

Case No.: SP-90007/01

Applicant: WFI Stadium, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the entire record, that the Planning Board's decision in Resolution PGCPB No. 01-75(C), approving with conditions a Conceptual Site Plan for property described as approximately 49.1 acres of land in the I-1 Zone, in the southeast quadrant of the intersection of Brightseat Road and Redskins Road, Landover, Maryland, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. The applicant, his heirs, successors, and/or assigns, shall dedicate right-of-way as shown on the submitted plan along Brightseat Road. This dedication shall occur at the time of final plat. All improvements within the right-of-way shall be determined by DPW&T, and shall include the widening of Brightseat Road along the frontage of the subject property to no less than four lanes, as well as other improvements along Brightseat Road which may be recommended by future operational analysis.
2. An operational analysis addressing traffic operations and site design issues will be submitted for review by transportation staff and the operating agencies prior to Detailed Site Plan approval to address the following issues:

- a. Pedestrian movements from the new parking lots to FedEx Field and accommodations for safety and operations.
  - b. A parking management plan to effectively guide patrons to their assigned lots that maximize the use of available roadway and I-95 interchange capacity for inbound and outbound trips.
  - c. A review of the geometric, safety, and capacity conditions along Brightseat Road and the need for further improvements.
  - d. The possible need for a marked roadway within the existing parking lot along Redskins Road to provide connection from Arena Drive to the new lots.
  - e. Conceptual plans for all the required signing, marking, signal, and any other traffic control devices and roadway changes to operate the lots.
  - f. Requirements for sidewalk width along Brightseat Road as a result of pedestrian movement.
  - g. The impacts on the operation of inbound traffic on I-95/I-495 mainline travel lanes, interchanges, and ramps.
3. The applicant shall, prior to the issuance of construction permits for parking areas on the property, address operational issues on a conceptual basis, such as ratio and location of cash versus permit parking lots, interparcel access between parking lots, and issues of signage and pavement markings along Brightseat Road. It is recognized that these issues and others will be subject to continuing refinement and modification, working with the Traffic Coordinating Group (which includes representatives from the Police and Fire Departments, SHA, DPW&T, and other member groups) both prior to and after the construction of the contemplated improvements.
  4. The following note shall be placed on the final plat:

Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is permitted.

5. Prior to the issuance of any grading permit affecting wetlands or wetlands buffers, the applicant shall submit to the Environmental Planning Section a revised copy of the approved U.S. Army Corps of Engineers 404 Permit and Maryland Department of Environment Water Quality Certification.
6. The off-site woodland conservation area shall be recorded by an easement in the Land Records prior to the issuance of any grading or building permit.
7. The Detailed Site Plan shall be designed so that the underlying grading of the area where landscaping is required by the Landscape Manual shall not exceed 4:1 in slope.
8. Off-site reforestation authorized or required by the Woodland Conservation Ordinance shall take place within the Stadium impact areas designated pursuant to Council Resolution 64-1995.
9. The conditions stated above are additions to the conditions placed on the subject property when A-9640-C was approved. Nothing in this approval order is intended to lessen or make less restrictive any condition concerning roadways, transportation systems, or other development requirements in the approval of A-9640-C for the subject property or in SDP 9515 for the adjacent Stadium property.

Ordered this 18th day of June, 2001, by the following vote:

In Favor: Council Members Russell, Bailey, Estepp, Scott, and Wilson

Opposed: Council Member Maloney

Abstained: Council Member Gourdine

Absent: Council Members Hendershot and Shapiro

Vote: 5-1-1

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: \_\_\_\_\_  
Ronald V. Russell  
Chairman

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
Clerk of the Council