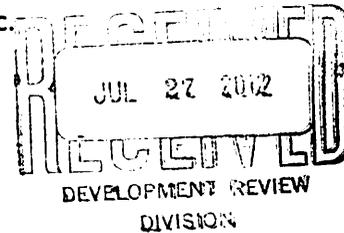




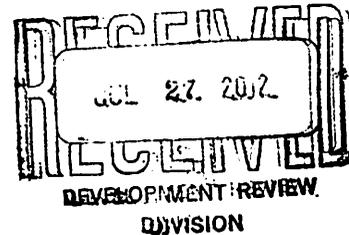
Loiederman
Soltesz Associates, Inc.

July 26, 2012



Ms. Whitney Chellis
Acting Supervisor
Subdivision Section
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Cafritz Property
Preliminary Plan: 4-12004
LSA No.: 0244-05-01



Dear Whitney:

The following information is provided pursuant to the need to apply for a variation from Prince George's County Code Section 24-130 for the above referenced project. The intent of the variation request is to document the extent of the impact of the Primary Management Area (PMA) and provide justification for this impact in accordance with M-NCPPC requirements:

1. **Status is based on Floodplain Study:** The 100-year floodplain limits shown are based on an approved county floodplain study (#200547) dated 2005 and approved by PGCDPWT 8/26/09.
2. **Purpose of Variation Request:** The purpose of this variation request is to document the impacts to the PMA for the proposed site layout. The site is proposed for mixed-use Town Center development consisting of retail, commercial and residential uses along with associated infrastructure. The property is zoned Mixed Use Town Center, MUTC. The retail and commercial component includes +/-195,000 sq. ft. The residential component consists of 981 units of which 855 are multifamily and 126 are to be townhomes. The impacts that will be described are the minimum necessary to achieve the development of the subdivision and, as required by subtitle 24, the PMA is preserved to the "fullest extent possible". There is one (1) on-site area of impacts including one (1) that also impacts off site. These impacts are related to completion of the proposed connection from the site to existing Maryland Avenue as required by the District Council order 11-2012 dated July 18, 2012.
3. **Project Description:** The subject property has 37.35 acres of gross tract. The PMA onsite is made up 0.06 acres (2,479 sf) of 100 year floodplain has been established and is reflected on the enclosed plans. The PMA has been mapped and is reflected on the Natural Resource Inventory, approved March 19, 2012.

4. **Total Impact (See Figure 1):** The total area of onsite impact to the PMA is 2,479 sq. ft. (0.06 acres). The total area of offsite impact to the PMA is 4,273 sq. ft. (0.10 acres).

As required by Section 24-113, LSA offers the following:

1. **The granting of the variation will not be detrimental to public safety, health, welfare, or injurious to other property:**
 - The proposed disturbances will not be detrimental to the public safety health, welfare, or injurious to other properties. The Cafritz property lies within the Town of Riverdale Park it is bounded to the east by the existing CSX rail line and right of way, to the south the property adjoins the existing Post Office facility, the National Guard Armory, the old industrial area along Maryland Avenue and the Maryland Avenue right of way it self. To the north the Cafritz site bounds open land owned by WMATA, and to the west is US Route one. The Maryland Avenue connection is part of the District Councils order #11-2012 The Town of Riverdale Park requested the road connection to improve pedestrian and vehicular circulation between the town center and the site. It was also included as part of the urban design concept to continue the existing Riverdale Park grid pattern of streets onto the Cafritz site. The road connection will also include connection to existing storm drain outfalls similar to those shown commonplace throughout the county, these outfall are not dangerous or harmful. They are a necessary component of a conveyance and storm water control system that ensures water quality in our streams and rivers. The site will incorporate contemporary SWM design to control runoff; currently runoff from the site is uncontrolled.
2. **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties:**
 - These conditions are unique to this site in that the configuration of the site. The 100 year floodplain slightly impacts the Cafritz site. The Town of Riverdale Park has requested the Maryland Avenue Connection to the site. Maryland Avenue is currently a dead end street, the city wishes to encourage and improve access from the proposed project to the town center. The offsite portion of Maryland Avenue which will be connected to the Cafritz site is located in the 100 year floodplain. The shape of the existing properties, the configuration of the offsite floodplain and the requirement to connect to the existing Riverdale Park town center requires this impact.
3. **The variation does not constitute a violation of any other applicable law, ordinance, or Regulation.**
 - No other known regulation, law or ordinance is violated in granting this variation.

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4. **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**
 - Eliminating the proposed connection would be a violation of the condition set forth in District Council order 11-2012 dated July 12, 2012. The physical characteristics of the site and the existing floodplain allow no other way to make the connection to existing Maryland Avenue without impacting the existing floodplain. The portion of Maryland Avenue to be improved currently is within the 100 year floodplain. The elimination of the connection to Maryland Avenue would impact the owner's ability to develop the site.

5. **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H zones, where multifamily dwellings are proposed, the planning board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113 (a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**
 - Since the property is zoned MUTC, this section is not applicable.

Should you have any further questions, please do not hesitate to contact our office.

Sincerely,

LOIEDERMAN SOLTESZ ASSOCIATES, INC.



Timothy H. Davis, RLA, AICP, LEED BD+C
Associate