

STAFF RECOMMENDATION

E. Keller

NCPC File No. MP54



LAND EXCHANGE AND MODIFICATION TO GENERAL DEVELOPMENT PLAN PAINT BRANCH STREAM VALLEY, PARK UNIT NO.2

U.S. Route 1 Corridor, College Park
Prince George's County, Maryland

Submitted by the Maryland National Capital Park and Planning Commission

October 31, 2008

Abstract

The Maryland National Capital Park and Planning Commission (M-NCPPC) has submitted a final survey and site development plans for the Paint Branch Stream Valley Park, Unit No. 2 in accordance with the requirements of the Capper-Cramton Act. The modification is related to the development on land acquired under the Capper-Cramton Act by the NCPC and is subject to review by the Commission.

Commission Action Requested by Applicant

Approval of modification to the general development plan, pursuant to Section 1(b) of the Capper-Cramton Act.

Executive Director's Recommendation

The Commission:

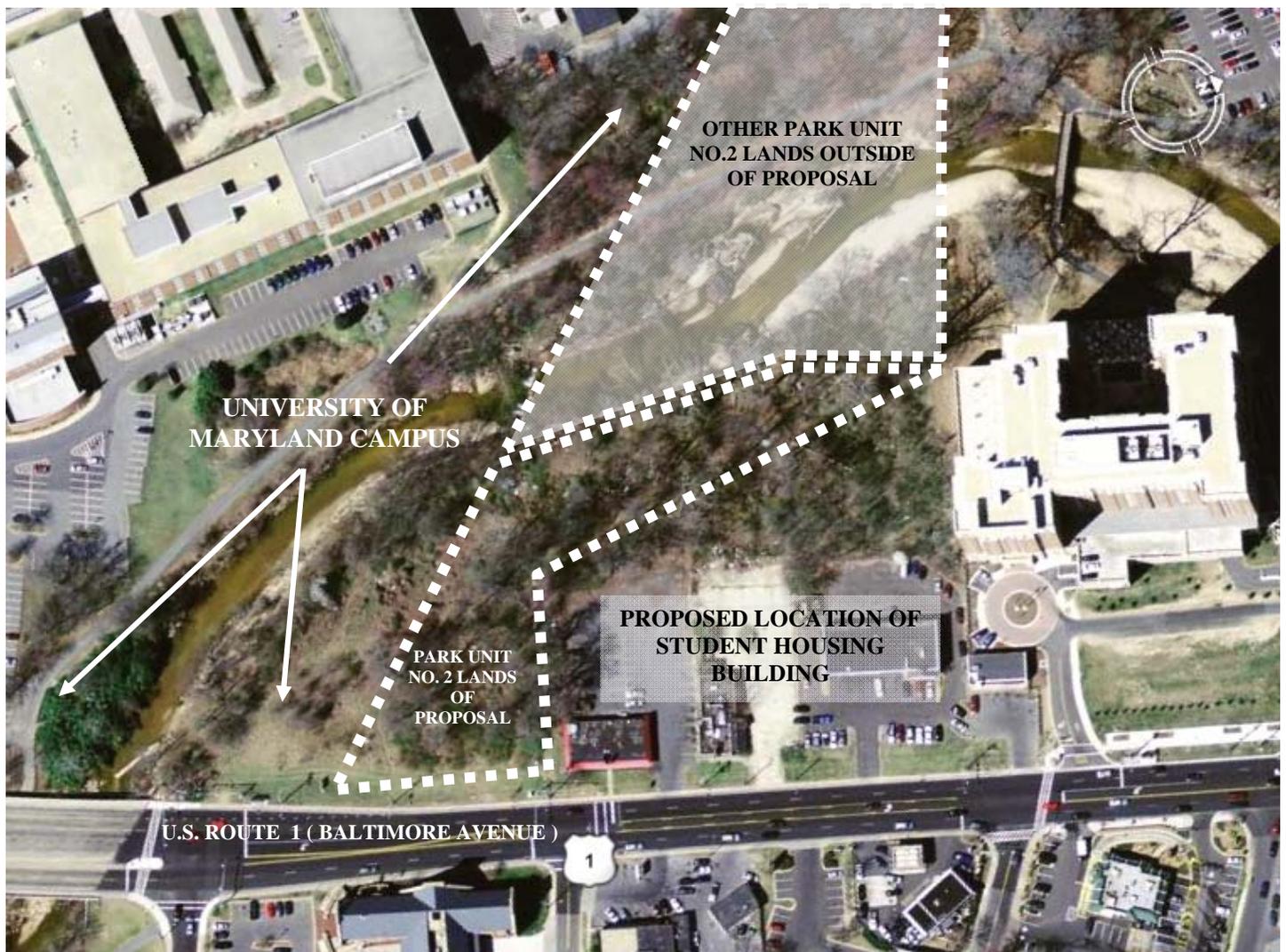
Approves the land exchange and new park development for the Paint Branch Stream Valley Park, Unit No. 2 as reflected in the new general development plan, as shown on NCPC Map File No. 76.46(63.00)42634.

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PROJECT DESCRIPTION

Site

The Maryland National Capital Park and Planning Commission (M-NCPPC) operates and maintains Paint Branch Stream Valley Park Unit No. 2 (Capper-Cramton lands) adjacent to U.S. Route 1 in College Park, Prince George's County, Maryland. The land is directly adjacent to the University of Maryland campus at its eastern boundary along Paint Branch stream. The parkland maintained by M-NCPPC is undeveloped and is adjacent to the Paint Branch stream on its eastern shoreline. A portion of the University of Maryland campus property is located directly south of the M-NCPPC property and is also undeveloped. Both parcels are lightly to moderately wooded and exhibit riparian vegetation normally associated with streams, which includes yellow poplar, American sycamore, green ash, and Tartarian honeysuckle. The dominant tree species is green ash with 60 percent herbaceous ground coverage.



EXISTING LAND PARCEL CONFIGURATION OF PAINT BRANCH PARK UNIT NO.2

Background

The Park Unit No. 2 land owned by M-NCPPC is a land parcel that was initially established by NCPC when the agency acquired stream valley land areas as parkland in the National Capital Region. The Capper-Cramton Act requires that the development or disposition of this land be reviewed by NCPC. Therefore, the parcel's General Development Plan modification is subject to NCPC approval.

Proposal

M-NCPPC intends to exchange 1.07 acres of Park Unit No. 2 for 1.03 acres currently owned by the University of Maryland (this land abuts M-NCPPC land to the south, see page 5). The M-NCPPC land to be transferred would be consolidated with two other pieces of private property, and a new College Park Student Housing Facility will be built on the acreage to provide living space for University of Maryland students. The University of Maryland land transferred to M-NCPPC would become a new park within the M-NCPPC park system known as North Gate Park in the Paint Branch Stream Valley and would be maintained and operated by M-NCPPC.

The M-NCPPC has submitted a final survey and site development plans for the Paint Branch Stream Valley Park, Unit No. 2 in accordance with the requirements of the Capper-Cramton Act. The applicant requests site boundary revision of the General Development Plan reflecting a land area exchange proposed for the Stream Valley Park, and has submitted the new park design plans for approval.

Development Program

Applicant: Maryland National Capital Park and Planning Commission.

Estimated Cost: The project plans have no estimated cost as provided to NCPC. The development entails no use of federal funding.

Architect: Bohler Engineering, Bowie, MD; DMJM Design, Alexandria, VA; and Mahan Rykiel, Associates, Baltimore, MD.

PROJECT ANALYSIS

Executive Summary

The Capper-Cramton Act requires that revisions to the General Development Plan and development of Capper-Cramton land be submitted to NCPC for review. Therefore, the Park Unit's General Development Plan modification is subject to NCPC review and approval. The proposed development is consistent with the recommendations of the Commission on the land use of previous Paint Branch Stream Valley Parks in the vicinity of College Park and will have

no significant adverse impact on the environment, cultural and historic resources based on an environmental impact evaluation submitted with the proposal. Access and egress to facilities and utilities is compatible with existing and proposed developments in its immediate vicinity, and the park plans provide an amenity that is in conformance the County Sector Plan for the U.S. Route 1 corridor.

As part of the project, the adjacent student-housing developer is required to construct stream stabilization work along an existing county-owned sewer crossing in the streambed adjacent to the park, and other stream bank stabilization within the new park created by the land exchange. The actions will repair impaired areas of the stream that are losing shoreline sediment that is presently being washed into the stream from Park Unit No. 2. Reducing or removing the severe erosion and degradation of the streambed will restore the stream channel and indirectly improve water quality of the downstream watershed that flows into the Anacostia River.

The M-NCPPC states that the proposed project and land exchange provide accommodation for a new park, protect the land area of the stream watershed, and establish a location for the new student housing serving the University of Maryland, in conformance with the Prince George's County approved College Park, U.S. Route 1 Corridor Sector Plan. The 2002 approved County plan defines long-range land use and development policies, detailed zoning changes, design standards and a Development District Overlay Zone for the U.S. Route 1 corridor area that encompasses the Paint Branch Park Unit No. 2.

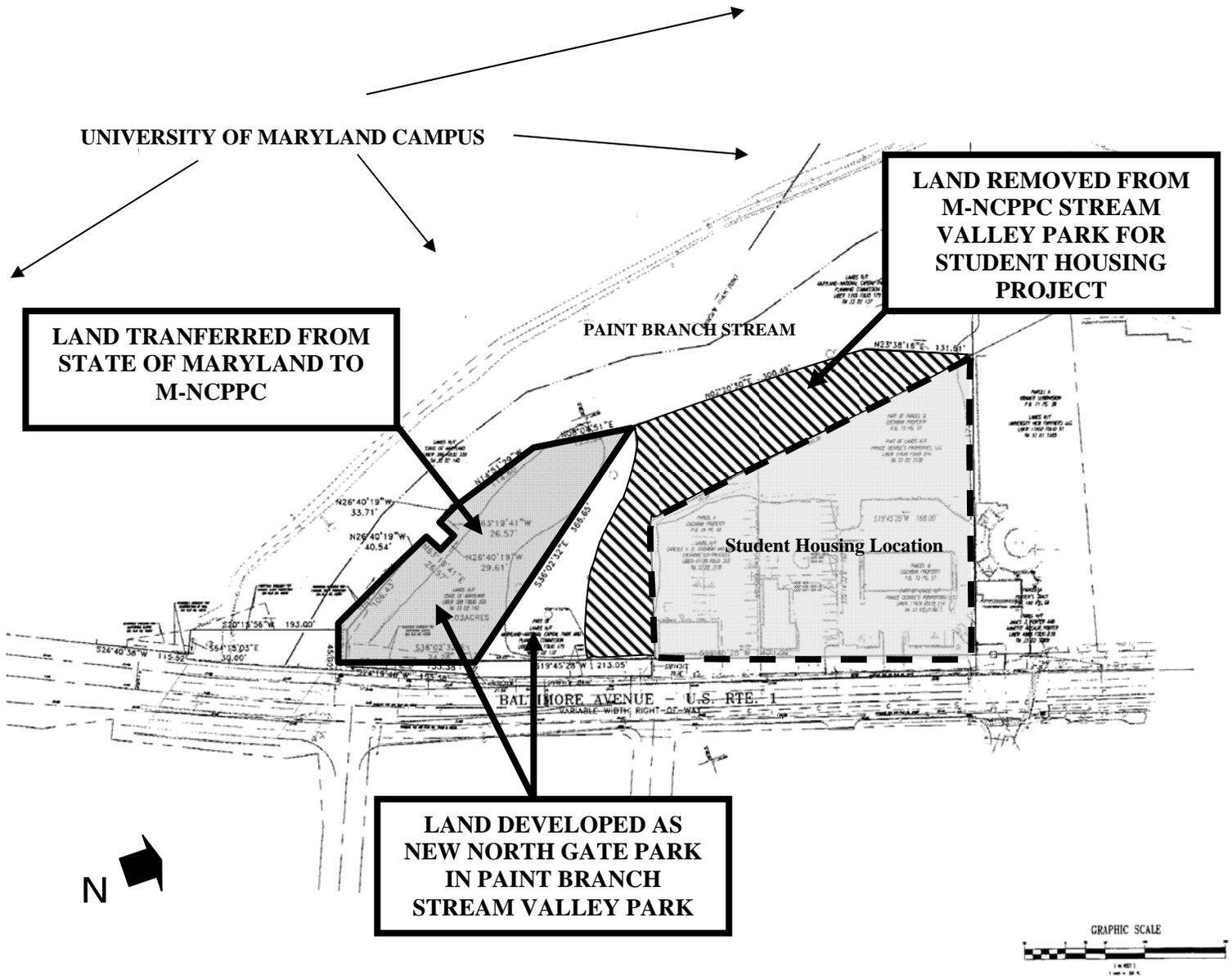
Staff recommends approval of the land exchange and the final development plans for the new North Gate Park located within Paint Branch Stream Valley, Park Unit No. 2. The newly constructed park would be protected from future development/disturbance in perpetuity under the M-NCPPC jurisdiction.

CONFORMANCE

Comprehensive Plan for the National Capital

NCPC's Comprehensive plan for the National Capital has limited direct discussion of Capper-Cramton lands. At page 100 of the plan it is noted; "In 1930 the Capper Cramton Act authorized funding for the acquisition of lands in the District of Columbia, Maryland, and Virginia for the park and parkway system of the national capital. Property acquisition included lands for George Washington Memorial Parkway; stream valley parks in Maryland and Virginia; and the park, parkway, and playground system of the District of Columbia".

At page 105, the Comprehensive Plan notes "Particular emphasis should be given to completing and maintaining the connectivity of linear open space networks, such as stream valley parks and waterfront recreational trails, since continuous access for the public (and for wildlife) is an important feature of these open space networks."

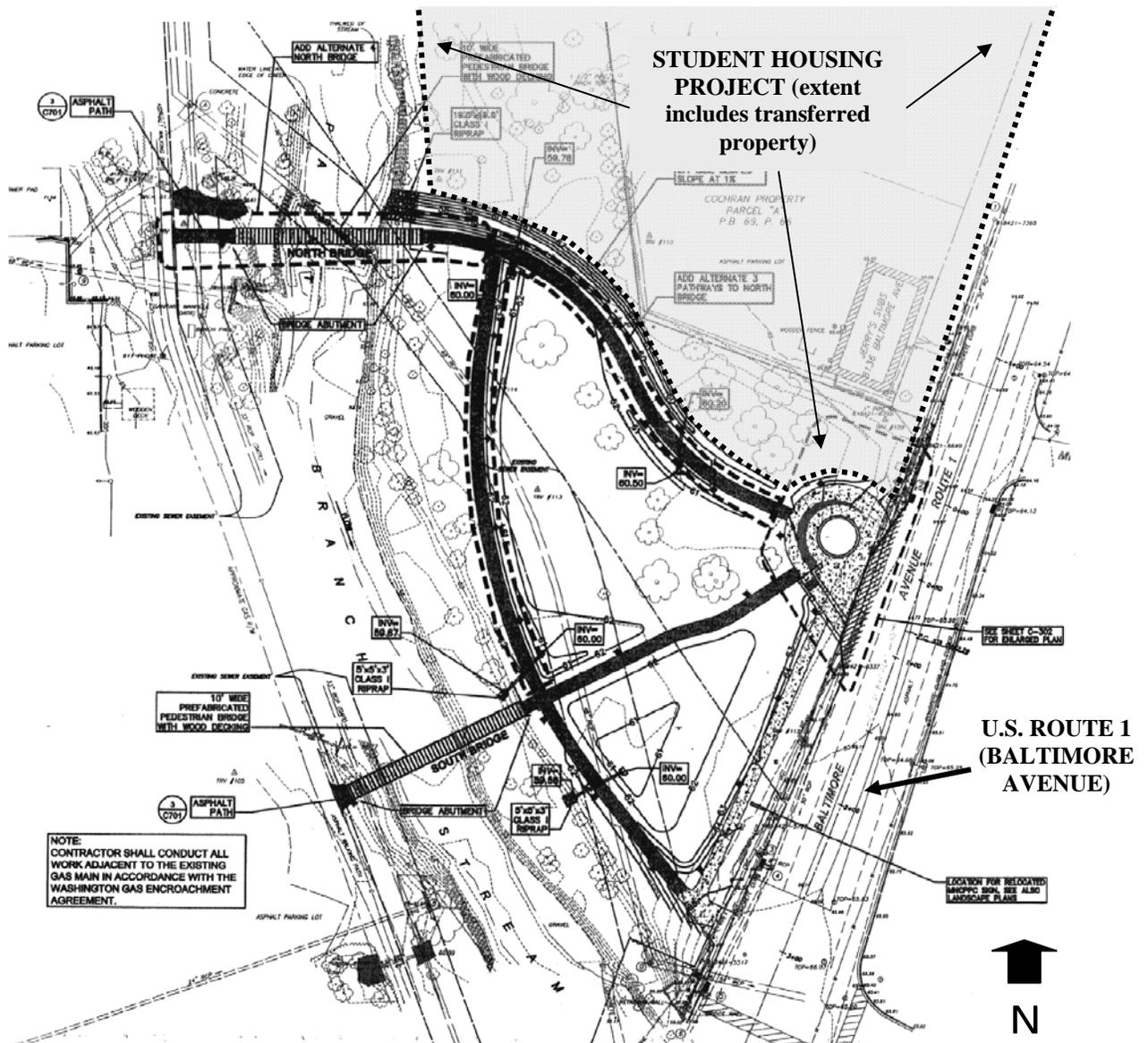


LAND PARCEL EXCHANGE PLAT SHOWING EXTENT OF LANDS ACQUIRED TO, AND RELEASED FROM, PAINT BRANCH STREAM VALLEY PARK UNIT NO.2

Policies of the Comprehensive Plan that relate to the area's rivers and the stream valleys include that the federal government should:

1. Protect the scenic and ecological values of waterways and stream valleys.
2. Restore forested buffers along waterways and stream valleys.

4. Protect, restore, and enhance the Anacostia and Potomac Rivers as great open space resources and as recreational amenities, including shorelines and waterfront areas along rivers.
5. Improve the quality of water in the Anacostia and Potomac Rivers to allow for both restoring natural habitats and increased recreational use.
6. Retain shoreline areas in their natural condition or appropriately landscape the water's edge.
7. Manage all lands along the Anacostia and Potomac Rivers in a manner that encourages the enjoyment and recreational use of water resources, while protecting the scenic and ecological values of the waterways. (Page 121 of the Plan)



NEW NORTH GATE PARK SITE DEVELOPMENT PLAN PROPOSED ON TRANSFERRED AND EXISTING PAINT BRANCH STREAM VALLEY PARK UNIT NO.2 LANDS

National Environmental Policy Act (NEPA)

The M-NCPPC completed an Environmental Assessment (EA) for the transfer and development of parkland in conformance with NEPA. The EA was completed in June 2008. The National Capital Planning Commission was the lead federal agency for the evaluation effort in conformance with the Commission's Environmental and Historic Preservation Policies and Procedures (69 FR 41299).

The M-NCPPC land to be transferred would be consolidated with two other pieces of land, and a new College Park Student Housing Facility built on it. The current University of Maryland land would become a new park within the M-NCPPC park system known as North Gate Park in the Paint Branch Stream Valley.

The EA reviews two alternatives: a No Build alternative and the land exchange alternative. The EA is consistent with the requirements of the National Environmental Policy Act of 1969 (NEPA), the Council on Environmental Quality Regulations, and NCPC's Environmental and Historic Preservation Policies and Procedures. The EA also meets NCPC's obligations under Executive Order 11988 related to development of floodplains.

The applicant proposes to have the adjacent housing property developer construct limited stream stabilization work along a county-owned sewer crossing in the streambed and other limited stream bank stabilization along the new park created by the exchange. The action will repair impaired areas of the stream that are losing shoreline sediment that is being washed into the stream. Reducing or removing the severe erosion and degradation of the streambed will restore the stream channel and indirectly improve water quality of the downstream watershed. The proposed work will achieve:

- Removal of the streambed eroded-cut that is caused by the current water conditions
- Elimination of the scour and eroding action of water flow at the stream banks
- Creation of protective armoring of the streambed for future storm flows and connecting defined surface drainage of the parkland to the stream

The M-NCPPC staff, the developer, and the project design team have met with the Prince Georges County environmental authorities and the work has been approved in concept by the M-NCPPC to enact stabilization work. The Maryland Department of Environment (MDE) must review all plans and MDE and issue an approval permit.

The proposed action consists of implementing the land exchange, stream stabilization work, and new park construction. The limit of disturbance for the proposal is slightly over one acre and would involve the stream bank. Once grading work is completed, the ground areas will be compacted and stabilized and erosion control and side slope protection installed. The work will be accomplished on a daily basis with establishment of each phase to complete protective temporary erosion control measures that are fully functional. If inclement weather is anticipated, work will be delayed adjacent to the streambed. Specific additional construction measures are noted in the EA, which is incorporated by reference with NCPC's Finding of No Significant Impact.

The no action alternative is described as the conditions under which none of the proposed construction would be implemented, the new park area not developed, and the land exchange not completed.

The M-NCPPC believes the proposed project submitted to NCPC, in compliance the Capper Cramton Act, represents the best alternative because it provides accommodation for a new park, protects the land area of the stream watershed, and provides adjacent site areas for the new student housing at College Park and the University of Maryland, in conformance with the Prince George's County approved College Park, U.S. Route 1 Corridor Sector Plan. The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* defines long-range land use and development policies, detailed zoning changes, design standards and a Development District Overlay Zone for the U.S. Route 1 corridor area. The land use concept of the sector plan divides the corridor into six areas for the purpose of examining issues and opportunities and formulating recommendations. Each area has been further divided into subareas for the purpose of defining the desired land use types, mixes, and character of development. That plan notes the Paint Branch Stream Valley Park Unit No. 2 area is "part of an open space corridor or greenway and is a valuable amenity that should be retained. It also has the potential to enhance the pedestrian circulation between the University, U.S. Route 1 business [area], and the Metrorail station near the University...Such an area may be improved with gateway park components, including trails, boardwalks, stream crossing bridges, rest areas, and passive recreational space." Benefits from vegetated riparian areas include water quality enhancement, stormwater and floodwater management, stream bank and shoreline stabilization, pollutant absorption, and a high overall aesthetic appearance. Further, the Sector Plan specifies: "West side of U.S. 1—This area has frontage along the west side of US 1 and is adjacent to the Paint Branch Stream Valley Park and the Engineering/Sciences district of the University. Recommendations for this area include:

- Compact development with offices located above ground floor retail to take advantage of technology linkages to the university
- Vertical, mixed-use development where feasible outside of the floodplain
- Compliance with Prince George's County floodplain regulations in the portion of the subarea impacted by floodplain.
- Shared and/or structured parking
- Pedestrian bridges across Paint Branch Creek to connect with the campus over a system of trails and boardwalk
- No building balconies for housing facing directly onto U.S. Route 1"

The proposed exchange adheres to the Sector Plan objectives and maintains consistency with the Comprehensive Plan of the National Capital.

Potential impacts

NCPC staff has found very limited potential environmental impacts with the proposed action. Those that exist are minimal and are addressed by mitigation through project attributes implemented in the project design, which the applicant has submitted and that are described by the EA. Affects to cultural components of the environment regarding the plans have been found not to be a factor. There are no historic standing structures or potential archeological resources

located on the proposed lands to be transferred or developed by M-NCPPC. The M-NCPPC has completed reviewing the parkland design with the Maryland Historical Trust.

The proposed action will have minimal impact on the hydrology within the area of proposed action. Much of the hydrologic impact of the proposed action will exhibit no change to the major water drainage patterns of the Paint Branch. The proposed action will have no impact on wetland areas. The National Wetlands Inventory and the Maryland Department of Natural Resources (DNR) do not indicate the existence of any wetland areas on the subject property.

The only construction that would occur within the floodplain would be the development of the new stabilized streambed and the new park and a portion of the new building development to complement floodplain compensatory storage as required by County regulations. The Paint Branch is non-tidal and defined as "waters of the State". Construction activities in these areas need a Maryland Nontidal Wetland and Waterway Permit to ensure the construction in such areas will not contribute to flooding; confirm that structures will withstand the passage of floodwaters; and evaluate the safety, operation, and maintenance of drainage structures.

The 1.03 acre area would convey water flow from upstream and from adjacent University and U.S. Route 1 lands into Paint Branch during heavier rainfall events. However, minimal increased runoff is added to the Paint Branch from the new park or student housing north of the park. Forty cubic feet per second (cfs) discharge is estimated for the 100-year storm event in the project vicinity with improvements, which amounts to a 0.0004 percent increase for the watershed area.

For water quality control purposes, the project applicant will apply for a Water Quality Certification from MDE and a Maryland State Programmatic General Permit from the Corps of Engineers. Maryland has a joint permit process in place; therefore, the MDE will issue a final combined permit on behalf of the Corps. The federal Executive Order (E.O.) 11988 floodplain finding by the Corps, as required by the directive, will be included in the general permit process and will be completed with the issuance of the final MDE permit.

Floodplain effects

The proposed stream stabilization work does impart minor disturbance to the floodplain of the Paint Branch stream, but does not significantly or adversely impact the stream floodplain, as reviewed by the NCPC staff in accordance with federal Executive Order (E.O.) 11988, "Floodplain Management."

Federal Executive Order (E.O.) 11988, "Floodplain Management," May 24, 1977, seeks to avoid the long and short-term adverse impacts associated with the occupancy and modification of floodplains, and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative. E.O. 11988 applies to federally supported projects and directs agencies to consider alternatives to siting activities in a floodplain.

The Executive Order addresses development in the 100-year floodplain as well as critical actions in the 500-year floodplain. A critical action is defined by the Water Resources Council

Floodplain Management Guidelines, developed to implement E.O. 11988, as any activities for which even a slight chance of flooding is too great. For example, if an action would create an added dimension to the flood (such as facilities producing or storing volatile or toxic materials) or if the occupants of a building located in the floodplain (hospitals, schools) were not sufficiently mobile to evacuate, the planned project would be regarded as a critical one. The loss of irreplaceable records or emergency services involved in a planned action would also be considered criteria for critical actions.

To determine the potential environmental consequences on water resources as a result of the proposed action, an assessment of current conditions was made. This required a detailed examination of the existing distribution of land use areas and soil types, characterization of surface elevations and stream level elevations, water flow capacities, and subwatershed characteristics. NCPC staff has determined the proposed project is not a critical action and does not add any significant adverse effect to the flow dynamics of a flood, nor does the proposed construction occurring in the floodway of the Paint Branch significantly change or affect any flooding characteristics.

Alternative sites not involving the floodplain were not evaluated by M-NCPPC due to the nature of the work that is to improve the floodplain and provide a water related park area setting. The NCPC staff review found that to effectively restore the watershed qualities and minimize the erosion and sediment of this reach of the Paint Branch, the only effective alternative is the proposed stabilization work and associated erosion control measures at the planned location.

All of the existing property within the area of the submitted project is parkland controlled and managed by the M-NCPPC and serves many beneficial habitat and floodplain objectives. Information presented in the EA indicates there are no practicable sites outside the floodplain area that are reasonably associated with the housing project, provide the park area desired by M-NCPPC, and are in conformance with the planning objectives of College Park as specified by the County Sector Plan.

Completed review by NCPC staff of all information provided by the M-NCPPC indicates the proposed streamside improvements will not significantly or adversely affect the floodplain. No displacement of floodplain water storage area will occur because project elements will be subject to inundation during flooding and contain no volume extent that would displace floodwaters due to compensatory storage provided by the student housing project. Implementation of the project will increase the area extent of floodplain water storage within the parkland and adjacent property at the immediate vicinity of the stream (a desired goal of M-NCPPC). No significant areas of impervious surface are introduced. Site grading is minimized within the area of the improvements to have only a minor effect on vegetation that involves no more than one acre of minimally wooded area.

The proposed action has the potential to minimally modify water quality in the stream due to temporary minor increases in levels of sediment during the construction activity near the stream channel. Because the work will meet the environmental controls for construction established by M-NCPPC, the loss of sediment would not be extensive during these occasions. Once the stabilization features are fully established in the streamside area, very limited sediment will be

carried out to the water. Such features will include the use of vegetation filter and vegetative swales. NCPC staff finds these provisions as specified within the submitted design are appropriate and adequate to address the effect. Cumulatively, development of the stream stabilization would not result in any significant adverse impact to water quality due to the functional capability of the created project to improve pervious drainage and reduce surface water discharges from an area that presently has no control features.

The proposed action will have no significant impact on the critical area requirements of the Paint Branch of the Anacostia River a resource of the Chesapeake Bay. Furthermore, the proposed action will have no impact or effect to policies of the Maryland Coastal Zone. The project area is located in Prince George's County and lies within the Maryland Coastal Zone. Based on the information described above, the stream stabilization work is a permissible type of development within the guidelines of the Chesapeake Bay Preservation Act and will be undertaken in a manner consistent to the maximum extent practicable with the enforceable policies of the Maryland Coastal Zone Program. Specifically, the following provisions apply and are adhered to by the submitted proposal:

- No large forest areas will be cleared.
- No steep slopes will be affected.
- No major habitat protection areas will be affected.
- No increase occurs in any related impervious area that is within the Critical Area Limits.

The issuance of a combined Wetland and Waterway Permit will require the Corps of Engineers to provide a CZMP determination based on the applicants request for federal approval under the CWA. The applicant must certify that their proposed activity will be conducted in a manner consistent with the state's CZMP. It is the state's responsibility to either "concur with" or "object to" the applicant's certification.

The submitted project plans provide for minor and limited removal or alteration of existing vegetation within the areas of proposed action. None of this activity is found to be significant. The proposed project addresses vegetation protection to include:

- Specimen trees that will be marked and avoided.
- A forest tree conservation plan and a forest stand delineation plan that are approved by Prince George's County review authorities pursuant to The Maryland Forest Conservation Act of 1991 and Woodland Conservation and Tree Preservation Ordinance of 1989, as amended, and will be implemented for the project.

The project design characteristics and function will improve the immediate vegetation of the Paint Branch through the removal of exotic groundcover species.

The submitted project impact on vegetation is found by NCPC staff to be minimal in effect due to project plan provisions that stipulate replacement of trees and the installation of new native groundcovers and perennials that are low maintenance. The new vegetation identified by the plans will help absorb some of the water flow conveyed by the stream channel and floodplain. The stream restoration efforts fully adhere to the objectives of the Chesapeake Bay 2000

Program goal of maintaining buffering vegetation and habitat conditions along tributaries of the Chesapeake Bay.

With the mitigation specified in the EA and exhibited in the design drawings, the submitted analysis establishes the site development action is not a significant impacting action in regard to intensity of any effects.

Staff has reviewed the action for circumstances that may contribute to establishing environmentally significant effects from the proposal. These conditions include whether the action creates a precedent for further action with significant effects; and whether the action is related to other actions that may have individually insignificant, but cumulatively significant impacts. Staff finds none of those circumstances exists. Construction of the developer project located adjacent to the new parkland will have no significant effects as designed based on the information of the EA analysis and reviewed by the Prince George's County development authorities.

The Executive Director, consequently, has completed a Finding of No Significant Impact (FONSI) for the M-NCPPC proposal on October 30, 2008. NCPC as a federal agency must also comply in its decision action to conform with E.O. 11988 and NCPC's own Procedures for Floodplain Management and Wetlands Protection (46 FR 51327) dated October 19, 1981. NCPC compliance with the Executive Order is presented in its FONSI.

National Historic Preservation Act (NHPA)

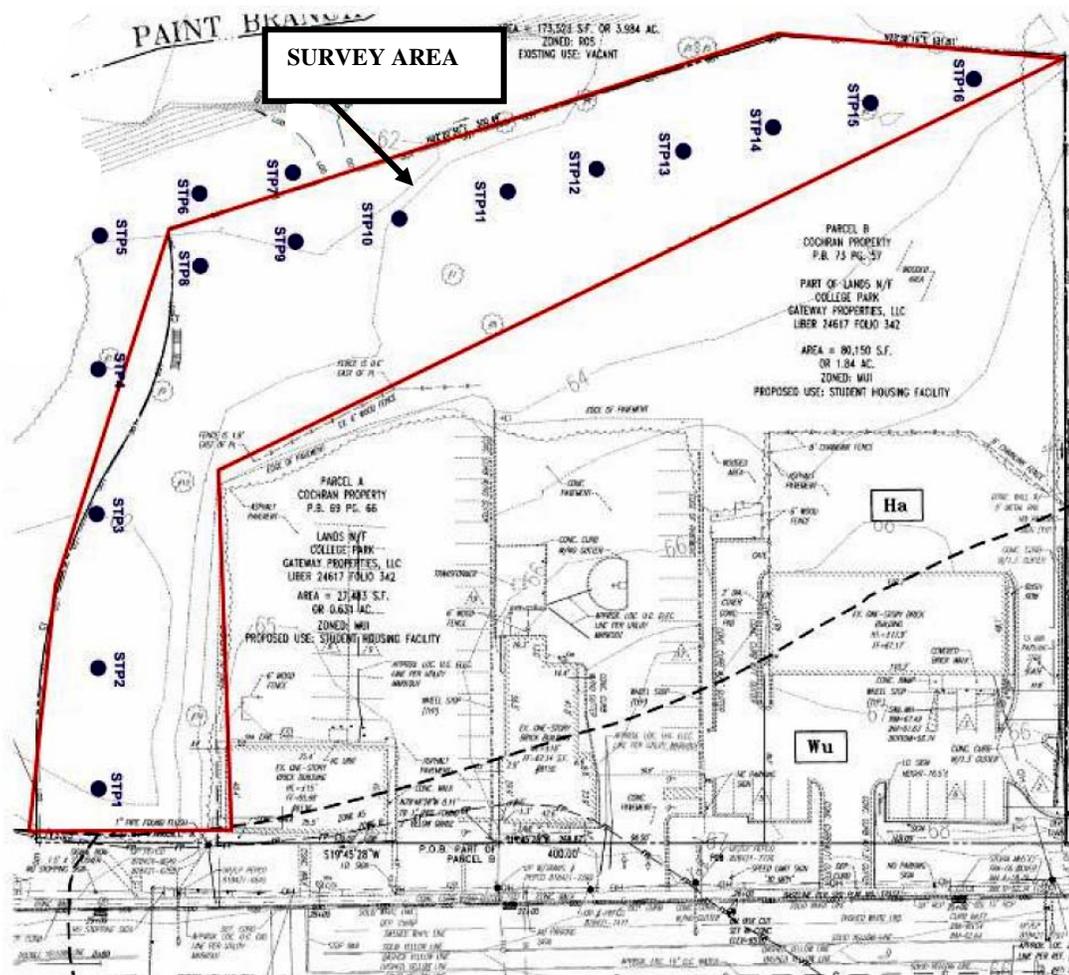
Pursuant to its authority under section 24-121 and 24-135.01 of the subdivisions regulations of Prince George's County, the Prince George's County Planning Department, historic preservation section, requested that College Park Gateway Properties, LLC conduct an archeological survey of the proposed development area prior to site plan approvals by the County Planning Board. A survey was completed that consisted of the excavation of 16 shovel test pits (STPs) across the 1.07-acre property; no archeological sites were identified. The survey was reviewed by the Maryland Historical Trust and in conformance with the consultation requirements of Section 106 of the National Historic Preservation Act. Efforts of the review included Park Unit No.2 property.

Fieldwork was conducted in October 2008. Thomas W. Bodor served as Principal Investigator for the project. Archeologists Lyle Torp and Christopher Sperling conducted the fieldwork. The archeological survey consisted of the excavation of 16 STPs along two non-parallel transects. The irregular shape of the project necessitated this approach. STPs were spaced at 15 meter intervals. The first transect initiated in the southeastern extreme of the project area and extended in a generally easterly direction. The second transect paralleled Paint Branch, extending in a northerly direction. Upon completion of an STP, archeologists recorded observations regarding the surrounding vegetation, artifacts recovered, and stratigraphy. Measurements were recorded in metric units. Stratigraphy was recorded with notations concerning color, texture, and consistency. Shovel tests were backfilled after completion.

The shovel test survey of the area identified three distinct soil columns. Based on observations, this soils found were considered unnatural and may have resulted from fill and other soil disturbance prior to creation, or during development, of the U.S. 1 corridor.

Deeply excavated tests encountered recovery of discard modern trash from the uppermost layers of soil, suggesting recent deposits, likely alluvial. With the exception of modern refuse, no cultural materials were recovered; no subsurface archeological features were identified.

In conclusion, the investigation completed an archeological identification-level survey of the project area. The examination and limited archival research, along with the analysis of shovel testing, recovered no cultural materials. Research indicated little potential for historic or prehistoric archeological resources. Consequently, based on the results of this investigation, no additional archeological investigation is recommended.



PHASE 1 ARCHEOLOGICAL SURVEY EXTENT

PRINCE GEORGE'S COUNTY HISTORIC REVIEW CORRESPONDENCE



M-NCPPC ARCHEOLOGICAL REVIEW, PRINCE GEORGE'S COUNTY, MARYLAND

<i>Phase I Archeological Survey of the College Park Gateway Property, College Park, Prince George's County, Maryland, Preliminary Plan 4-07095</i>	
PO: Thomas Bodor The Ottery Group 3420 Morningwood Drive, Suite 100 Olney, Maryland 20832	Date: 10/7/2008 Preliminary Plan #: 4-07095 Planning Area: 66 Councilmanic District: 3
Report reviewed by: Jennifer Stabler, Archeology Planner Coordinator Prince George's County Planning Department	Report Date: October 6, 2008 Submittal Date: October 7, 2008

Dear Mr. Bodor:

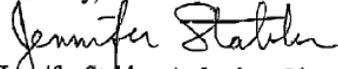
Thank you for your recent submission of the above-referenced archeological report prepared on behalf of College Park Gateway Properties, LLC of Greenbelt, Maryland. Proposed construction includes a student housing facility and commercial retail development. The subject property consists of 3.54 acres located on the west side of US Route 1, directly across from its intersection with Melbourne Place in College Park. Fieldwork was conducted on October 5, 2008. No archeological sites were identified.

The report provides a description of the project location, environmental, and historic background. A visual survey of the property identified extensive modern disturbance across the eastern and southern portions of the property. A 1.073-acre parcel was investigated by shovel test pit (STP) survey. Sixteen STPs were excavated across the property. No cultural material was recovered in any of the STPs and no archeological sites were delineated.

Due to the lack of cultural materials and intact subsurface features, no further work is recommended on the College Park Gateway property. Staff concurs that no further archeological investigations are necessary on the College Park Gateway property.

Some minor revisions and corrections are required for the final report submittal. The comments are contained in Attachment 1. We look forward to receiving four revised, final copies of the report at your earliest convenience. Should you have any questions, please contact me at 301-952-5595 or by email at jennifer.stabler@ppd.mnecppc.org. Thank you for your cooperation.

Sincerely,



Jennifer Stabler, Archeology Planner Coordinator
Historic Preservation Section, Countywide Planning Division

cc: John Funk, Chief, Countywide Planning Division
Gail C. Rothrock, Supervisor, Historic Preservation Section
Whitney Chellis, Subdivision Section
Don Creveling, Archeology Program Manager, Department of Parks and Recreation
Dixie Henry, Maryland Historical Trust
College Park Gateway Properties, LLC
9111 Edmonston Road, Suite 407
Greenbelt, MD 20772

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