THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: January 3, 2013

TO: Quynn Nguyen
Subdivision Review Section
Development Review Division

VIA: Ray Palfrey, Land Acquisition Supervisor Ray
Park Planning and Development Division
Department of Parks and Recreation

FROM: Paul J. Sun, RLA, Landscape Architect PJS
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **4-12004- Cafritz Property**

The staff of the Department of Parks and Recreation has reviewed the above-referenced Preliminary Plan of Subdivision for conformance to the Prince Georges County Subdivision Regulations, the requirements of the Approved Zoning Map Amendment (A-10018, Cafritz Property), the 2004 Approved Town of Riverdale Park Mixed Use Town Center Zone Development Plan (M-U-T-C-D) regulations, the Land Preservation and Recreation Program for Prince George's County, and the existing conditions within the vicinity of the proposed development as they pertain to Public Parks and Recreation Facilities.

BACKGROUND

The subject property consists of 37.34 acres of land and is located on the east side of Baltimore Avenue (US 1), approximately 1,400 feet north of the intersection of Baltimore Avenue (US 1) and East-West Highway (MD 410). The property was re-zoned to Mixed Use Town Center in July of 2012. Running North to South and bisecting the property is the historic Rhode Island Avenue Trolley Right-of-Way. The 2010 Historic Sites and District Plan identified "Streetcar Suburbs" as a heritage theme. "The Maryland & Washington Railway was the first streetcar line established in Prince George's County in 1897". It

extended from Washington, DC to Hyattsville, Riverdale, and by 1902 out to Laurel. The Maryland & Washington Railway operated streetcars and trolley through Riverdale Park (#68-004), Calvert Hills in College Park (#66-037) and University Park (#66-029) all of which are listed as "streetcar suburbs" on the National Register Historic Districts (NRHD). These neighborhoods are located to the south, west and north of the subject property respectively. Although the subject property is not within the above mentioned historic districts, the Trolley Right-of-Way is a key component that links and unifies the above mentioned Historic Districts.

The 2009 Approved Countywide Master Plan of Transportation (MPOT) and The 2004 Approved Town of Riverdale Park Mixed Use Town Center Zone Development Plan (M-U-T-C-D) have identified the abandoned Rhode Island Avenue right-of-way as a Master Planned Trail Corridor. One of the conditions for approval of A-10018 is that the applicant must construct the portion of the Rhode Island Avenue Trolley Trail through the subject property. This condition states that the trail must be completed and open to the public prior to the issuance of the third building permit on the subject property.

The Rhode Island Avenue Trolley Trail is a vital link in M-NCPPC's park system. The Trail Corridor is approximately 3.9 miles in length and runs from Greenbelt Road in College Park to Armentrout Drive in Hyattsville. It is being developed as a major collaborative effort with the local municipalities of College Park, Riverdale Park, and Hyattsville. The Rhode Island Avenue Trolley Trail is envisioned as a major Trail Corridor that follows the existing Trolley Right-of-Way not only for recreational purposes but also as an important North-South commuter corridor parallel to US 1 (Baltimore Avenue) (for pedestrians and bicyclists). As a result of collaborative efforts with the local municipalities, several sections of the trail have already been constructed north of the subject property. Funds have been allocated for M-NCPPC to start construction of several other phases in 2013. The Cafritz Property segment of the Rhode Island Avenue Trolley Trail Corridor is approximately one third of a mile in length and will connect Tuckerman Street to Albion Street. When completed, (along with the M-NCPPC construction) the Master Planned Trail Corridor will be continuous for almost two miles and connect College Park to Hyattsville.

FINDINGS AND DISCUSSION

The applicant has submitted a Preliminary Plan of Subdivision which proposes subdivision the property into 139 Lots and provides for mixed-use development which will include Office, Retail/Flex, Hotel and Residential. The residential development will consist of 126 single family attached units along with 855 multi-family units. The total projected population of the development will be 2,045 new residents. Based on Section 24-134 of the Prince Georges County Subdivision Regulations, the dedication of 15% of the land area can be required for Mandatory Dedication of Parkland. Based on the applicant's proposal, this requirement would yield 3.37 acres of park land.

In a memo received from the applicant on December 6th, 2012, they provided a very rudimentary listing of the interior and exterior amenities for the proposed Multi-Family Buildings. With regards to Private Recreational Facilities for the Townhomes, the applicants proposed that the construction of the Rhode Island Avenue Hiker- Biker Trail through the site would fulfill the mandatory dedication requirements.

DPR has no objection to the applicants' proposal to meet the requirements of the Subdivision Regulations by providing Private Recreational Facilities (as allowed by Section 24-134(b) of the Prince Georges County Subdivision Ordinance), provided that the proposed facilities will be superior or equivalent to those that would have been provided under the provision of Mandatory Dedication. However, DPR does not agree with the applicant on the types of recreational facilities which should be provided. The proposed facilities listed are predomintaly indoor facilities with fitness centers for active recreation within each multi-family buildings. DPR staff would like to see more opportunties for outdoor active recreation available to all residents, such as tot lots, playrounds and fitness stations well distributed through the development. Secondly, DPR is not in agreement that the construction of the Rhode Island Avenue Hiker-Biker Trail will fulfill the requirement for Mandatory Dedication on the Townhouse portion of the development as the construction of the trail was a previous condition of approval from the re-zoning of the property. Additionally, many of the activities listed by the applicant are seasonal in nature (such as the swimming pools) and are in essence market ammenities (such as WI-Fi rooms, media center, and fire pits) and are not true

recreational facilities. DPR is of the opinion that the recrational facilities proposed should be reconsidered and a revised detailed facilities program should be provided and reviewed at the time of Detailed Site Plan review.

The applicants' proposal to design the site includes the choice to re-route and/ or "detour" the Rhode Island Avenue Trolley Trail to the East by approximately 75 feet. The proposed Master Planned Trail is shown within a Public Use Easement that runs along the length of the property (in a North-South direction). The applicants' proposal relocates the Master Planned Trail along the fronts of the proposed townhome units on a 10 foot wide sidewalk, within a 10 foot wide easement. This revised location does not take into consideration the historic nature of the Trolley Right-of-Way. Further, there would be sharp and restrictive turns required by public trail users at the northern and southern ends of the property in order to continue beyond the subject property. Additionally, along the southern end of the property (towards Tuckerman Street) the site design proposes a private alley for the rear loaded townhomes. This alley is in direct alignment with the remainder of the Rhode Island Avenue Trolley Trail to the south. Users of the trail traveling northward from Tuckerman Street would need to negotiate and cross any traffic in the local alleyways. This could present an unsafe condition for users of the trail.

DPR is strongly opposed to this relocation of the Master Planned Trail as proposed by the applicant since the remainder of the Master Planned Trail was designed in a very linear fashion by utilizing the historic Trolley Trail Right-of-Way. DPR staff proposes the Mandatory Dedication of Parkland in order to maintain the integrity of the Master Planned Trail. (See attached Exhibit A). DPR recommends that a 50 foot wide dedication of land on the northern and southern section of the property so the concept and vision of the Trolley can be implemented. This 50 foot wide strip of land would be consistent with M-NCPPC efforts on implementing the Trail Corridor to the south. The area noted on Exhibit A measures 1.36 acres and is below the Mandatory Dedication requirement of 3.37 acres. The center portion of the Trolley Trail Right-Of Way should be in a 25 foot wide Public Use Easement as the Master Planned Trail would cross several Public Road Rights-of Way and the Village Green/ Center for the proposed development (approximately 0.26 acres). The remaining 2.01 acre

Mandatory Dedication requirement can be met by the use of Private Recreational Facilities. DPR believes that the Private Recreational Facilities should be provided and incorporated into the Trail. This concept would help identify, promote and celebrate this important trail in the local community. Provision of facilities along the trail could consists of playgrounds or play areas, fitness stations, and /or seating areas which would help meet the need for outdoor recreation for the residents of this development. This revision to the applicants' Private Recreation Facilities Package will meet the requirement of Section 24-134(b) of the Prince Georges County Subdivision Ordinance which states that Private Recreational Facilities may be provided to satisfy the Mandatory Dedication requirements, provided that the proposed facilities will be superior or equivalent to those that would have been provided under the provision of Mandatory Dedication.

DPR believes that if the applicant dedicates the land as shown on DPR Exhibit A along with a revised Private Recreation Facilities Package, Section 24-134 of the Prince George's County Subdivision Regulations will be met.

Recommendations:

In accordance with Section 24-134 of the Prince George's County Subdivision Regulations, The Park Planning and Development Division of the Department of Parks and Recreation recommends to the Planning Board that approval of the above-referenced Preliminary Plan be subject to the following conditions:

1. The conveyance to the M-NCPPC of 1.36 +/- acres (at a minimum) of parkland for the Master Planned Trail as shown as DPR Exhibit A.

2. The land shall be conveyed prior to the signature of the first record plat for the subdivision with the following conditions:

    a. An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division at M-NCPPC, along with the application of first record plat.

b. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC's development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. The DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, the DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. No storm water management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

3. The applicants, their successors, and/or assigns, shall design and construct the Master Planned Trolley Trail within the dedicated area.

   a. Prior to the approval of the Detailed Site Plan, the applicant shall work with the DPR concerning the exact alignment of the master planned Trolley Trail The alignment shall be approved by DPR.

b. Prior to the signature of the first record plat for the subdivision, the applicant shall submit the Trail Construction Plans along with three original, executed Public Recreational Facilities Agreements (RFA). Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland and noted for reference on the record plats.

c. Prior to the start of any trail construction, the applicant shall have the location of the trail shall be staked in the field and approved by DPR.

d. Prior to the release of any building permits, the applicants shall submit to the DPR a performance bond, letter of credit or other suitable financial guarantee for the Master Planned Trail Construction, in an amount to be agreed upon with DPR.

e. As per Re-Zoning Amendment, A-10018, the ten foot master planned trail shall be completed and ready for use prior to the issuance of the 3rd building permit.

4. In accordance with Section 24-134(b) of the Prince Georges County Subdivision Regulations, Private Recreation Facilities shall be provided to address the shortfall in the Mandatory Dedication requirements provided:

   a. At time of Detailed Site Plan review, the applicant shall submit a comprehensive Private Recreational Facilities Package for approval by the Urban Design Section. DPR will provide assistance as needed.

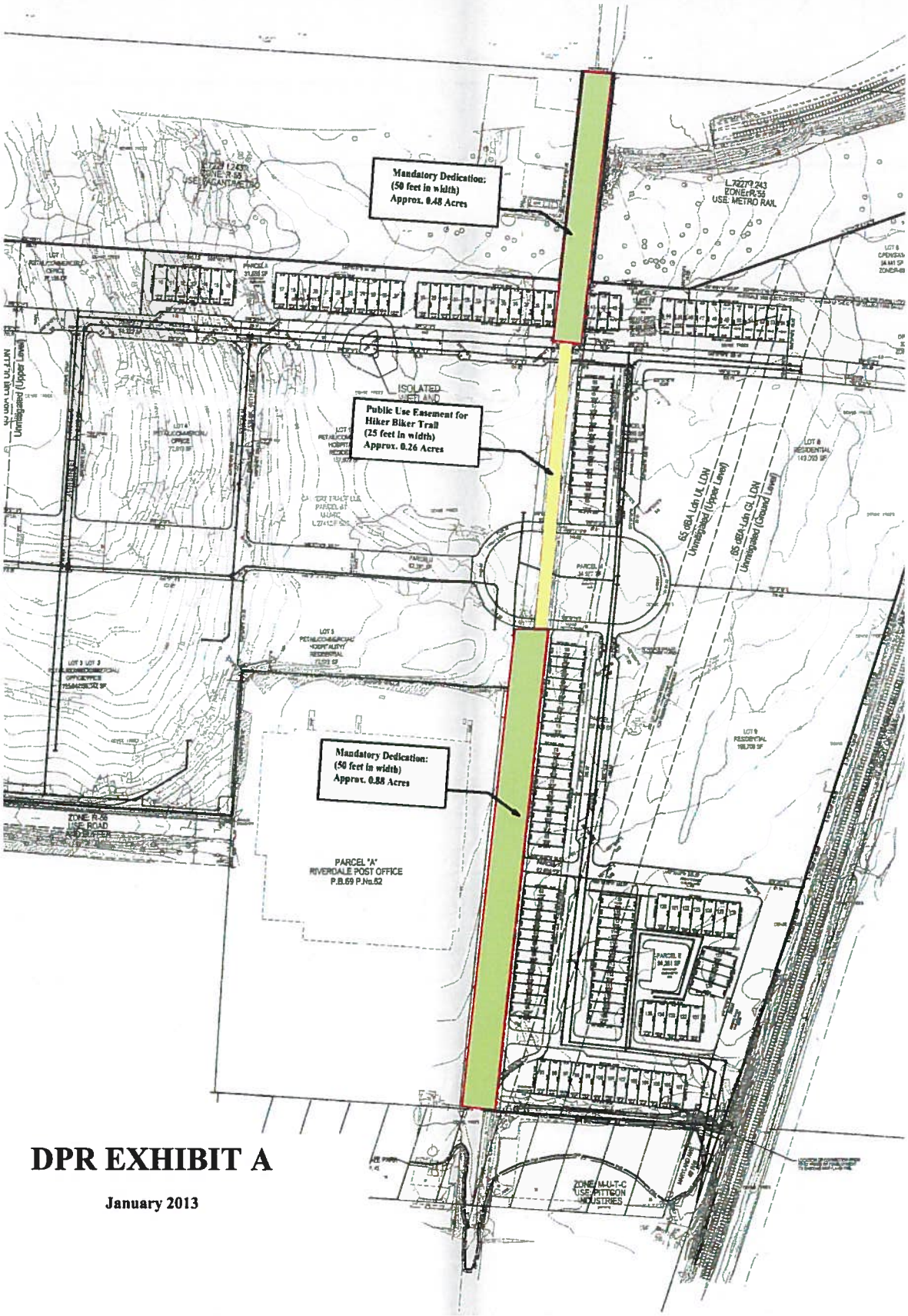
   b. The private recreational facilities shall be designed and constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.

   c. The developers, their successor and/or assigns shall satisfy the Planning Board that there are adequate provisions to assure retention and a future maintenance of the proposed recreational facilities.

CAFRITZ PROPERTY

PRELIMINARY PLAN OF SUBDIVISION 4-12004

RIVERDALE (19th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND



DPR EXHIBIT A

January 2013