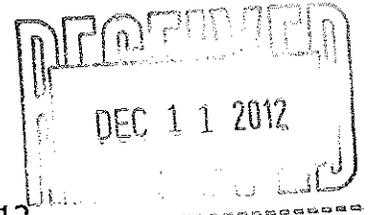




**Loiederman
Soltesz Associates**

TRANSMITTAL

4300 Forbes Boulevard, Suite 230
Lanham, Maryland 20706
(301) 794-7555 (301) 794-7656 fax



To: The Town of University Park Date: 12/11/12
6724 Baltimore Avenue Subject: Cafritz 4-12004
University Park, MD, 20782

Attn: Mayor John Tabori Project No.: 0244-05-01

The following items are transmitted: Herewith Under Separate Cover

Copies	Pages	Description
1	30	Response Letter
1	2	Parkland Dedication Memo
1	6	Grading/ Phasing/ Timeline Exhibit
1	13	Tree Summary Sheets
1	3	Reformatted SOJ
1	1	Tree Canopy Coverage Schedule
1	4	SWM Concept as approved and as revised

The above items are submitted: At your request For your review For your files
 For your approval For your action For your information

General Remarks:

Copies to:
File

By: Tim Davis

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
Cafritz Property			
Site Calculations:	Zone 1:	M-U-TC	34.58
	Zone 2:	R-55	1.25
	Zone 3:		
	Zone 4:		
	Total Acres:		35.83
Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
35.83	10.2%	3.6455	158798
A. TOTAL ON-SITE WC PROVIDED (acres) =	0.25 acres		10890
B. TOTAL AREA EXISTING TREES (non-WC acres) =			0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			148050
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			158940
E. TOTAL SQUARE FOOTAGE REQUIRED =			158798
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2 - 1/2" - 3" = 65	0	0
	3 - 3 1/2" = 75	0	0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7 - 9' in height	1 - 1/2" - 1 - 3/4" = 75	0	0
	2 - 2 1/2" = 100	0	0
	2 - 1/2" - 3" = 110	0	0
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 - 1/2" - 3" = 160	0	0
	3 - 3 1/2" = 175	0	0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	2 - 1/2" - 3" = 225	658	148050
	3 - 3 1/2" = 250	0	0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8' = 40	0	0
	8 - 10' = 50	0	0
	10 - 12' = 75	0	0
Evergreen - small tree (30-40' height with spread of 15-20')	6 - 8' = 75	0	0
	8 - 10' = 100	0	0
	10 - 12' = 125	0	0
Evergreen - medium tree (40-50' height with spread of 20-30')	6 - 8' = 125	0	0
	8 - 10' = 150	0	0
	10 - 12' = 175	0	0
Evergreen - large tree (50' height or greater with spread of over 30')	6 - 8' = 150	0	0
	8 - 10' = 200	0	0
	10 - 12' = 250	0	0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		658	148050
Manually enter information/figures into shaded areas)			

Prepared by _____

Date _____

November 2010

D-1, TC-2

Cafritz Property – LSA 2411

Supplemental Information for Trees shown as "Saved" on TCP 1

#	Name	CRZ shown Protected	CTLA rating Condition analysis	Arborist Interpretation	Arborist recommendation regarding Tree-Save status
252	Quercus falcata	62%	22/28	Good	Increase CRZ save area to 70%
253	Quercus phellos	61%	24/28	Good	Increase CRZ save area to 70%
254	Quercus falcata	70%	17/28	Poor	Do not save
255	Quercus falcata	79%	16/28	Poor	Do not save
261	Fraxinus alba	92%	15/28	Poor	Do not save
262	Quercus falcata	54%	15/28	Poor	Do not save
267	Quercus alba	52%	21/28	Good	Increase CRZ save area to 70%
268	Quercus alba	71%	21/28	Good	Satisfactory CRZ save area
269	Quercus alba	77%	21/28	Good	Satisfactory CRZ save area
270	Quercus alba	70%	15/28	Poor	Do not save
282	Quercus phellos	67%	21/28	Good	Increase CRZ save area to 70%

You need to add the CTLA rating numbers to the "Tree Save" chart. The heading of the column should be headed as "Condition Analysis".

Please Include these notes below revised Tree Save Chart

- Fieldwork conducted in the winter 2012 so foliage and shoot vigor could not be evaluated. Tree rating is based on 28 total points.
- Arborist interpretation of rating of 21 or better (75%) is considered 'Good'

Please consider the following recommendations from me regarding your TCP II preparation.

- Specimen trees rated poor should be removed from tree save areas because they will pose a hazard. Arborist recommendation is supplemental planting of in-kind species within designated tree-save areas.
- Trees rated in "Good" condition need to protect 70% or more of CRZ from impact. Consider adjusting LOD to accommodate trees 252, 253, 267, and 282.



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23/28

79/10

RATING GOOD

Project: Caputo

LSA #: 2411

Specimen/Champion Tree Condition Rating Computations											
General Information											
Tree Number: <u>252</u>	Date of Visit: <u>Jan 2012</u>										
Common Name: <u>5 Red Oak</u>	DBH: <u>3 1/4</u>										
Factor 1: Roots											
Root Collar Inspection Warranted?	Yes <input type="checkbox"/> No <input type="checkbox"/>										
Root Anchorage	Presence of Insects or Disease										
Collar/Flare Soundness	Mushrooms										
Mechanical Injury	Notes: <u>On slope</u>										
Compaction/Waterlogged Roots											
Toxic Gasses/Chemical Symptoms											
Factor 1: Roots	3 0 + 3 0 = 6 0 Structure + Health = Subtotal										
Factor 2: Trunk											
Core Sampling Warranted?	Yes <input type="checkbox"/> No <input type="checkbox"/>										
Sound Bark and Wood	Presence of Insects or Disease										
Cavities	Conks										
Mechanical or Fire Injury	Notes:										
Cracks (Frost or Other)											
Swollen or Sunken Areas											
Factor 2: Trunk	4 0 + 3 0 = 7 0 Structure + Health = Subtotal										
Factor 3: Scaffold Branches											
Strong Attachments	Well Pruned										
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper										
Vertical Branch Distribution	Wound Closure										
Free of Included Bark	Deadwood or Fire Injury										
Free of Decay and Cavities	Insects or Disease										
Notes:											
Factor 3: Scaffold Branches	3 0 + 3 0 = 6 0 Structure + Health = Subtotal										
Factor 4: Small Branches and Twigs											
Vigor of Current Shoots (Compare Previous Growth)	Notes:										
Well Distributed Through Canopy	<u>Too high to determine insects etc.</u>										
Appearance of Buds (Color/Shape/Size for Species)											
Presence of Insects or Disease											
Presence of Weak or Dead Twigs											
Factor 4: Small Branches and Twigs	3 0 = 3 0 Health = Subtotal										
Factor 5: Foliage and/or Buds											
Size of Foliage/Buds	Dry Buds										
Coloration of Foliage	Presence of Insects or Disease										
Nutrient Status	Notes: <u>Winter</u>										
Herbicide/Chemical/Pollution Injury											
Wilted or Dead Leaves											
Factor 5: Foliage and/or Buds	0 = 0 Health = Subtotal										
Sum of Five Factor Subtotals	0 Sum										
Condition Rating: (100 * Sum / 32)	0 Condition Rating: Poor										
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.	<table border="0"> <tr> <td colspan="2" style="text-align: center;">Ratings for Structure and Health</td> </tr> <tr> <td>No Apparent Problems</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Minor Problems</td> <td style="text-align: right;">3</td> </tr> <tr> <td>Major Problems</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Extreme Problems</td> <td style="text-align: right;">1</td> </tr> </table>	Ratings for Structure and Health		No Apparent Problems	4	Minor Problems	3	Major Problems	2	Extreme Problems	1
Ratings for Structure and Health											
No Apparent Problems	4										
Minor Problems	3										
Major Problems	2										
Extreme Problems	1										



Loiederman
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24/28 85% GOOD
Project: Capriety
LSA #: _____

Specimen/Champion Tree Condition Rating Computations			
General Information			
Tree Number: <u>253</u>	Date of Visit: <u>Jan 2002</u>		
Common Name: <u>Willow Oak</u>	DBH: <u>33</u>		
Factor 1: Roots			
Root Collar Inspection Warranted?	Yes _____ No _____		
Root Anchorage	Presence of Insects or Disease	Notes: <u>lopsided rooting area due to road proximity</u>	
Collar/Flare Soundness	Mushrooms		
Mechanical Injury			
Compaction/Waterlogged Roots			
Toxic Gasses/Chemical Symptoms			
Factor 1: Roots	Structure + Health =		Subtotal <u>6</u>
Factor 2: Trunk			
Core Sampling Warranted?	Yes _____ No _____		
Sound Bark and Wood Cavities	Presence of Insects or Disease Conks	Notes:	
Mechanical or Fire Injury			
Cracks (Frost or Other)			
Swollen or Sunken Areas			
Factor 2: Trunk	Structure + Health =		Subtotal <u>7</u>
Factor 3: Scaffold Branches			
Strong Attachments	Well Pruned	Notes: <u>good</u>	
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper		
Vertical Branch Distribution	Wound Closure		
Free of Included Bark	Deadwood or Fire Injury		
Free of Decay and Cavities	Insects or Disease		
Factor 3: Scaffold Branches	Structure + Health =		Subtotal <u>8</u>
Factor 4: Small Branches and Twigs			
Vigor of Current Shoots (Compare Previous Growth)	Notes:		
Well Distributed Through Canopy			
Appearance of Buds (Color/Shape/Size for Species)			
Presence of Insects or Disease			
Presence of Weak or Dead Twigs			
Factor 4: Small Branches and Twigs	Health =	Subtotal <u>3</u>	
Factor 5: Foliage and/or Buds			
Size of Foliage/Buds	Dry Buds	Notes: <u>WINTER</u>	
Coloration of Foliage	Presence of Insects or Disease		
Nutrient Status			
Herbicide/Chemical/Pollution Injury			
Wilted or Dead Leaves			
Factor 5: Foliage and/or Buds	Health =		Subtotal <u>0</u>
Sum of Five-Factor Subtotals:		Sum <u>0</u>	
Condition Rating (100*Sum/32)		Condition Rating: <u>0</u> Poor	
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.			
Ratings for Structure and Health			
No Apparent Problems		4	
Minor Problems		3	
Major Problems		2	
Extreme Problems		1	



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17/20 61% POOR

Project: Cafritz

LSA #: _____

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>2544</u>	Date of Visit: <u>Jan 2012</u>	
Common Name: <u>S. Red Oak</u>	DBH: <u>32</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?	Presence of Insects or Disease	Yes _____ No _____
Root Anchorage	Mushrooms	
Collar/Flare Soundness		
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots		Notes: <u>lopsided rootings due to proximity to road</u>
	Structure + Health =	<u>3</u> + <u>30</u> = <u>60</u>
Factor 2: Trunk		
Core Sampling Warranted?	Presence of Insects or Disease	Yes _____ No _____
Sound Bark and Wood	Conks	
Cavities		
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk		Notes: <u>Some bark damage</u>
	Structure + Health =	<u>3</u> + <u>2</u> = <u>0</u>
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches		Notes:
	Structure + Health =	<u>2</u> + <u>0</u> = <u>0</u>
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)		
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs		Notes: <u>lopsided</u>
	Health =	<u>2</u> = <u>0</u>
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds		Notes: <u>WINTER</u>
	Health =	<u>0</u> = <u>0</u>
Sum of Five Factor Subtotals		Sum
Condition Rating (100 * Sum / 32)		Condition Rating: <u>0</u> Condition Rating: <u>Poor</u>
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.		Ratings for Structure and Health
		No Apparent Problems 4
		Minor Problems 3
		Major Problems 2
		Extreme Problems 1

6

5

4

2



Loiederman
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16/20 57% POOR

Project: Cafntz
LSA #: _____

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>255</u>	Date of Visit: <u>JAN 2012</u>	
Common Name: <u>S. Red Oak</u>	DBH: <u>38</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?	Yes _____ No _____	
Root Anchorage	Presence of Insects or Disease	Notes:
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	3 0	3 0
	Structure +	Health = Subtotal
Factor 2: Trunk		
Core Sampling Warranted?	Yes _____ No _____	
Sound Bark and Wood	Presence of Insects or Disease	Notes: <u>Visible fungus</u>
Cavities	Conks	
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	3 0	1 0
	Structure +	Health = Subtotal
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	Notes: <u>Some broken scaffold branches. Visible fungus</u>
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper...	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	2 0	2 0
	Structure +	Health = Subtotal
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)	Notes: <u>Uneven crown</u>	
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	2 0	0
	Health =	Subtotal
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	Notes: <u>WINTER</u>
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	0	0
	Health =	Subtotal
Sum of Five Factor Subtotals		0
Condition Rating (100 * Sum / 32)		0
		Poor
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.		
Ratings for Structure and Health		
No Apparent Problems	4	
Minor Problems	3	
Major Problems	2	
Extreme Problems	1	

6

4

4

2



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15/28 53% POOR

Project:

Casintz

LSA #:

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>201</u>	Date of Visit: <u>JAN 2012</u>	
Common Name: <u>White Ash</u>	DBH: <u>3.3</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Root Anchorage	Presence of Insects or Disease	Notes: <u>PLANTS GROWING OUT OF BASE</u>
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	<u>2.0</u> Structure + <u>2.0</u> Health = <u>0</u> Subtotal	4
Factor 2: Trunk		
Core Sampling Warranted?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Sound Bark and Wood Cavities	Presence of Insects or Disease Conks	Notes: <u>PLANTS GROWING OUT OF TRUNK</u>
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	<u>2.0</u> Structure + <u>2.0</u> Health = <u>0</u> Subtotal	
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	Notes: <u>BROKEN SCAFFOLD BRANCHES</u>
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	<u>2.0</u> Structure + <u>2.0</u> Health = <u>0</u> Subtotal	4
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)	Notes:	
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	<u>3.0</u> Health = <u>0</u> Subtotal	3
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	Notes: <u>WINTER</u>
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	<u>0</u> Health = <u>0</u> Subtotal	
Sum of Five Factor Subtotals		<u>0</u> Sum
Condition Rating: (100*Sum/32)		Condition Rating: <u>0</u> Poor
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.		Ratings for Structure and Health No Apparent Problems 4 Minor Problems 3 Major Problems 2 Extreme Problems 1



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15/28 53% POK

Project: Cafritz
LSA #: _____

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>262</u>	Date of Visit: <u>Jan 2012</u>	
Common Name: <u>S. Red Oak</u>	DBH: <u>30</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?	Yes _____ No _____	
Root Anchorage	Presence of Insects or Disease	Notes: <u>ON MANMADE SLOPE</u>
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	<u>30</u> Structure + <u>30</u> Health = <u>0</u> Subtotal	6
Factor 2: Trunk		
Core Sampling Warranted?	Yes _____ No _____	
Sound Bark and Wood	Presence of Insects or Disease	Notes: <u>TWIN TRUNKS; LARGE WOUND</u>
Cavities	Conks	
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	<u>10</u> Structure + <u>10</u> Health = <u>0</u> Subtotal	2
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	Notes: <u>SOME BROKEN SCAFFOLD BRANCHES</u>
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	<u>20</u> Structure + <u>20</u> Health = <u>0</u> Subtotal	4
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)	Notes: <u>LOPSIDED CROWN</u>	
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	<u>30</u> Health = <u>0</u> Subtotal	3
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	Notes: <u>WINTER</u>
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	<u>0</u> Health = <u>0</u> Subtotal	
Sum of Five Factor Subtotals		0
Condition Rating: (100 * Sum / 32)	Condition Rating: _____	0
	Condition Rating: _____	Poor
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.	Ratings for Structure and Health	
	No Apparent Problems	4
	Minor Problems	3
	Major Problems	2
	Extreme Problems	1



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2/28 75% GOOD
Project: _____
LSA #: _____

CAFRITZ

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>267</u>	Date of Visit: <u>Jan 2012</u>	
Common Name: <u>White Oak</u>	DBH: <u>11 33</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?	Yes _____ No _____	
Root Anchorage	Presence of Insects or Disease	Notes:
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	<u>3.0</u>	<u>3.0</u>
	Structure +	Health = Subtotal
Factor 2: Trunk		
Core Sampling Warranted?	Yes _____ No _____	
Sound Bark and Wood Cavities	Presence of Insects or Disease Conks	Notes:
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	<u>3.0</u>	<u>3.0</u>
	Structure +	Health = Subtotal
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	Notes:
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper...	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	<u>3.0</u>	<u>3.0</u>
	Structure +	Health = Subtotal
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)	Notes:	
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	<u>3.0</u>	<u>0</u>
	Health =	Subtotal
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	Notes: <u>WINTER</u>
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	<u>0</u>	<u>0</u>
	Health =	Subtotal
Sum of Five Factor Subtotals		Sum
Condition Rating (100*Sum/32)		Condition Rating: <u>0</u> Poor
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.		
Ratings for Structure and Health		
No Apparent Problems		4
Minor Problems		3
Major Problems		2
Extreme Problems		1

6
6
6
3



Loiederman
Soltesz Associates, Inc.

2/28 = 75%
GOOD

Project: CARRIZO
LSA #: _____

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>268</u>	Date of Visit: <u>Jan 2012</u>	
Common Name: <u>White Oak</u>	DBH: <u>31</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?		Yes No
Root Anchorage	Presence of Insects or Disease	
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		Notes:
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	<u>3.0</u> Structure + <u>3.0</u> Health =	<u>0</u> Subtotal
Factor 2: Trunk		
Core Sampling Warranted?		Yes No
Sound Bark and Wood	Presence of Insects or Disease	
Cavities	Conks	
Mechanical or Fire Injury		Notes:
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	<u>3.0</u> Structure + <u>3.0</u> Health =	<u>0</u> Subtotal
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	Notes: <u>NARROW CROWN</u>
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	<u>3.0</u> Structure + <u>3.0</u> Health =	<u>0</u> Subtotal
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)		
Well Distributed Through Canopy		Notes: <u>NARROW CROWN</u>
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	<u>3.0</u> Health =	<u>0</u> Subtotal
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		Notes: <u>Winter</u>
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	<u>0</u> Health =	<u>0</u> Subtotal
Sum of Five Factor Subtotals		<u>0</u> Sum
Condition Rating: (100 * Sum / 32)	Condition Rating:	<u>0</u> Poor
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.	Ratings for Structure and Health	
	No Apparent Problems	4
	Minor Problems	3
	Major Problems	2
	Extreme Problems	1

6

6

6

3



Loiederman
Soltesz Associates, Inc. \pm

2/28 good

Project: CAFRITZ

LSA #: _____

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>269</u>	Date of Visit: <u>Jan 2012</u>	
Common Name: <u>White Oak</u>	DBH: <u>3.5</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?		Yes _____ No _____
Root Anchorage	Presence of Insects or Disease	Notes:
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	<u>3.0</u> Structure + <u>3.0</u> Health = <u>0</u> Subtotal	6
Factor 2: Trunk		
Core Sampling Warranted?		Yes _____ No _____
Sound Bark and Wood Cavities	Presence of Insects or Disease Conks	Notes:
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	<u>3.0</u> Structure + <u>3.0</u> Health = <u>0</u> Subtotal	
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	Notes:
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	<u>3.0</u> Structure + <u>3.0</u> Health = <u>0</u> Subtotal	6
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)		Notes:
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	<u>3.0</u> Health = <u>0</u> Subtotal	7
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	Notes: <u>winter</u>
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	<u>0</u> Health = <u>0</u> Subtotal	
Sum of Five Factor Subtotals		<u>0</u> Sum
Condition Rating (100 * Sum / 32)		Condition Rating: <u>0</u> Condition Rating: <u>Poor</u>
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.	Ratings for Structure and Health No Apparent Problems 4 Minor Problems 3 Major Problems 2 Extreme Problems 1	



Loiederman
Soltesz Associates, Inc.

15/28 53% Poor

Project: CARRITT

LSA #: _____

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>270</u>	Date of Visit: <u>Jan 2012</u>	
Common Name: <u>White Oak</u>	DBH: <u>38</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?		Yes _____ No _____
Root Anchorage	Presence of Insects or Disease	Notes: <u>30% lean causes stress</u>
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	Structure <u>2.0</u> + Health <u>2.0</u> = Subtotal <u>0</u>	4
Factor 2: Trunk		
Core Sampling Warranted?		Yes _____ No _____
Sound Bark and Wood Cavities	Presence of Insects or Disease Conks	Notes: <u>Visible wounds</u>
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	Structure <u>2.0</u> + Health <u>2.0</u> = Subtotal <u>0</u>	
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	Notes: <u>lopsided crown</u>
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	Structure <u>2.0</u> + Health <u>3.0</u> = Subtotal <u>0</u>	5
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)		Notes: <u>lopsided crown</u>
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	Health <u>2.0</u> = Subtotal <u>0</u>	2
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	Notes: <u>WILTED</u>
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	Health <u>0</u> = Subtotal <u>0</u>	
Sum of Five Factor Subtotals		Sum <u>0</u>
Condition Rating: (100 * Sum / 32)		Condition Rating: <u>0</u> Poor
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.	Ratings for Structure and Health No Apparent Problems 4 Minor Problems 3 Major Problems 2 Extreme Problems 1	



Loiederman
Soltesz Associates, Inc.

2/20 75% GOOD

Project: Cofork
LSA #: _____

Specimen/Champion Tree Condition Rating Computations		
General Information		
Tree Number: <u>202</u>	Date of Visit: _____	
Common Name: <u>Willow Oak</u>	DBH: <u>30</u>	
Factor 1: Roots		
Root Collar Inspection Warranted?	Yes _____ No _____	
Root Anchorage	Presence of Insects or Disease	Notes: <u>on gentle slope</u>
Collar/Flare Soundness	Mushrooms	
Mechanical Injury		
Compaction/Waterlogged Roots		
Toxic Gasses/Chemical Symptoms		
Factor 1: Roots	<u>30</u> Structure + <u>30</u> Health = <u>0</u> Subtotal	6
Factor 2: Trunk		
Core Sampling Warranted?	Yes _____ No _____	
Sound Bark and Wood	Presence of Insects or Disease	Notes: _____
Cavities	Conks	
Mechanical or Fire Injury		
Cracks (Frost or Other)		
Swollen or Sunken Areas		
Factor 2: Trunk	<u>30</u> Structure + <u>30</u> Health = <u>0</u> Subtotal	6
Factor 3: Scaffold Branches		
Strong Attachments	Well Pruned	Notes: _____
Smaller Diameter than Trunk where Attached	Well-Proportioned/Proper Taper	
Vertical Branch Distribution	Wound Closure	
Free of Included Bark	Deadwood or Fire Injury	
Free of Decay and Cavities	Insects or Disease	
Factor 3: Scaffold Branches	<u>30</u> Structure + <u>30</u> Health = <u>0</u> Subtotal	6
Factor 4: Small Branches and Twigs		
Vigor of Current Shoots (Compare Previous Growth)		Notes: _____
Well Distributed Through Canopy		
Appearance of Buds (Color/Shape/Size for Species)		
Presence of Insects or Disease		
Presence of Weak or Dead Twigs		
Factor 4: Small Branches and Twigs	<u>30</u> Health = <u>0</u> Subtotal	3
Factor 5: Foliage and/or Buds		
Size of Foliage/Buds	Dry Buds	Notes: <u>WINTER</u>
Coloration of Foliage	Presence of Insects or Disease	
Nutrient Status		
Herbicide/Chemical/Pollution Injury		
Wilted or Dead Leaves		
Factor 5: Foliage and/or Buds	<u>0</u> Health = <u>0</u> Subtotal	0
Sum of Five Factor Subtotals		Sum
Condition Rating (100 * Sum / 32)		Condition Rating: <u>0</u> Poor
Assessment Method taken from Table 4.3 in Chapter 4: "Factors in Plant Appraisal" of the <i>Guide for Plant Appraisal Rating</i> , prepared by the Council of Tree and Landscape Appraisers and Published by the International Society of Arboriculture.		Ratings for Structure and Health
		No Apparent Problems 4
		Minor Problems 3
		Major Problems 2
		Extreme Problems 1

NO.	Species	Common Name	Comments	DHT	Condition	Disposition
247	Quercus falcata	S. Red Oak		31	Good	Remove
248	Acer rubrum	Red Maple	Small	33	Fair	Remove
249	Quercus falcata	S. Red Oak		33	Good	Remove
250	Quercus prinus	White Sw Oak		36	Good	Remove
252	Quercus falcata	S. Red Oak		34	Good	Save
253	Quercus prinus	White Sw Oak		33	Good	Save
254	Quercus falcata	S. Red Oak	Small canopy, moderate damage	32	Poor	Save
255	Quercus falcata	S. Red Oak	Ring barked, slight damage	38	Poor	Save
256	Quercus prinus	White Sw Oak		36	Good	Remove
257	Acer rubrum	Red Maple	Tree trunk	39	Fair	Remove
258	Quercus prinus	White Sw Oak		32	Good	Remove
259	Quercus prinus	White Sw Oak		36	Good	Remove
260	Quercus prinus	White Sw Oak		38	Good	Remove
261	Fraxinus	White Ash	Ring barked, moderate damage	38	Poor	Save
262	Quercus falcata	S. Red Oak	Ring barked, moderate damage	36	Fair	Save
263	Quercus prinus	White Sw Oak		34	Good	Remove
264	Quercus prinus	White Sw Oak		37	Good	Remove
265	Quercus prinus	White Sw Oak	Small tree, moderate damage	31	Good	Remove
266	Quercus prinus	White Sw Oak		31	Good	Remove
267	Quercus falcata	S. Red Oak		35	Good	Remove
268	Quercus prinus	White Sw Oak		33	Good	Save
269	Quercus prinus	White Sw Oak	Narrow crown	31	Good	Save
270	Quercus prinus	White Sw Oak	Ring barked, moderate damage	38	Good	Save
271	Quercus prinus	White Sw Oak		36	Good	Save
272	Quercus prinus	White Sw Oak		37	Good	Remove
273	Quercus prinus	White Sw Oak		33	Fair	Remove
274	Quercus prinus	White Sw Oak		35	Fair	Remove
275	Quercus falcata	S. Red Oak		32	Good	Remove
276	Quercus falcata	S. Red Oak		31	Fair	Remove
277	Quercus prinus	White Sw Oak		30	Good	Remove
278	Quercus prinus	White Sw Oak		30	Good	Remove
279	Quercus prinus	White Sw Oak	Narrow crown	30	Fair	Remove
280	Quercus prinus	White Sw Oak		30	Good	Remove
281	Quercus prinus	White Sw Oak		31	Good	Remove
282	Quercus prinus	White Sw Oak		30	Good	Save
283	Quercus prinus	S. Red Oak	Good S. Red Oak, moderate damage	35	Fair	Remove
284	Quercus prinus	White Sw Oak	Ring barked, moderate damage	31	Fair	Remove

2/27/17

67%

6/11/14 4275/6302

6/11/14 7174/10217

6/11/14 4010/7098

6/11/14 7052/7147

6/11/14 5202/7238

6/11/14 7178/7048

6/11/14 5047/8171

Cover + box

December 6, 2012

Ms. Quynn Nguyen
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Cafritz. 4-12004
LSA No.: 2411-05-01
Letter of Justification for Impacts to Regulated Environmental Features

Dear Quynn:

The following information is provided pursuant to the need to supply a Statement of Justification for impacts to a "Regulated Environmental Feature" as defined in Subtitle 24 of the Subdivision Ordinance.

The Cafritz Property consists of 35.83 acres of land located in northwestern Prince George's County, on the eastern side of Baltimore Avenue (US Route 1). The site borders Baltimore Avenue, south of the intersection with Albion Road. The site is comprised of one parcel (Parcel 81) on Prince George's County Tax Map 42 Grid D2. Approximately 91% of the property is forested. The remaining area consists of grass fields. The area surrounding the property consists of CSX railroad tracks and right-of-way, Metrorail tracks and right-of-way, residential development, and retail/commercial development. The site was rezoned to M-U-TC through the Zoning Map Amendment A-10018. This site proposes approximately 1,200,000 - 1,950,000 sf of retail, commercial, office, and residential with associated parking and infrastructure. Multifamily and townhomes are proposed for most of the eastern portion of the site. The western side of the site will be comprised of primarily retail, commercial, and office.

The site was originally developed as housing in the 1940s and 50s. Since then the site has been cleared and overgrown with forest. Zoning for this site requires a mixed-use development. The intended mixed-use development proposes retail, commercial, office, and residential uses. Entry onto the property will come from Baltimore Avenue and Maryland Avenue from the south, while a possible railroad crossing will provide another entrance on the eastern side. Multifamily and townhomes are proposed for most of the eastern portion of the site. The western side of the site will be comprised of primarily retail, commercial, and office.

There is an existing stream located just off-site of the northeastern portion of the site. It runs through a culvert, under the neighboring railroad tracks, away from the site. Its stream buffer encroaches onto the site and is disturbed. This disturbance is caused by a proposed stormwater management pond that will treat run-off from the new development.

In addition to the stream buffer, there is a small, isolated wetland (0.02 acres) at approximately the mid-point of the northern property line, adjacent to the Metrorail right-of-way. This isolated wetland is not regulated by the Maryland Department of the Environment as a jurisdictional wetland. While there is no known FEMA floodplain on the property, there is 100-year County Floodplain located on site; it is confined to the southeastern side of the property and takes up 0.06 acres of the site.

The preliminary plan proposes a total of: 0.12 acres of stream buffer impact for fill or stormwater management ponds; and floodplain impacts of 0.06 acres for residential development. It also proposes 0.02 acres of unregulated wetland impact.

Attempts were made to avoid all impacts to the regulated features, but preliminary studies showed no practicable alternative that achieved complete avoidance. Alternative designs then focused on minimization of impacts to regulated features.

Avoidance and Minimization Discussion

A. Avoidance: Can the impacts be avoided by another design? Are the impacts necessary for reasonable development of the property?

The site has several off-site constraints which dictate where certain types of on-site development can be placed. The Metrorail tracks and right-of-way to the north and CSX Railroad tracks and right-of-way to the east act as these constraints. Access into the site from the north is impossible, and very difficult from the east. In order to gain access into the site from the east, a bridge must be constructed over the existing railroad tracks. The primary access onto the site comes directly from Baltimore Avenue. Also, retail must be located on the western portion of the site along Baltimore Avenue to ensure its visibility from the road.

The stream buffer impact is necessary to allow room for a proposed stormwater management pond that will treat run-off from the new development. This location is ideal for this pond because it is a low point on-site and can maximize run-off volume. Off-site, the stream runs through a culvert underneath the CSX rail lines. We are proposing improvements to this culvert per CSP-11005, which will unavoidably impact the surrounding stream buffer on site.

The floodplain on the southeastern portion of the site is impacted to create a road connection to Maryland Avenue, per CSP-11005, and to allow for residential development. This impact is unavoidable because a connection to Maryland Avenue must be made to alleviate the traffic flow entering and exiting the site at Baltimore Avenue. This additional site entrance will not only alleviate traffic at other entrances, but will also improve the overall flow of the site.

Ms. Quynn Nguyen
December 6, 2012
Page 3 of 3

The isolated wetland's central location on the subject property makes its impact nearly impossible to avoid. If steps were taken to avoid this unregulated wetland, the site would be drastically under-developed, and vehicular and pedestrian flow patterns would be less desirable and efficient.

B. Minimization: Have the impacts been minimized? Are there alternative designs that could reduce the proposed impacts?

The impacts to these areas have been minimized to the extent where it would not hinder the development density. Alternative designs have proven to reduce building square footage and overall site density, while making the subject property's vehicular and pedestrian traffic patterns function less efficiently. Also, the alternative designs reduce the site's ability to treat water runoff by reducing the size of the stormwater management pond.

C. Mitigation: For areas of significant impacts, has a mitigation package been proposed to provide an equal or better trade-off for the impacts proposed?

Since the environmental features occupy less than 1% of the site and their impacts are required by CSP-11005, they are therefore not significant impacts.

This concludes the Letter of Justification for Cambridge Place at Westphalia CSP-11003. Because impacts are unavoidable, have been minimized, and mitigation is proposed, the Applicant respectfully requests approval for impacts to the stream buffer and floodplain.

If you have any further concerns or questions, please do not hesitate to contact our office.

Sincerely,

LOIEDERMAN SOLTESZ ASSOCIATES, INC

Tim Davis, RLA, AICP
Associate

Memorandum

To: Ms. Quynn Nguyen
From: Timothy H. Davis
Date: December 6, 2012
Re: Cafritz Site Parkland Dedication
LSA No.: 2411-01-00

The proposal to satisfy the parkland dedication requirement assumes that the land associated with retail and office development is excluded from the requirement. Additionally, it is anticipated that the multifamily buildings will provide sufficient amenities to the residents of the buildings. The set aside of land and construction of the hiker biker trail will be used to satisfy the parkland dedication requirement for the townhome lots proposed.

A. Multifamily

It is anticipated that the following amenities will be included in the multifamily buildings. We expect the cost of the exterior amenities to be over \$400,000 each for the buildings on Lot 139, 8 and 9. Exterior amenities for Lot 5 are expected to cost \$250,000. Interior amenities for the building on Lot 139, 8 and 9 will likely exceed \$1,000,000 per building.

Building 1, (Phase 1, 312,378sf, Lot 139 and Lot 5) exterior amenities will include a swimming pool, barbeque and fire pit areas, shared gardens in an exterior courtyard, this area will be 7,553sf. Interior amenities totaling 7,809sf will include a fitness center building, club room, recreation room, fire place, media center, business center and Wi-Fi lounge.

Building 2, (Lot 8 future Phase, 219,222sf, Lot 8) exterior amenities will include a swimming pool, barbeque and fire pit areas, shared gardens in an exterior courtyard, this area will be 15,636sf. Interior amenities totaling 5,481sf will include a fitness center, club room, recreation room, fire place, media center, business center and Wi-Fi lounge.

Building 3, (Lot 9 future Phase, 329,855sf, Lot 9) exterior amenities will include a swimming pool, barbeque and fire pit areas, shared gardens in an exterior courtyard, this area will be 15,636 sf. Interior amenities totaling 8,246sf will include a fitness center, club room, recreation room, fire place, media center, business center and Wi-Fi lounge.

Ms. Quynn Nguyen
December 6, 2012
Page 2 of 2

B. Townhomes

The Cafritz project is proposed to have a total of 126 townhomes. The total area of the land area of the townhome lots is 113,860sf or 2.614 acres. Based on a density exceeding 12 units per acre, the requirement is 15% of the land area.

The dedication requirement is therefore $113,860\text{sf} \times 15\% = 17,053\text{sf}$ or 0.39 acres. To satisfy this dedication requirement the owner intends to construct the hiker/ biker trail north to south across their property. The private trail facility will be open to public through the site. The area of this trail is expected to be +/- 0.687 acres, and the construction cost is estimated to be \$225,000

December 6, 2012

Ms. Quynn Nguyen
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Cafritz Property 4-12004
LSA No.: 2411-01-00

Dear Quynn:

We have reviewed the comments from staff regarding our submission on November 29, 2012 for the Cafritz property 4-12004. Our responses to those comments are noted below and were applicable we have provided additional supporting information.

a. Comments from Paul Sun, December 5, 2012.

Comment: "I received the revised drawings yesterday after your requested meeting began. I have done a cursory review of the plans and they do not address any of the mandatory Dedication of parkland requirements as noted during the SDRC and subsequent follow-up meetings. The minimum requirement is dedication on 3.91 acres of land). Should the applicant choose an alternative to mandatory dedication of parkland, we need to review the complete package describing and showing what the applicant has proposed. The allowable alternatives to dedication are private facilities or fee in lieu or a combination of allowable items.

Response: We have attached a memo outlining our proposal to address the parkland dedication requirement for the project.

Comment: With respect to the Trolley Trail which will be main feature of the project (and throughout Hyattsville and beyond), it should be a straight connection through the site, not turned and re-routed through their development. Unfortunately, based on the applicant's current site design, it will mean the trail is along of the back of the townhouse units along the southern boundary of the property.

Response: It is our intent to provide adequate recreational facilities for each of the multifamily residential buildings to satisfy the requirement for those buildings and construct the trolley trail through the site as a private recreational facility available for public use.

b. Comments from Fred Schaffer, December 5, 2012.

Comment: When we last met with the applicant, we requested that the Trolley Trail be relocated to its original location along the old r-o-w. This was requested because staff wants to make the trail a real community and regional amenity that will complement the trail that the Department and Parks and Recreation is constructing elsewhere in the corridor. Also, as a commuter trail and an important regional connection, staff feels that the trail will be better served in its own r-o-w, not along the road in front of dwelling units. The design of the trail corridor can address concerns such as lighting, visibility, and "eyes on the street" at the time of DSP. A wide sidewalk can still be provided along the "new" Rhode Island Avenue, but the master plan, commuter trail shall be shown along the former trolley r-o-w.

Response: The trail is proposed to be as it was shown on the consensus plans, agreed to in late 2011 with the property owner and the surrounding municipalities. Our current plan shows the trial running along, the primary north south roadway east of the original trial location.

Comment: The ownership of the trail corridor should be clearly marked and labeled on the plans.

Response: The trail is currently proposed on the Preliminary plan to be a private facility.

Comment: The road cross sections need to be revised to reflect public roads consistent with the "Conceptual Public/Private Road Exhibit". The cross sections should clearly show the limits of the public r-o-w. The revised plans show only private roads on-site, which is not consistent with the basic plan approval.

Response: The road sections as shown reflect the street as private streets. The sections and the plan are coordinated in this manner.

c. Environmental Planning, Megan Riser December 5, 2012

Comment: On November 30, 2012, EPS received a referral package containing a TCPI, a Preliminary Plan, CSX road crossing exhibit, lot depth variance request, and noise study, variance request for removal of specimen trees and justification statement for proposed impacts to regulated environmental features. Specimen tree condition rating score summary sheets (A condition rating score has been added to the specimen tree table on the TCPI; however, the condition rating score summary sheets that are used to determine this score need to be submitted).

Response: We have included with this letter the rating summary sheets for the specimen trees.

Comment: Written evaluation of specimen trees to be preserved

Response: We have included the specimen tree rating computations which include a written evaluation of the specimen trees, as requested.

Ms. Quynn Nguyen
December 6, 2012
Page 3 of 3

Comment: Tree Canopy information

Response: We are including the tree canopy coverage schedule 25-128; this will provide some idea on the potential tree canopy that could be anticipated as the design progresses.

Comment: Revised noise report (The noise report previously reviewed was dated February 24, 2012. The noise report submitted with the current referral is dated February 23, 2012 with no other indication of a revision date).

Response: The noise report provided and dated February 2012 was the update of the original report prepared for the site in 2007.

Comment: Vibration analysis report (No separate vibration report has been received, and it appears that the noise report was not revised to include this information).

Response: The September 21, 2012 letter submitted was prepared by Phoenix to specifically state that there was no change in vibration levels and no need of mitigation. When the update was prepared in February 2012, they omitted this information simply because there was no change in their initial findings. The letter was prepared at our request to state these results.

Comment: Revised Stormwater Concept.

Response: We submitted a copy of the previously approved SWM concept as well as the concept as revised to include ESD; we have included an additional copy of the SWM for Megan.

Comment: Statement of Justification for proposed impacts to regulated environmental features (The soj appears to have been revised, but is not in the standard format as provided to the applicant at SDRC. 8 ½ x 11 exhibits should be included with a SOJ. The standard format can be found here: <http://www.pgplanning.org/Assets/Planning/Environment/Sample+Statement+of+Justification+for+Impacts+to+regulated+Environmental+Features.pdf>).

Response: The Statement of justification has been formatted per the link provided and attached with our resubmission as requested by Megan.

Additionally we have included a Concept Phasing Grading and timeline exhibit. If you have any further questions or concerns, please do not hesitate to contact our office.

Sincerely,

LOIEDERMAN SOLTESZ ASSOCIATES, INC

Timothy H. Davis, RLA, AICP, LEED BD+C
Associate