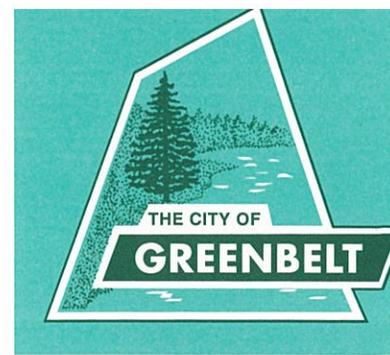


# CITY OF GREENBELT

25 CRESCENT ROAD, GREENBELT, MD. 20770-1886



September 24, 2019

## CITY COUNCIL

Emmett V. Jordan, Mayor  
Judith F. Davis, Mayor Pro Tem  
Colin A. Byrd  
Leta M. Mach  
Silke I. Pope  
Edward V.J. Putens  
Rodney M. Roberts

Chairman Elizabeth M. Hewlett  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

RE: Preliminary Plan of Subdivision (PPS 4-19010) – NRP Greenbelt Metro

Dear Chairman Hewlett:

The Greenbelt City Council has reviewed the Preliminary Plan of Subdivision (PPS) for Greenbelt Metro, and on September 23, 2019 voted 5 to 2 to support the PPS with conditions. Attached is a list of the conditions approved by the City Council, and accepted by the applicant. The City respectfully requests that its conditions are supported by the Prince George's County Planning Board and included as conditions of approval by the Planning Board, if the Board recommends approval of the PPS.

The PPS proposes a 354 unit multi-family development on land previously approved for commercial office. The City was enthused by the applicant's earlier vision of a mixed use, multi-family development accessible to transit built at the Capital Office Park and that at the time included a retail component. The City is disappointed that the PPS under consideration does not include a retail component and has requested the applicant reconsider the introduction of a retail use as the project moves forward.

Over the last year, the Applicant has worked closely with the City to address the city's concerns relating to density, open space, transportation, recreational amenities, and the environment. The City believes that with the Applicant's agreement to the City conditions, these issues will be adequately addressed at the time of detailed site plan and looks forward to supporting this project as it moves through the development review process.

Thank you for the opportunity to review and comment. If you have any questions regarding the City's position on this matter please contact Judith Howerton, Community Planner II at (240) 542-2040.

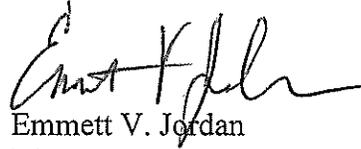
**A NATIONAL HISTORIC LANDMARK**

(301) 474-8000 FAX: (301) 441-8248

[www.greenbeltmd.gov](http://www.greenbeltmd.gov)



Sincerely,

A handwritten signature in black ink, appearing to read "Emmett V. Jordan". The signature is fluid and cursive, with a prominent initial "E".

Emmett V. Jordan  
Mayor

- cc. City Council  
Honorable Todd Turner, County Council Chair  
Nicole Ard, City Manager  
Terri Hruby, Director of Planning and Community Development  
Judith Howerton, Community Planner II  
Christopher Davis, M-NCPPC, Subdivision and Zoning  
Todd Pounds, City Solicitor  
Matt Tedesco, McNamee Hosea

**City of Greenbelt**  
**Preliminary Plan of Subdivision (PPS 4-19010) – NRP Greenbelt Metro**

**Greenbelt City Council Conditions of Support**  
**September 23, 2019**

1. The applicant shall obtain a construction in the right-of-way permit from the City of Greenbelt for the construction of the proposed access drives on Cherrywood Lane, and frontage improvements prior to the issuance of the first building permit. The access permit application shall include a traffic impact study. The traffic impact study shall be conducted in accordance with the adopted M-NCPPC Transportation Guidelines, which shall also include an unsignalized intersection analysis for the Cherrywood Lane and Ivy Lane intersection. If that intersection fails the applicable unsignalized intersection analysis, the applicant shall then provide a signal warrant analysis, as required by the M-NCPPC Transportation Guidelines. The traffic impact study shall be reviewed by the City, and if traffic improvements are required as a result of the findings of the traffic impact study, said improvements shall be funded and constructed by the applicant, with timing to be agreed upon prior the issuance of the first building permit.
2. The applicant shall construct frontage improvements along Cherrywood Lane that include sidewalk, bike lane, lighting, bus stop/shelter, and street trees consistent with the City's approved Complete and Green Street Policy. In addition, the applicant agrees to contribute \$100,000.00 towards the City's Cherrywood Lane Complete and Green Street Project. Timing of said contribution shall be agreed upon prior to the issuance of the first building permit by the City.
3. The applicant agrees to provide off-site woodland mitigation/conservation in conformance with and pursuant to Subtitle 25 of the County Code and the Woodland and Wildlife Habitat Conservation Technical Manual, and agrees to work with the City to identify if there are any suitable woodland mitigation banks within the City. All costs associated with such mitigation shall be the responsibility of the Applicant.
4. Excluding non-native invasive species, the applicant agrees to mitigate the loss of trees ( $\geq 6$  inches in caliber) in the stream buffer associated with utility installation and grading operations. At the time of Detailed Site Plan, a mitigation plan shall be submitted for review by the City of Greenbelt.
5. At the time of Detailed Site Plan, the applicant shall submit a Phase II noise study in accordance with M-NCPPC guidelines for review by the City.
6. At the time of Detailed Site Plan, the applicant shall submit a recreation package to the County and to the City of Greenbelt that includes details of the private recreational facilities in accordance with the standards outlined in the Prince Georges' County Park and Recreation Facilities Guidelines to include a pool and associated club house and amenities, pet spa, pet wash equipment, dog park, tot lot, and community garden. In

addition, the applicant agrees to contribute \$50,000.00 to the City's Parks and Recreation Department for use towards City improvements planned for the Springhill Lake Recreation Center. Timing of said contribution shall be agreed upon prior to the issuance of the first building permit by the City.

7. Prior to the submission of a final record plat, the Applicant agrees to execute a Private Recreation Facilities Agreement with the City to provide for the retention and future maintenance of proposed private recreation facilities. The executed agreement shall be recorded among the land records of Prince Georges County.