

January 6, 2010

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Faramarz B. Mokhtari, Transportation Planning Section, Countywide Planning Division
Susan Lareuse, Urban Design Section, Development Review Division

SUBJECT: **Corrections to Memorandum dated December 31, 2009**
Detailed Site Plan DSP-09006, Belcrest Plaza
Prince George's Plaza Transit District Development Plan (TDDP)
Subareas 12 and 13A

In preparation of the memorandum dated December 31, 2009 to the Planning Board, a formatting error caused an unexpected change in the timing mechanism of two of the recommended transportation conditions. The conditions below should substitute for Conditions 19 and 20 shown on pages 16 and 17 of the supplemental memorandum.

19. Prior to the issuance of any building permits on Parcels A and B, and Parcel C, Americana Plaza, and Parcel B, Georgian Plaza, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Demonstrate that the following needed improvements (a) have full final assurance through either private money or full funding in the Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program, (b) have been permitted for construction through the operating agency's permitting process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - (1) The provision of two traffic signals with associated geometric improvements to all approaches, including pedestrian count-down and bike indication for the intersections of Belcrest Road with Toledo Terrace, and East-West Highway with Editors Park Drive, when deemed warranted by DPW&T and/or SHA. These required improvements may be modified, amended, and/or replaced with any other acceptable set of alternative improvements that are deemed more appropriate by DPW&T

and/or SHA.

- (2) The proposed streetscape along the frontage of Toledo Terrace shall be extended along the southeast side of Toledo Terrace from its intersection with Toledo Place to MD 410, within the existing 70-foot-wide right-of-way.
 - (3) The construction of the recommended improvements identified by the Prince George's Plaza Metro Area Study dated August 15, 2008, included as part of Appendix C of the applicant's traffic study dated November 20, 2009 for the intersection of Belcrest Road and East-West Highway, which are needed to make the walking and biking experience more comfortable and safe, while continuing to accommodate motor vehicles. The required improvements are as stated below:
 - (a) new raised crosswalks;
 - (b) new curb extensions;
 - (c) expanded median islands; and
 - (d) redesigned corners to reduce the turning radii.
- b. Submit a transportation management plan (TMP) for the entire development proposed with DSP-09006, which has been prepared, submitted, accepted, and approved by the Prince George's County Department of Public Works and Transportation (DPW&T), the City of Hyattsville, and the Transportation Planning Section of the Prince George's County Planning Department, and enter into a binding agreement with DPW&T for full funding, implementation, monitoring, reporting, and compliance with the stated objectives, strategies, and actions contained within the TMP.
20. The maximum redevelopment of Parcel B, Georgian Plaza, may be increased from 739 multifamily units to no more than 1,979 multifamily units, 216,000 square feet of office space, and 58,700 square feet of commercial/retail space, or any other equivalent mix of uses as shown on the DSP, provided that the Prince George's County District Council has authorized The Prince George's Plaza Transportation Demand Management District (PG-TDMD) in accordance with the TDDP and Section 20A of the County Code, and both the Prince George's Plaza Transportation Demand Management Technical Advisory Committee (PG-TDMTAC), and the Prince George's Plaza Management Association (PG-TMA) have been established.