

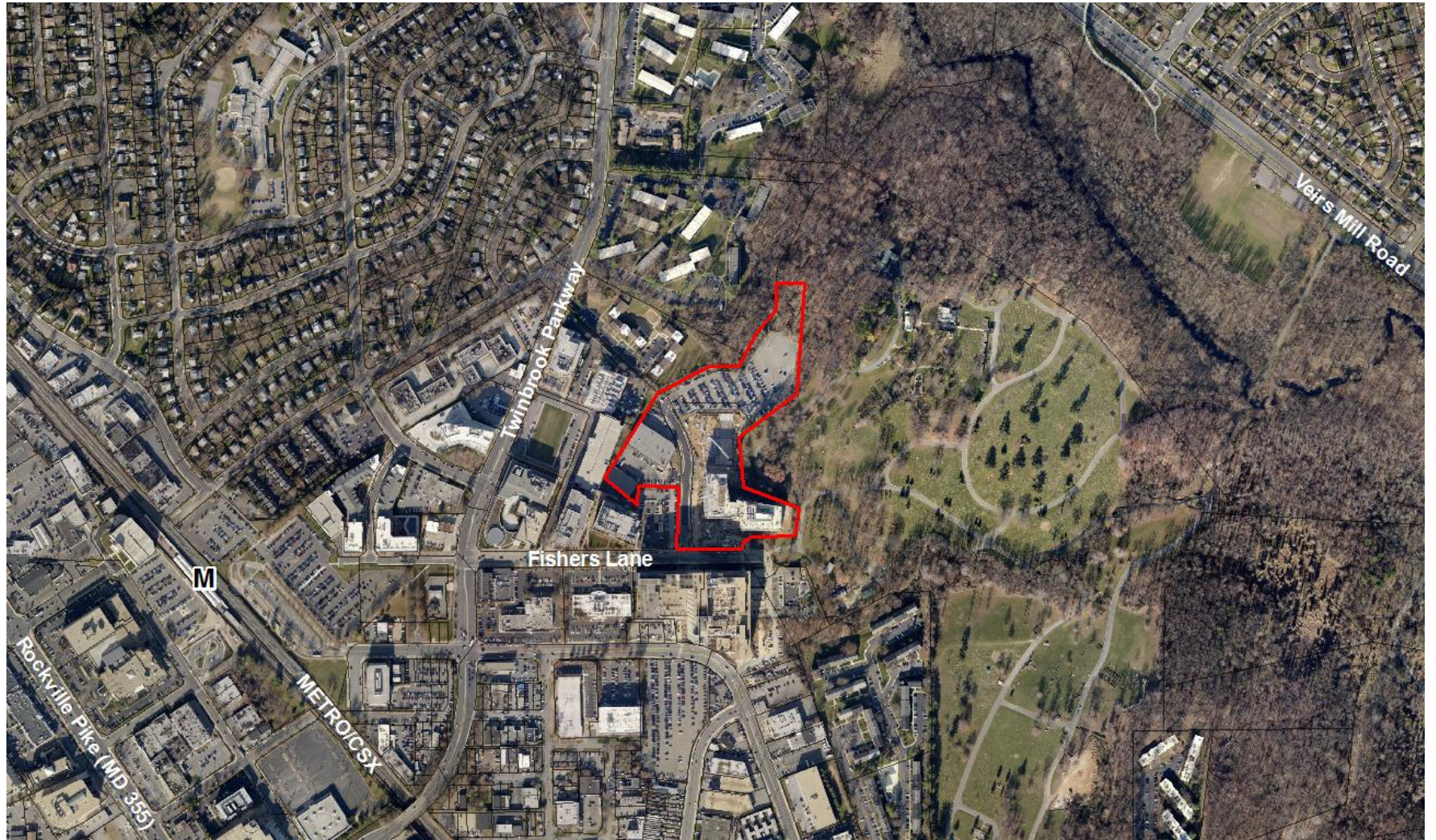
Parklawn North

Preliminary Plan 12011009B
Site Plan 82011009D

Planning Board Item: 11
Planning Board Hearing Date: January 23, 2014



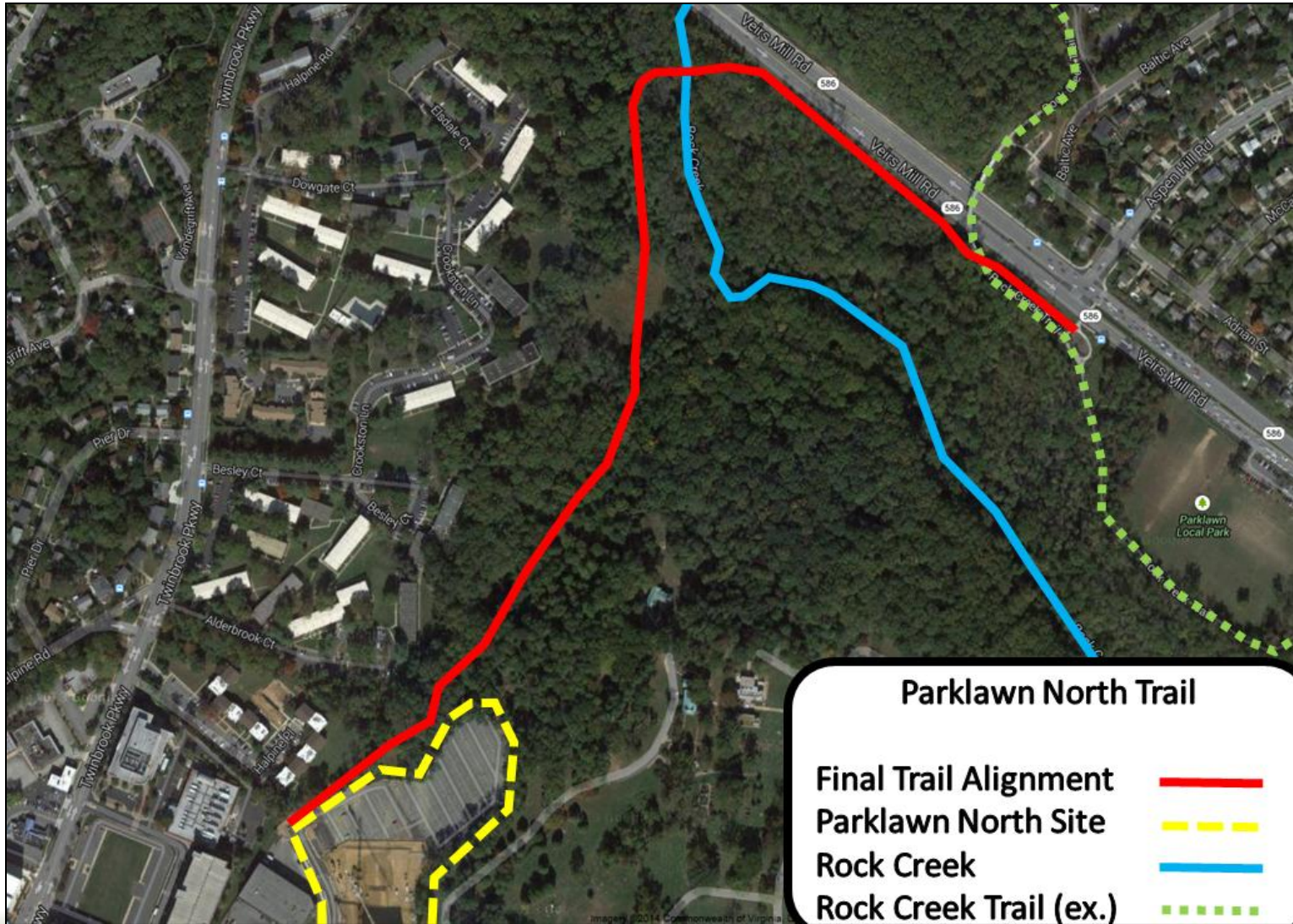
Site Vicinity



Site Description



Proposal and Hiker/Biker Trail Alignment



Scenarios for Delivering Trail

Scenario #1:

- Full Trail bid comes in below \$900,000
- JBG Constructs full trail

Scenario #2:

- Full trail bid comes in above \$900,000
- JBG constructs a portion of the trail at Parks' discretion up to \$900,000 in cost

Scenario #3:

- Full trail bid comes in above \$900,000
- All escrowed funds are committed to the trail CIP project at Parks' discretion until further funding can be located



Phasing/Next Steps for Delivering Trail

Parklawn North Trail Next Steps

Design

- Final alignment agreed upon (COMPLETE)
- Value Engineering agreed upon (COMPLETE)
- Design team completes trail plans (April 1)

Permitting

- JBG/Design team submits plans to Parks and other relevant agencies for permit approval
- JBG/Design team respond to permit comments from agencies and resubmits
- JBG/Design team receives final permit approval

Bidding

- Parks dept. provides authorization to bid design
- JBG funds escrow account (prior to U&O)
- JBG receives competitive bids and reviews with Parks

Construction

- Parks dept. determines direction to proceed with escrowed funds
- Trail construction begins depending on direction from Parks dept.



Amendment to Conditions

Strike Current Preliminary Plan Resolution Condition 4.b:

~~Construct approximately 5,500 linear feet of an 8-foot wide (or equivalent of 4,374 linear feet of a 10-foot wide) B-2, shared use path. The length and/or width of B-2 may be reduced by the equivalent cost of the bridge over the stream and segments of the boardwalk. A combination is also permissible, subject to Staff review, to mitigate the required 55 PAMR trips. The final alignment must be approved by the Department of Parks prior to certified site plan. Construction of the trail must be completed within 3 years of the issuance of the use and occupancy permit for the office building.~~

Replace Preliminary Plan Resolution Condition 4.b with the following:

Prior to issuance of permanent Use and Occupancy Certificates for the office building, the Applicant must place \$900,000 in escrow. This payment is inclusive of the \$621,500 required to satisfy the remaining PAMR and Adequate Public Facilities Ordinance requirements for the Project (the equivalent of 55 PAMR trips at \$11,300/trip). The escrow funds shall be used as follows:

- i. If the cost of constructing the entire Trail is equal to or less than \$900,000, the escrow funds shall be released to the Applicant to construct the full Trail. Any excess funds after construction of the Trail shall be property of the Applicant.
- ii. If the cost of constructing the entire Trail is more than \$900,000, the Department of Parks shall determine responsibility and potential phasing for the Trail construction, and in its sole discretion choose to either:
 1. Release the escrow funds to the Applicant needed to construct the designated portions of the Trail equal to or less than \$900,000 in construction costs, and the Department of Parks shall construct the remaining portions or phases of the Trail in a timely manner subject to funding availability; or
 2. Transfer the escrow funds to Department of Parks CIP No. 768673 for the Department of Parks to construct the entire Trail in a timely manner, subject to funding availability.



Amendment to Conditions

Strike Current Preliminary Plan Resolution Condition 4.d:

~~If the linear feet of the shared use path and/or off-site sidewalk are ultimately less than specified above, the Applicant must mitigate the remaining PARM trips by paying \$11,300 per PAMR trip based on the required payment in effect when the preliminary plan was filed.~~

Modify Current Site Plan Resolution Condition 11.g:

The Applicant shall update the Development Program to reflect the hiker/biker trail ~~construction~~ requirements ~~as~~ ~~enumerated~~ in condition 10.



Amendment to Conditions

Strike Current Site Plan Resolution Condition 10:

~~Conditions on the Hiker/Biker Trail Construction Schedule~~

- ~~_____ a. Prior to issuance of the use and occupancy permit for the office building (the garage use and occupancy permit may be issued independent of the trail permit process):~~
 - ~~_____ i. The Applicant must submit the Joint Federal/State wetlands, floodplains, and waterways permit application to the Maryland Department of the Environment.~~
 - ~~_____ ii. The Applicant must submit the park construction permit application to the Department of Parks.~~
 - ~~_____ iii. The Applicant must post a performance bond for construction of the trail.~~
- ~~_____ b. A final forest conservation plan must be approved prior to clearing and grading.~~
- ~~_____ c. Construction of the trail must be completed within 3 years of the issuance of the use and occupancy permit for the office building.~~



Amendment to Conditions

Replace Site Plan Resolution Condition 10 with the following:

10. Conditions on the Hiker/Biker Trail Construction Schedule

a. Prior to issuance of permanent Use and Occupancy Certificates for the office building, the Applicant must place \$900,000 in escrow to either be used by the Applicant for construction of the Trail or allocated to Department of Parks CIP No. 768673, as described in Conditions 10.d. and 10.e. below. This payment is inclusive of the \$621,500 required to satisfy the remaining PAMR and Adequate Public Facilities Ordinance requirements for the Project.

b. By April 1, 2014 and at the Applicant's sole cost, the Applicant must generate design and permit plans for the full length of the Trail and submit them to the Department of Parks for approval. Should the Department of Parks make any requests for significant changes to the design of the Trail, including but not limited to alignment shifts, engineering requirements, construction material changes or other modifications, this deadline shall be extended accordingly. The Applicant must coordinate with the Department of Parks to ensure that the design and permit plans are appropriately segmented to account for the possibility that the Applicant will only construct a portion of the Trail. The construction documents and permit plans for the Trail must be assignable to the Department of Parks, and in the event that the Department of Parks takes responsibility to construct any portion of the Trail, the construction documents and permit plans shall be assigned.



Amendment to Conditions

Replace Site Plan Resolution Condition 10 with the following:

- c. Within 60 days of receiving Department of Parks approval for design and permit plans for the entire Trail, the Applicant must obtain construction bids to determine the cost of constructing the Trail, both in its entirety and in parts as designated in the design and permit plans. The Applicant must promptly transmit all bids to the Department of Parks, which shall work with the Applicant to evaluate the bids for costs and accuracy and choose acceptable design and construction options.
- d. If the cost of constructing the entire Trail is equal to or less than \$900,000, the escrow funds shall be released to the Applicant to construct the full Trail. Any excess funds after construction of the Trail shall be property of the Applicant. Should more than one bid or design option acceptable to the Department of Parks come in below the \$900,000 figure, the Applicant shall have discretion over the choice between those bids or design options.
- e. If the cost of constructing the entire Trail is more than \$900,000, the Department of Parks shall determine construction responsibility and potential phasing for the Trail, and in its sole discretion choose to either:
 - i. Release the escrow funds to the Applicant needed to construct the designated portions of the Trail equal to or less than \$900,000 in construction costs, and the Department of Parks shall construct the remaining portions or phases of the Trail in a timely manner subject to funding availability; or
 - ii. Transfer the escrow funds to the Department of Parks CIP No. 768673 for the Department of Parks to construct the entire Trail in a timely manner subject to funding availability.



Amendment to Conditions

Replace Site Plan Resolution Condition 10 with the following:

- f. Prior to release of the escrow funds and any construction activities on parkland, if the Applicant is responsible for building portions of the Trail on parkland, the Applicant must obtain a Park Construction Permit for those portions of the Trail, including submission of an insurance certificate and a performance bond.
- g. Prior to release of the escrow funds, whether or not the Applicant is responsible for constructing any portions of the Trail, the Applicant must obtain all of the necessary construction and maintenance easements needed for the Trail from adjacent property owners.
- h. Beginning 30 days after the mailing date of this resolution and lasting until commencement of the construction of the Trail by the Applicant or transfer of escrow funds to the Department of Parks CIP Project No. 768673, the Applicant shall provide monthly reports on the status of the Trail to the Director of the Department of Parks and the Director of the Department of Planning, or their designees.
- i. In the event the Applicant builds all or a portion of the Trail, the Applicant must complete construction of the Trail, and the Trail must be accepted by the Department of Parks, within 2 years of the release of the escrow funds.



Amendment to Conditions

Replace Site Plan Resolution Condition 10 with the following:

- j. Once the Applicant has completed its construction of designated portions of the Trail (per Condition 10.e.i.) or once the escrow funds have been transferred to the Department of Parks CIP for the Department of Parks to construct the Trail (per Condition 10.e.ii) and all of the construction documents and permit plans assigned to the Department of Parks, the Applicant is released from all responsibility for any of the Trail.
- k. Any Amendment to the approved Final Forest Conservation Plan required to construct the Trail on property not owned by the Applicant will not require an amendment to the Applicant-owned portion of the Site Plan.



Findings/Recommendations

All previous findings and conditions of the Preliminary and Site Plans, as approved by the Planning Board, remain valid.

Based on the findings and conditions of this report, Staff recommends approval of the Limited Preliminary Plan and Limited Site Plan Amendments.





Master Plan CIP Recommendations

Proposed CIP and Private Redevelopment Projects			
Project	Description	Responsibility	Estimated Improvements
transportation			
Twinbrook Parkway street crossings	Pedestrian connections to Metro	Public and private	Safe street crossings are vital to increase walking and transit use
Shared use path and bicycle link to Veirs Mill Road	From planning area to regional parks	Public and private	Opportunity to make a trail link and preserve forest
Pedestrian connection to Nebel Street	Between Washington Avenue and Nebel Street	Public and private	Connects pedestrians to Nebel Street
Pedestrian connection under Twinbrook Parkway	Between Wicomico Avenue and Washington Avenue	Public and private	Pedestrian connection to Metro

All Other Onsite Amenities Complete



Rock Creek Mill Rd. & Sidewalk

Shared Use Path

Pedestrian Plaza w/ hardscape, trellis, seat walls, water feature, lighting & trees