety. Currently, there are five-foot sidewalks constructed along the property frontage of Greenbelt Road. The submitted plans show a

continuous sidewalk network entering the site as well as a striped crosswalk connecting the existing sidewalk along Greenbelt Road.

During the initial review of the application, staff requested a wide side path be provided along the frontage of the subject site. In the applicant response provided following SDRC, it was determined that the platted right-of-way was not sufficient to provide a side path along the site frontage. In addition to the lack of sufficient right-of-way, there are multiple locations where existing utility poles would obstruct a continuous width side path and would not accomplish the intent of the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan* to enhance the pedestrian and bicycle safety along Greenbelt Road. Continuous sidewalks are provided as recommended in the master plan and a wide side path could be explored as a part of a larger capital improvement project in the area.

Transportation Planning Review:

Zoning Ordinance Compliance

Section 27-283 provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:
 - (ii) Parking spaces should be located as near as possible to the uses they serve;
 - (iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:
 - (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
 - (ix) Pedestrian and vehicular routes should generally be separate and clearly marked.

Comment: The subject application proposes access to the site via a service road provided from Greenbelt Road. The applicant is proposing a total of 119 parking spaces which exceeds the required 63 parking spaces and is acceptable to staff. The submitted site plan also reflects 4 bicycle parking on-site at a location near the entrance to the building with the community room.

The applicant has also filed a departure from design standards (DDS) for the size of the parking spaces provided. There are 119 total parking spaces provided of which 8 are ADA- accessible and 111 are standard spaces. A standard parking space is required to be 9.5' x 19' and the applicant has filed the DDS for a parking space that is 9'x19'. The applicant's departure request demonstrates the minimum required for a parking space width of 9 feet. Given the use of the site, the DDS for parking space width meets the requirements of section 27-239.019(b)(7) and is acceptable by staff. The DDS only applies to the standard parking spaces provided and ADA accessible spaces are proposed to the full design standards on site.

The surface parking is primarily located along the interior of the site near the entrance to each building. There are existing sidewalks along Greenbelt Road and the submitted site plan proposes a sidewalk connection with associated ADA ramps and striped crosswalks to facilitate safe pedestrian movement to the site. Given the striped crosswalks, ADA ramps, and sidewalk connection from Greenbelt Road staff finds that pedestrian circulation on site is acceptable and no additional sidewalk connections are recommended.

Conclusion:

In consideration of the scope of this application, the transportation staff can make a finding that the subject property is in general conformance with previously approved development applications and Section 27 of the prior zoning ordinance and recommends approval with no additional conditions of approval.



**ADVISORY PLANNING BOARD
UNAPPROVED MINUTES OF MEETING**

April 5, 2023

Minutes Prepared by Terri Hruby

I. The meeting was called to order at 7:37pm

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Keith Chernikoff		X
Ben Friedman, Chair	X	
Isabelle Gournay, Vice Chair	X	
Matthew Inzeo	X	
Maria Silvia Miller		X
Syed Shamim (7:37pm)	X	

STAFF PRESENT: Terri Hruby, Director of Planning and Community Development

OTHERS IN ATTENDANCE: 7010 Greenbelt Road Representatives Ian Black, Tenacity Group and Michael Thomas, Civil Engineer with CV, Inc. City resident Bill Orleans.

II. Agenda approved as presented.

III. Minutes of September March 15, 2023 approved as amended.

IV. 7010 Greenbelt Road Detailed Site Plan – Presentation from Applicant and Discussion

Ms. Hruby reviewed the history of the property/development proposal.

The Applicant made a brief presentation on the proposed Detailed Site Plan proposing 95 for-sale age restricted units. Mr. Black shared that a Community Room was added to one of the buildings per the City's request.

Board members asked about the distance from Greenbelt Road and discussed the need for noise mitigation. Ms. Hruby clarified that the DSP proposes to remove the existing vegetation along MD193 for grading operations and to mitigate the loss with new plantings. The Board discussed that the site topography should assist with minimizing noise impacts to University Square Apartments. The layout of the landscape closest to the buildings along MD193 was discussed and the consensus was it could be improved.

The Board reviewed the parking calculations with the Applicant. The need for additional Level 2 EV charging stations and supporting infrastructure to accommodate additional stations in the future was discussed. Ms. Hruby agreed to provide the Applicant with the Electric Vehicle Infrastructure plan for Greenbelt.

The Board discussed building layout including location of main entrances, secondary building entrances. Ms. Gournay inquired where the rear egresses were located for the buildings to the North.

Handicap parking was discussed, and it was requested that dimensions be shown on the plan.

Ms. Gournay inquired about opportunities for dog walking. The Applicant said he anticipated waste stations on the property would be provided. The Applicant spoke to City staff concerns about noise related to the proposed pickleball court and the proximity to residences.

Ms. Gournay shared that she liked the formality of the interior court yard, but more could be done to incorporate elements significant to historic Greenbelt. She suggested formal hedge rows and other elements found in Roosevelt Center should be used, including specifically bench design elements. The widening of the interior sidewalk system was also discussed. Ms. Hruby agreed to send the Applicant a copy of the plans for Roosevelt Center.

Sustainable/green building elements were discussed. The Applicant agreed to provide a list of green building practices to City staff, however confirmed that the construction would not be LEED certified.

The color of the buildings was discussed. The Applicant provided two color scheme options and the Board unanimously preferred Option 2. The Board requested the Applicant look at opportunities for the building architecture to give a “nod” to Historic Greenbelt. It was suggested the balcony railings, canopies over the main entrances and building numbers present an opportunity to incorporate elements of historic Greenbelt’s significant architectural elements. It was referenced that benches could borrow some of the significant elements found in Greenbelt’s historic bench design.

The Board agreed more detail is needed on the front building elevations, particularly along the ground floor and with respect to units facing parking.

Some Board members expressed significant concerns about each building having only one elevator, specifically given the age restricted nature of the housing. The Applicant stated that a second elevator is not an option given the financials of the project and that the project is an “off the shelf” product.

Resident Bill Orleans questioned whether the proposed use is the best use for the site. The Applicant spoke to the proposed project being largely driven by the City’s interest in age-restricted housing. He explained the challenges with providing affordable housing. The anticipated cost of the units was discussed, but the Applicant indicated he did not have that information. The information was requested.

Resident Bill Orleans raised concerns about the possible location of a fire house on the neighboring Armory site and noise impacts.

Circulation through the site was discussed. More information was requested on how the site accommodates fire access and larger vehicles (i.e., Greenbelt Connection and trash trucks). The need for a raised crosswalk connecting the central court yard to the south to the sidewalk system to the north was discussed.

The Board requested revised renderings that accurately depict the realities of what is being proposed.

The lack of storage facilities was discussed as a concern.

The Applicant explained why all units are proposed to be two bedrooms. The layout of the units was discussed. The Applicant agreed to provide a list of ADA features.

The Board generally discussed the building product and the potential for improvements to better serve those looking to age in place. The Board also discussed the sites challenges in terms of access and walkability.

The Board agreed to continue its review of the DSP at its April 19th, 2023 meeting.

- V. Staff Updates – No new updates.
- VI. No new business was discussed. The next meeting is scheduled for April 19, 2023
- VII. The meeting was adjourned at 9:00 PM

Additional Back-up

For

DSP-22023

**7010 Greenbelt Road
(Greenbelt Square)**

APPLICANT'S PROPOSED ADDITIONAL CONDITIONS
GREENBELT SQUARE
DETAILED SITE PLAN DSP-22023
MAY 18, 2023

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22023 and Type 2 Conservation Plan TCP2-009-2023 for Greenbelt Square, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised or additional information shall be provided, as follows:
 - a. The vehicular access point along MD 968 and MD 193 (Greenbelt Road) should be clearly labeled and shown as providing full access, and not overlapped by any other features or labels.
 - b. General Note 2 on Sheet 1 of the DSP shall be corrected to state the total acreage of 4.51 AC.
 - c. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the proposed building height.
 - d. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the provided lot width frontage.
 - e. The Development Data Table on Sheet 1 of the DSP shall be corrected to state the proposed floor area ratio.
 - f. A note shall be added below the Parking Requirements table to state "On March 28, 2023, the City of Greenbelt Advisory Planning Board approved DDS 23-007 to reduce the dimension of standard-sized non-parallel parking spaces on the subject property from 19' x 9.5' to 18' x 9', with no conditions."
 - g. A note shall be added below the Parking Requirements table to state the number of electrical vehicle charging stations being provided.
 - h. A note shall be added below the Parking Requirements table to state the number of bicycle spaces being provided.
 - i. Provide a recreation facilities construction timeline and schedule on Sheet 1 of the DSP, to reflect the recreation facilities plan and the recreation facilities cost estimate.
 - j. Provide the width of the internal sidewalks.
 - k. Provide the correct hatching pattern for the internal sidewalks, as demonstrated in the legend.

- l. Provide speed humps along the main drive aisle.
- m. Provide crosswalks between Buildings 2 and 3, and between Buildings 1 and 4.
- n. Provide **four (4) inverted U bike racks in front of each building** and the associated detail sheet, at a location convenient to the entrance.
- o. Provide and label the location of the entrance sign on the site plan and landscape plan
- p. Provide a signage area schedule listing the square footage of the entrance sign.
- q. Revise the tree canopy coverage schedule to note the current zoning designation of RMF-20.
- r. Age restrictions, in conformance with the Federal Fair Housing Act, shall be set forth in covenants and filed in the Prince George's County Land Records, prior to certification of the DSP.
- s. **Provide one (1) Level 2 EV Charging Station at each building and provide EV supporting infrastructure along the parking spaces fronting each building to support the installation of Level 2 EV charging stations in the future.**
- t. **Redesign grasscrete turn around area to accommodate fire and refuse vehicles, as well as the Greenbelt Connection. Redesign dumpster areas as needed to safely accommodate refuse vehicles.**
- u. **Widen the central sidewalk that connects the outdoor amenity area to the south to the outdoor recreation amenity to the north to eight (8) feet and provide a raised crosswalk per Prince George's County standards.**
- v. **Revise bench detail on Sheet 5 of the DSP to show bench style Dumor Site Furnishings Bench 168 with end arm rests, or one of comparable design, and provide three (3) additional benches within the outdoor recreation spaces for a total of 16 benches on-site.**
- w. **Provide dog waste stations in locations approved by the Urban Design Section and the City of Greenbelt.**
- x. **Revise waste receptacle detail on Sheet 5 of the DSP to show Dumor Site Furnishings Receptacle 158, PT dome top with self-closing door and steel shield or one of comparable design. Where waste receptacles are shown, provide recycling receptacles as well reflecting the same design as waste receptacles.**
- y. **Enhance lighting interior to the site where the photometric study shows 0.0-foot candles. Provide information on proposed building mounted lighting. Ensure lighting at site access is adequate.**
- z. **Revise the monument sign detail shown on Sheet 5 to reflect a new art deco sign design as supported by the City of Greenbelt and consider rounding the upper**

corners of the sign. Provide landscape plan to the City of Greenbelt for review prior to certification of the Detailed Site Plan.

- aa. **Revise facade elevations to show the following building color scheme: Primary Siding – Flint; Accent Siding #1 – Deep Brunswick; Siding #2 – Pewter; Brick – La Cav; Trim/Windows – Bronze and Railings – Khaki; or comparable colors if the specified colors are not available.**
- bb. **Redesign the symmetrical rows of shrubs shown along the southern facades of the buildings close to MD 193 to be less formal. Look for opportunities to define the central recreation amenity spaces by planting shrubs around the perimeter as found in the design of historic Roosevelt Center.**
- cc. **Provide a recommended minor shade tree from the 2010 Prince George’s Landscape Manual to replace the proposed minor shade tree Pink Perkins Yellowwood”**

2. Prior to certification, the Type 2 Tree Conservation Plan (TCP2-009-2023) shall be revised or additional information shall be provided, as follows:

- a. Add the standard off-site woodland conservation notes.
- b. Remove all standard notes that do not pertain to the subject property and replace them with one set of standard notes that do pertain to the subject property.
- c. Add and complete the property owner’s awareness certificate on the TCP2.
- d. Revise the TCP2 worksheet, as follows:
 - (1) Add the correct TCP number to the worksheet.
 - (2) Indicate “Y” in the corresponding box to indicate that the site is subject to the 2010 Ordinance and in a PFA (Priority Funding Area).
 - (3) Add the following note to the plan, under the specimen tree table:

“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on [ADD DATE]:

The removal of three specimen trees (Section 25-122(b)(1)(G)), ST-1, ST-2, and ST-3.”

- e. Add the TCP2 case number (TCP2-009-2023) to the TCP2 Environmental Planning Section approval block.
- f. Add the DSP case number (DSP-22023) in the DRD# column of the TCP2 Environmental Planning Section approval block.

- g. Provide a letter, signed and sealed by the registered geotechnical engineer, acknowledging that the email statement dated April 12, 2023, to the Maryland-National Capital Park and Planning Commission, is valid and reliable for the record.
 - h. Update the geotechnical report with the final slope stability analysis of the retaining wall design, with the locations and the profiles shown consistently between all documents.
 - i. **Revise the TCP II plan to show two tree save areas along the MD 193 frontage.**
 - j. **Add a note that all invasive species will be removed from the site.**
3. Prior to issuance of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall:
- a. Submit an approved access permit from the Maryland Department of Transportation State Highway Administration **depicting access to and from the site from MD 193.**
 - b. **Provide correspondence requesting SHA to review its determination in 2005, that closing the center median on MD 193 was needed to address sight distance issues.**
 - c. Record a condominium plat, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling as a separate unit.
4. **Work with SHA on a condition assessment of the sidewalk along MD 193 and coordinate repairs as needed, including installation of ADA compliant curb ramps at MD 193 access. Inquire with SHA if there is an opportunity to provide bicycle signage along the sites MD 193 frontage to enhance bicycle safety (i.e., Bicycles May Use Full Lane signs).**
5. **The Applicant shall:**
- a. **Consider making the buildings 100 percent electric and report its determination to the City of Greenbelt prior to building permit submittal.**
 - b. **Consider the installation of public art in the community meeting space as well as the exterior.**
6. **Prior to approval of building permits for the two multifamily buildings closest to Greenbelt Road, a building shell analysis shall be prepared by an acoustical engineer and provided by the applicant to determine what specific modifications to building architecture and materials will be necessary to maintain interior noise levels below the state standard of 45 dBA Ldn.**



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

September 16, 2005

Re: Prince George's County
MD193
Greenbelt - Baier

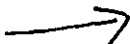
Mr. Eric Foster
Transportation & Facilities Planning
M-NCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

*EMAIL TO PM HALLOR
AND BOARD
SHA WANTS MEDIAN
OPENING CLOSED!*

Dear Mr. Foster:

Thank you for the opportunity to review the Traffic Impact Study Report, dated July 20, 2005 (received by the EAPD on August 3, 2005) prepared by The Traffic Group, Inc., for the proposed Greenbelt-Baier residential development in Prince George's County, Maryland. The Maryland State Highway Administration (SHA) comments and conclusions are as follows:

- Access to the 90 Condominium Units was proposed in the report from one (1) left-in/right-in/right-out access driveway on MD193. The development is proposing to use an existing median break on MD193. SHA has studied this median break location and determined that sight distance is inadequate to allow inbound (eastbound MD193) left turn movements. Therefore, SHA will require that the existing median break at Mile Point 6.71 on MD193 be removed and the Site Access Drive be modified to a right-in/right-out only.
- The report recommended that the existing southbound Southway Road free-flow right turn movement be modified to a sharper right turn movement to provide more separation between the MD193 signalized intersection with Southway Road and the MD193 unsignalized intersection with the Site Access Drive. However, since SHA will only permit a right-in/right-out Site Access Drive on MD193, modifications to the MD193 at Southway Road intersection will not be necessary.
- A new traffic signal is being installed at the MD193 intersection with Lakecrest Drive/Church Access to the west of the MD193 intersection with the Site Access Drive. Therefore, the SHA required right-in/right-out Site Access Drive will have opportunities for U-turn movements at signalized intersections in the immediate vicinity of the MD193 at Site Access Drive intersection.



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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Mr. Eric Foster
Page 2

- The traffic consultant determined that the surrounding roadway network can support the proposed development.

SHA concurs that the surrounding roadway network can support the proposed development. However, as noted above, the Site Access Drive must be re-designed as a right-in/right-out access driveway and the existing median break at Mile Point 6.71 must be closed.

Unless specifically indicated in SHA's response on this report, the comments contained herewith do not supersede previous comments made on this application. If you have any questions, please contact Mr. Michael Bailey at 410-545-5593 or by email at mbailey@sha.state.md.us. If you have any questions regarding the traffic report comments, please contact Mr. Larry Green at 410-995-0090, extension 20.

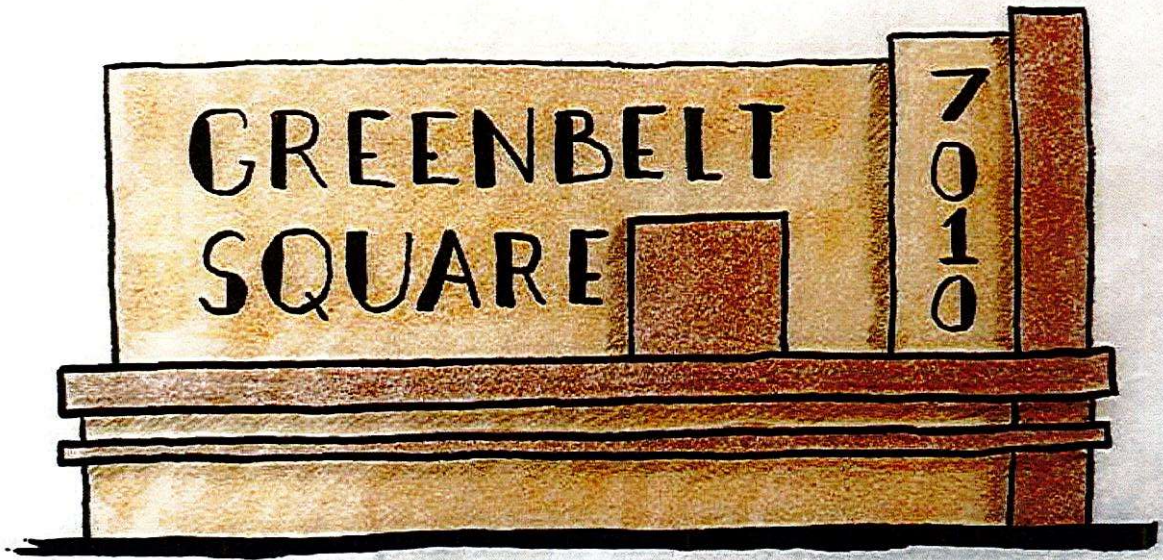
Very truly yours,



Steven D. Foster, Chief
Engineering Access Permits Division

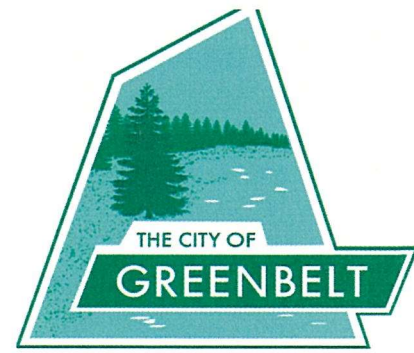
SDF/ig

cc: Mr. Michael Bailey, SHA, Engineering Access Permits Division
Mr. Joseph Finkle, SHA, Travel Forecasting Section
Mr. Robert French, SHA Office of Traffic & Safety
Mr. Larry Green, Daniel Consultants, Inc.
Mr. Wes Guckert, The Traffic Group, Inc.
Mr. Tom Masog, M-NCPPC
Mr. Lee Starkloff, SHA, District 3 Traffic Engineering
Mr. Eric Tabacek, SHA, Traffic Development & Support Division
Mr. Jeff Wentz, SHA, Office of Traffic & Safety



CITY OF GREENBELT, MARYLAND

25 CRESCENT ROAD, GREENBELT, MD 20770



May 8, 2023

CITY COUNCIL
Emmett V. Jordan, Mayor
Kristen L.K. Weaver, Mayor Pro Tem
Colin A. Byrd
Judith F. Davis
B. Ric Gordon
Silke I. Pope
Rodney M. Roberts

Mr. Peter A. Shapiro, Chair
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Detailed Site Plan (22023) – 7010 Greenbelt Road

Dear Chairman Shapiro:

The Greenbelt City Council recently reviewed the detailed site plan (DSP) for the 7010 Greenbelt Road (Greenbelt Square) redevelopment project. As you may know, the City signed a declaration of covenants with the property owner, Armory Place, LLC, in November 2004, granting the City review and approval of detailed site, landscaping, and sign plans, among other considerations.

The subject project lies entirely within the corporate boundaries of the City of Greenbelt and will be the first age-restricted, owner-occupied housing project for the City. The City has been working actively and productively with the development team to address the city's concerns related to woodland-preservation, sustainability, vehicle and pedestrian circulation, noise attenuation, and site amenities.

On Monday, May 8, 2023, Greenbelt City Council reviewed the project and voted 6 to 1 to support the subject DSP with nineteen conditions, enumerated below. Given the applicant's agreement to the City's approved conditions of support, the City respectfully requests that the Prince George's County Planning Board consider and include the City's adopted conditions of approval in the Planning Board's resolution, if the project is approved.

Conditions of Support

Prior to certification, the applicant shall revise the Detailed Site Plan as follows, or address issues as identified below:

1. Provide one (1) Level 2 EV Charging Station at each building and provide EV supporting infrastructure along the parking spaces fronting each building to support the installation of additional Level 2 EV charging stations in the future.

A NATIONAL HISTORIC LANDMARK

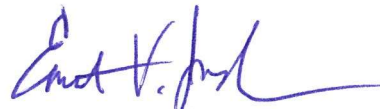
PHONE: (301) 474-8000 www.greenbeltmd.gov

2. Redesign the grasscrete turn around area to accommodate fire and refuse vehicles, as well as the Greenbelt Connection bus service. Redesign dumpster areas as needed to safely accommodate refuse vehicles.
3. Widen the central sidewalk that connects the outdoor amenity area to the south to the outdoor recreation amenity to the north and provide a raised crosswalk per Prince George's County standards.
4. Revise the bench detail on Sheet 5 of the DSP to show bench style *Dumor Site Furnishings Bench 168* with end arm rests, or one of comparable design, and provide three (3) additional benches within the outdoor recreation spaces for a total of 16 benches on-site.
5. Provide dog waste stations in logical areas on the site.
6. Revise waste receptacle detail on Sheet 5 of the DSP to show *Dumor Site Furnishings Receptacle 158, PT Dome Top with Self-Closing Door and Steel Shield* or one of comparable design. Where waste receptacles are shown, provide recycling receptacles as well reflecting the same design as the waste receptacles.
7. Provide four (4) inverted U bicycle racks in front of each building.
8. Enhance lighting interior to the site where the photometric study shows 0.0-foot candles. Provide information on proposed building-mounted lighting. Ensure lighting at site access is adequate.
9. Revise the TCP II plan to show two tree save areas along the MD 193 frontage.
10. Revise the monument sign detail shown on Sheet 5 to reflect the new sign design proposed as shown on Attachment A, and consider rounding the upper corners of the sign. Provide landscape plan to the City for review at time of the sign permit application.
11. Revise facade elevations to show the following building color scheme: Primary Siding – Flint; Accent Siding #1 – Deep Brunswick; Siding #2 – Pewter; Brick – La Cav; Trim/Windows – Bronze and Railings – Khaki; or comparable colors if the specified colors are not available.
12. Redesign the symmetrical rows of shrubs shown along the southern facades of the buildings close to MD 193 to be less formal. Look for opportunities to define the central recreation amenity spaces by planting shrubs around the perimeter as found in the design of historic Roosevelt Center.
13. Provide an acceptable substitution for the proposed minor shade tree Pink Perkins Yellowwood.

14. Remove all invasive species from the site.
15. Coordinate with State Highway Administration (SHA) to obtain access permit approval to and from the site from MD 193, including a request for SHA to review its determination in 2005, that closing the center median on MD 193 was needed to address sight distance issues.
16. Work with SHA on a condition assessment of the sidewalk along MD 193 and coordinate repairs as needed, including installation of ADA compliant curb ramps at MD 193 access. Inquire with SHA if there is an opportunity to provide bicycle signage along the site's MD 193 frontage to enhance bicycle safety (i.e., Bicycles May Use Full Lane signs).
17. Seriously consider making the buildings 100 percent electric, and report its determination prior to building permit submittal.
18. Demonstrate at building permit stage that the development complies with County noise and mitigation requirements, including a certification from an acoustical engineer.
19. Seriously consider the installation of public art in the community meeting space, as well as the exterior.

If you have any questions regarding the City's position on this matter please contact Terri Hruby, Director of Planning and Community Development, at (301) 345-5417. As always, thank you for the opportunity to comment.

Sincerely yours,



Emmett V. Jordan
Mayor, City of Greenbelt

cc: City Council
Tim George, Interim City Manager
Terri Hruby, Director of Planning & Community Development
Tom Haller, Attorney, Gibbs and Haller
Dominique Lockhart, M-NCPPC