

Certificate of Adequacy

ADQ- 2022-010

General Information

Project Name: Washington Square
Case Number: ADQ-2022-010
Associated Preliminary Plan of Subdivision or Final Plat: PPS-2022-001
Use Type: Residential
Dwelling Unit Type and Number: Single-Family Attached - 135 Gross Floor Area (nonresidential): N/A

Project Location

Project Location: On the north side of Arnold Road, between Whitehall Street and Suitland Road.
Lot/Parcel: Parcel B Tax Account: 0542514
Property Zone: RSF-A Council District: 07
Planning Area: 75A Municipality: N/A
Election District: 6 Transportation Service Area: 1
Police District: VIII School Cluster Area: 3

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 1 and designated boundaries of 1	LOS "E" (Critical Lane Volume of 1451-1600)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation (<i>Transit-Oriented/ Activity Center Zones and Employment Areas</i>)	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation (<i>All Other Zones</i>)	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	No
Fire and Rescue—Residential Use	7 minutes travel time	Yes	No
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Department of Parks and Recreation (Thompson to Heath, December 7, 2022)*
- *Transportation Planning Section (Ryan to Heath, January 6, 2023)*
- *Special Projects Section (Ray to Heath, January 4, 2023)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☒ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the Preliminary Plan of Subdivision shall be limited to uses that generate no more than 94 AM peak-hour trips and 108 PM peak-hour vehicle trips.

SIGNATURE

Andree Green Checkley, Esq.  Digitally signed by Andree Green Checkley, Esq
Date: 2023.01.17 16:02:37 -05'00'

Planning Director

Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval, subject to the additional expiration provisions of Section 24-4503(c).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Transportation Planning Section


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
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301-952-3680

January 6, 2023

MEMORANDUM

TO: Antoine Heath, Subdivision Section, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division


VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ADQ-2022-010: Washington Square**

Proposal:

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with the Preliminary Plan of Subdivision (PPS) PPS-2022-001, which proposes the subdivision of land for the development of 135 townhouse dwelling units. The transportation planning section's review of the referenced Certificate of Adequacy (ADQ) application was evaluated under Section 24-4500 of the current Subdivision Regulations, specifically Section 24-4505 for transportation adequacy and Section 24-4506 for pedestrian and bicycle adequacy.

Criteria for Establishing Transportation Adequacy

The proposed development is subject to the Transportation Service Area 1 adequacy requirements for the analysis of vehicular traffic. The study area and critical intersections were scoped and approved by staff in March 2022. The property is located within the Residential, Single Family Attached (RSF-A) zoning district and is therefore not subject to the bicycle and pedestrian adequacy requirements, described in Section 24-4502 and the "2022 Transportation Review Guidelines Supplement.

Analysis of Traffic Impacts

The applicant has submitted a full traffic impact analysis (TIS) at the request of staff. This study is used as the basis for a determination of adequacy.

The subject property is located within Transportation Service Area (TSA) 1, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections:

Level-of-Service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized Intersections:

For two-way stop-controlled intersections, a three-part process is employed:

- (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (HCM) (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the
- (b) delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed.

Trip Generation

As mentioned, the PPS application proposes the subdivision of land for residential townhouse uses. The table below summarizes trip generation for the site and will be used in reviewing traffic and developing a trip cap for the site:

TRIP GENERATION SUMMARY: ADQ-2022-010								
Land Use	Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhouse	135	units	19	75	94	71	37	108
Total Trips			19	75	94	71	37	108
Total Trip Cap Recommendation			94			108		

The latest TIS includes the analysis of the LOS for all critical intersections. As previously mentioned, adequacy for the peak hour periods at all signalized intersections is acceptable within TSA 1, when LOS E or better is met per Section 24-4502 of the subdivision regulations and the Transportation Review Guidelines Supplement. The traffic generated by the proposed PPS would impact the following intersections and links in the transportation system:

- MD 218 / Shadyside Avenue (signalized)
- MD 458 / MD 218 (signalized)
- MD 458 / Swann Road (signalized)
- MD 458 / Navy Day Drive (signalized)
- MD 458 / WMATA - Suitland Parkway (signalized)
- MD 218 / Site Access - Swann Road (unsignalized)
- MD 218 / Arnold Road (unsignalized)
- Arnold Road / Site Access (unsignalized)
- Whitehall Street / Site Access (unsignalized)

Existing Traffic

The following critical intersections, interchanges, and links identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 218 / Shadyside Avenue (signalized)	604	817	A	A
MD 458 / MD 218 (signalized)	846	1,119	A	B
MD 458 / Swann Road (signalized)	714	996	A	A
MD 458 / Navy Day Drive (signalized)	648	875	A	A
MD 458 / WMATA – Suitland Parkway (signalized)	680	948	A	A
MD 218 / Site Access – Swann Road (unsignalized)	11	15.3	Pass	Pass
MD 218 / Arnold Road (unsignalized)	11.1	11.5	Pass	Pass
Arnold Road / Site Access (unsignalized)	N/A	N/A	-	-
Whitehall Street / Site Access (unsignalized)	N/A	N/A	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, a delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as severe inadequacy.				

Background Traffic

Staff identified 4 developments that could impact the site's critical intersections. Additionally, a growth of 0.5 percent was applied over 4 years. A second analysis was done to evaluate the impact of the background developments. The analysis revealed the following results

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 218 / Shadyside Avenue (signalized)	752	991	A	A
MD 458 / MD 218 (signalized)	953	1,233	A	C
MD 458 / Swann Road (signalized)	798	1,102	A	B
MD 458 / Navy Day Drive (signalized)	708	974	A	A
MD 458 / WMATA – Suitland Parkway (signalized)	741	1,039	A	B
MD 218 / Site Access – Swann Road (unsignalized)	11.8	19.6	Pass	Pass
MD 218 / Arnold Road (unsignalized)	12.8	13.2	Pass	Pass
Arnold Road / Site Access (unsignalized)	N/A	N/A	-	-
Whitehall Street / Site Access (unsignalized)	N/A	N/A	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, a delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as severe inadequacy.				

Total Traffic

The following critical intersections identified above, when analyzed with total future traffic and proposed improvements, as developed using the Guidelines including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 218 / Shadyside Avenue (signalized)	762	1,010	A	B
MD 458 / MD 218 (signalized)	968	1,239	A	C
MD 458 / Swann Road (signalized)	806	1,109	A	B
MD 458 / Navy Day Drive (signalized)	710	981	A	A
MD 458 / WMATA – Suitland Parkway (signalized)	749	1,043	A	B
MD 218 / Site Access – Swann Road (unsignalized)	20.5	25.4	Pass	Pass
MD 218 / Arnold Road (unsignalized)	16.3	18.3	Pass	Pass
Arnold Road / Site Access (unsignalized)	8.7	8.5	Pass	Pass
Whitehall Street / Site Access (unsignalized)	8.5	8.4	Pass	Pass
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, a delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as severe inadequacy.				

The applicant's TIS indicates that all studied intersections will continue to operate at an acceptable level of service and that the existing road network will not be adversely impacted by traffic generated by the subject site.

Bicycle & Pedestrian Adequacy

The subject property is in the Residential, Single Family Attached (RSF-A) zoning district and is therefore not subject to Section 24-4506 for pedestrian and bicycle adequacy.

Transportation Planning Review:

As previously noted, the proposed residential development will generate a total of 94 AM and 108 PM new peak hour vehicle trips, and based on the traffic analysis above, staff finds that all critical intersections will operate at acceptable levels to serve the proposed development.

The Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-4505 and Section 24-4506 of the Prince George's County Code.

Recommendations

Based on the findings presented above, staff concludes that the multimodal transportation facilities will exist to serve the proposed subdivision as required under the prior and current Subtitle 24, if the following conditions are met:

1. Total development within proposed the Preliminary Plan of Subdivision shall be limited to uses that generate no more than 94 AM peak-hour trips and 108 PM peak-hour vehicle

trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new Preliminary Plan of Subdivision.



Countywide Planning Division
Special Projects Section

14741 Governor Oden Bowie Drive
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January 4, 2023

MEMORANDUM

TO: Antoine Heath, Planner III, Subdivision Section, DRD

FROM: **BR** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPDP

SUBJECT: PPS-2022-001; ADQ-2022-010 for Washington Square

Project Summary:

The project is a preliminary plan of subdivision creating 134 residential lots (townhomes) and 29 parcels. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on October 5, 2022.

This preliminary plan of subdivision is being reviewed consistent with Section Sec. 24-4500 "Public Facility Adequacy" of the current Subdivision Regulations and pursuant to the standards set forth in Section 24.4502.b. "Applicability of Public Facility Adequacy Standards". Consistent with the Residential area of applicability, outlined in Table 24-4502, the facilities being reviewed per this memorandum are: Police; Fire and Rescue; and Schools.

Master Plan Conformance (Section 24-4101(b)(1))

24-4101 (b) – Conform to Comprehensive Master Plan

- (1) *Preliminary plans of subdivision (minor and major) and final plats shall be consistent with the General Plan and shall conform to all applicable Area Master Plans, Sector Plans, or Functional Master Plans, and as referenced in Sections 24-3402(d) and 24-3402(e) of this Subtitle.*

The active community plan for the property is the **"2010 Approved Subregion 4 Master Plan and Sectional Map Amendment"**. Chapter 9 of the Master Plan "Public Facilities" establishes the following goals for public facilities within the Subregion:

- Locate police and fire and rescue facilities and services that meet the size and location needs of the community to minimize response time.
- Provide residents with public schools that are conveniently located, of adequate size, feature state-of-the-art technology and quality instructional opportunities, and serve as active centers for their communities.
- Provide adequate public water and sewer service to areas eligible for service.

The proposed development will not impede achievement of any of the above-referenced goals. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development; school facilities within the Cluster are below state rated enrollment capacities; and public water and sewer is available and adequate to serve the development. The master plan does not propose any police, fire and emergency medical service facilities, schools, parks, or libraries on the subject property. As discussed in the

findings below, the public facility analysis has determined that the studied facilities are adequate to serve the proposed development.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Sustainable Growth Tier (Section 24-4404(a))

In accordance with the Sustainable Growth and Agricultural Preservation Act (Map 3 of Plan 2035 Prince George's County Sustainable Growth and Agricultural Preservation Act of 2012 (SB236) Map, Adopted November 20th, 2012, as may be amended from time to time), the water and sewer standard for residential subdivisions is:

- *A subdivision in the Sustainable Growth Tier I in the General Plan or applicable Functional Master Plan shall be served by public sewer.*

The subject property is located in Sustainable Growth Tier I and is served by public water and sewer, pursuant to Water and Sewer Category 3, discussed below.

Water and Sewer (Section 24-4405)

For purposes of determining whether water and sewerage complies with the standards of this Section, the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage and compliance with the standards for the provision of public sewer and water.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer.

Police Facilities (Section 24-4508):

24.4508 (b) - Adopted LOS Standard-Police

- (1) *The population generated by the proposed subdivision, at each stage, shall not exceed the service capacity of existing police stations, in accordance with the Public Safety Guidelines, approved by Resolution of the Council.*
- (2) *To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director:*
 - (A) *A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the Public Safety Master Plan for police stations in the vicinity of the area of the proposed subdivision; and*
 - (B) *A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of*

Police personnel on-scene or other police response, as appropriate.

Pursuant to the above-referenced standard, the Police Department stated in correspondence dated December 12, 2022, that the current staffing is 1,407 sworn officers and that an adequate amount of equipment exists for the current staffing level. The subject property is in Police District VIII, Westphalia located at 8803 Police Plaza, Upper Marlboro, 20772.

The response time standard, stated above, is 10-minutes for emergency calls and 25-minutes for non-emergency calls. The response times are based on a rolling average for the preceding 12 months. This application was accepted by the Planning Department on October 5, 2022. Based on the most recent information provided by the Police Department in correspondence dated December 12, 2022, the police response time standards of 10-minutes for emergency calls and 25-minutes for non-emergency calls were met.

Reporting Cycle	Date	Priority	Non-Priority
Acceptance Date	October 5, 2022	7:10 minutes	9:33 minutes

Fire and Rescue (Section 24-4509):

24-4509 (b) - Adopted LOS Standard for Fire and Rescue

- (1) The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the Public Safety Guidelines.*
- (2) The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:*
 - (A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the Public Safety Master Plan for fire stations in the vicinity of the area where the subdivision is proposed to be located; and*
 - (B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.*

Pursuant to the above-referenced standard, Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of October 27, 2022, the proposed residential project passes the 7-minute travel time test from the first due station. The subject property is served by the Boulevard Heights VFD / EMS Station Co. 817, located at 4101 Alton Street in Capitol Heights, MD. 20743. The department reported that there is adequate equipment available.

Schools Adequacy (Section 24-4510):

24-4510 (b) - Adopted LOS Standard for Schools

- (1) The adopted LOS standard for schools is based on school clusters, which are groupings of elementary, middle, and high schools that are impacted by the preliminary plan for subdivision (minor or major).*

(2) *The adopted LOS standard is that the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters.*

(3) *The number of elementary, middle, and high school students generated by the proposed subdivision shall be determined in accordance with the pupil yield factors for each dwelling unit type as determined by the Planning Director from historical information provided by the Superintendent of the Prince George's County Public Schools.*

Pursuant to, and consistent with, the above-referenced standard, this preliminary plan of subdivision was reviewed for impact on school facilities. The subject property is located within Cluster 3, as identified in the *Pupil Yield Factors & Public-School Clusters* 2020 Update.

As indicated above, the adopted “level of service” standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters. Per the table below, the existing state rated capacity ***is not exceeded*** by the level of service standard.

Impact on Affected Public School Cluster by Dwelling Units

	Affected School Cluster		
	Elementary School Cluster 3	Middle School Cluster 3	High School Cluster 3
Single Family Attached Dwelling Units	134 DU	134 DU	134 DU
Pupil Yield Factor (PYF) – Single Family Attached (SFA)	0.104	0.072	0.091
SFD x PYF = Future Subdivision Enrollment	14	10	12
Adjusted Student Enrollment 9/30/21	7,214	2,978	3,660
Total Future Student Enrollment	7,228	2,988	3,672
State Rated Capacity	10,508	3,320	4,713
Percent Capacity	69%	90%	78%

Section 10-192.01 School Facilities Surcharge

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is \$11,020 per dwelling if a building is located between Interstate 495 and the District of Columbia; \$11,020 per dwelling if the building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$18,900 per dwelling for all other buildings. ***This project is located inside Interstate 495; thus, the surcharge fee is \$11,020 per dwelling.*** This fee is to be paid to Prince

George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit.

RECOMMENDATIONS

At the writing of this referral the Special Projects Section recommend approval of PPS-2022-001 / ADQ-2022-010 for Washington Square with no mitigation.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: December 7, 2022

TO: Antoine Heath, Planner II
Subdivision Section
Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief **SME**
Department of Parks and Recreation

FROM: Dominic Quattrocchi, Planning Supervisor **DQ**
Ivy R. Thompson, AICP, Planner III **IRT**
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **Preliminary Plan of Subdivision PPS-2022-001**
Washington Square

The Department of Parks and Recreation (DPR) has reviewed and evaluated this Preliminary Plan of Subdivision (PPS) application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is for the three-phased development of 134 townhouse lots and 29 HOA parcels.

BACKGROUND

This approximately 20.10-acre parcel, zoned Residential Single-Family- Attached (RSF-A), is located on the northern quadrant of Suitland Road at its intersection with Arnold Road. The property is being developed per the standards of the Zoning Ordinance effective April 1, 2022.

Master Plan Conformance

The property is subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 Master Plan); *Plan Prince George's 2035 Approved General Plan*; the 2017 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Section 24-4101(b) of the Subdivision Regulations. The proposed development aligns with the master plan's intention to improve upon the existing neighborhood and community parks while providing facilities that meet the changing needs of the community.

Parks & Recreation Adequacy [Section 24-4507]

Staff analysis has determined that the proposed project, as shown, will generate an additional 378 people in the local community. Per 24-4507(b)(1)(B) 15 acres of improved public parks per 1,000

residents is the adopted Level of Service standard for Parks and Recreation in Prince George's County. The Draft 2022 Land Preservation, Parks, and Recreation Plan (LPPRP) indicates that there are 29 acres of improved public parkland per 1,000 persons in the county. Therefore, Parks staff finds the LOS adequate.

Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met, as discussed below.

DISCUSSION:

Park and recreation amenities serving the subject property include the Suitland Road Community Room located south of the subject property on Suitland Road and Bradbury Park, which is directly adjacent to the subject property at its northern boundary. Bradbury Park is a 25.8-acre largely forested park. The southern section, adjacent to the development, of the park is developed with tennis courts, two small barbecue areas, and seating areas placed west of the tennis court entrance. The larger northern section of the park is developed with a playground, basketball courts, a recreation center, softball fields with football and soccer overlays, barbecue areas, and a horseshoe pit.

The applicant has proffered to provide onsite recreational facilities that include sitting areas with benches in amenity spaces shown in the north and west development areas (800 SF, \$20,000); a connection along Whitehall Street to southern Bradbury Park at the tennis courts (420 LF, \$16,800); 10-foot asphalt trail loops around stormwater facilities located in the north and west development areas (1,420 LF, \$85,000); and benches located throughout the site and along the asphalt trails around the stormwater management facilities (8 each, \$1,200), which the applicant valued at \$131, 600.00.

FINDINGS:

The Prince George's County Subdivision Regulations Section 24-4600, which relate to the Mandatory Dedication of Parkland, provides for the dedication of land, the payment of a fee-in-lieu (\$54,140), and/or the provision of private onsite recreational facilities (with a minimum value of \$142, 461.00). Based on the proposed density of development, 7.5 percent of the net residential lot area should be required to be dedicated to M-NCPPC for public parks, which equates to approximately 1.51 acres for public parklands. The recreational guidelines for Prince George's County also set standards based on population. Based on the projected population of 378 residents for the development, the typical recreational needs include outdoor sitting and eating areas, a tot lot, and an open play area.

The subject property contains stream tributaries, wetlands, steep and severe slopes, and woodlands that are immediately adjacent to existing forested parkland that is part of Bradbury Park. These areas are largely within the on-site primary management area (PMA) which is protected by local and state government for non-disturbance. Accordingly, this area is not appropriate to satisfy the park and recreation needs of the community. Nonetheless, this area is abutting existing parkland with natural areas that are currently maintained by the Prince George's County Department of Parks and Recreation. The *Subregion 4 Master Plan Parks and Recreation Policy 4* encourages the utilization of ***existing natural features and the green infrastructure network as opportunities to increase parkland and open space. A recommended strategy is to maintain undeveloped parks as open space or wooded buffers, especially in cases where they are too small for active use or***

contain natural features such as wetlands or steep slopes, that make them undesirable for park development.

The Type I Tree Conservation Plan shows a total of 4.26 acres of woodland preservation areas (WPA 1-4) and 1.5 acres of flood plain, all of which are to be placed in a conservation easement. DPR staff recommends accepting the conveyance all 5.76 acres to DPR, as a donation, after the removal of any hazardous trees and the conservation easement is in place. Although not for the purpose of meeting mandatory dedication, the donation of this land area is consistent with the stated policies of the LPPRP, Formula 2040 and other DPR stated land management, acquisition and stewardships goals.

In accordance with Section 24-4601(b)(4)(B) and (C), where land is found to be unsuitable to satisfy the provision of mandatory dedication, a fee-in-lieu and/or recreational facilities shall be provided. Section 24-4601(b)(4)(A)(ii) credits SWM ponds as passive recreation amenities. The development proposes the creation of 134 townhouse dwelling units distributed throughout three phases – north (65 units), south (9 units), and west (60 units), each area with a stormwater management facility with benches and trail loops as a recreational amenity. The applicant is also proposing a connection along Whitehall Street to southern Bradbury Park. DPR staff supports this connection, in addition to the passive recreational amenities proffered, as this section of Bradbury Park will primarily serve the future residents of this development.

In an effort to enhance opportunities for active recreation, DPR staff recommends modest improvements to (southern) Bradbury Park, in addition to the onsite recreational amenities proffered by the applicant, to include, the installation of an ADA accessible path connection (50 LF, \$2000), the installation of grills (3 each, \$1,050), ADA accessible tables (3 each, \$4,050) and seating, benches (4 each, \$600) and pickleball court overlay (4 courts, \$1,600) over one of the tennis courts to meet the mandatory parkland dedication requirement. The valuation of these facilities shall be determined at the time of Detailed Site Plan.

DPR staff also suggests the installation of a painted crosswalk on Suitland Road at the private street entrance for the west phase of development to provide a safe street crossing to the Suitland Road Community Room at the Water Tower. DPW&T, as the road operating agency, determines the feasibility of this request.

DPR staff recommends that the applicant provide the following to fulfill the requirements of Section 24-4600 of the Subdivision Regulations:

- a. The conveyance to the M-NCPPC of 5.6 acres of land identified on the TCPI as WPA 1-4 (4.26 acres) and flood plain (1.5 acres) after identification and removal of hazardous trees (per approval of EPS and DPR (PP&D) staff in consultation with an ISA Certified Arborist) as it relates to the resulting development and placed in a conservation easement.
- b. The applicant shall provide new amenities at the southern section of Bradbury Park that includes an ADA accessible connection pickleball overlay on one tennis court, ADA-accessible tables and seating, benches, and grills with a review at the time of the Detailed Site Plan by Urban Design (Development Review) staff.

- c. The applicant shall provide additional private onsite recreation amenities with a review at the time of the Detailed Site Plan by Urban Design (Development Review) staff.
- d. At the time of the Detailed Site Plan, a review of a future crossing along Suitland Road at the private street entrance to the west phase of development for a safe street crossing to the Suitland Road Community Room at the Water Tower.

RECOMMENDATION

The Park Planning & Development Division of DPR recommends approval of the Washington Square Preliminary Plan of Subdivision, PPS -2022-001 with the following conditions:

1. Prior to approval of the final plat of subdivision, and after being placed in a conservation easement and the removal of hazardous trees, the applicant and the applicant's heirs, successors, and/or assignees shall convey 5.76 acres of land as identified on the TCPI as woodland preservation areas 1-4 (WPA 1-4 totaling 4.26 acres) and 1.5 acres of flood plain to M-NCPPC as parkland [attached Exhibit A].
2. Land to be conveyed subject to conditions 1 through 7 of attached Exhibit "B."
3. In accordance with Section 24-4601(4)(C) of the Prince George's County Subdivision Regulations, the applicant, and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate onsite recreational facilities. The recreational facilities shall be constructed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines.
4. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed private recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of onsite recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat prior to plat recordation.
5. The onsite recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, per the Parks and Recreation Facilities Guidelines, with the review of the site plan. Timing for construction shall also be determined at the time of the site plan review.
6. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Development Review Division, for the construction of the on-site recreational facilities.
7. Per Section 24-4601(4)(C) of the Subdivision Regulations, the applicant, heirs, successors, and /or assigns shall provide recreational amenities on the adjacent

(southern) Bradbury Park, to include, but not limited to an ADA accessible connection, ADA accessible tables and seating, benches, grills and pickleball overlays at the tennis courts.

8. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning & Development Division (PP&D) for construction of offsite recreational facilities, for approval. Upon approval by PP&D staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat prior to plat recordation. The public RFA shall establish the timing for the construction of the off-site recreational facilities.
9. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning & Development Division (PP&D), for the construction of recreational facilities on M-NCPPC park property.
10. Prior to signature approval, a note shall be added on the Preliminary Plan of Subdivision to state that the mandatory dedication of parkland requirement is being addressed by providing improvements to (southern) Bradbury Park and private recreational facilities to meet the recreational needs of the projected population.

Attachments: EXHIBIT A - TCPI
EXHIBIT B – Conditions for Conveyance

cc: Alvin McNeal
Bridget Stesney

EXHIBIT "B"
CONDITIONS FOR CONVEYANCE OF PARKLAND TO
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

1. An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat.
2. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.
3. The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.
4. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by The M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.
5. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by The M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.
6. All waste matter of any kind shall be removed from the property to be conveyed. The DPR shall inspect the site and verify that it is in acceptable condition for conveyance, prior to Final Plat approval.
7. No stormwater management facilities, or tree conservation or utility easements shall be proposed on lands owned by or to be conveyed to the M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permit.

PROJECT NAME:
PROJECT NUMBER: 002728
PROJECT ADDRESS: SUITLAND ROAD, SUITLAND, MD 20746
SUBJECT: RECREATIONAL FACILITIES CALCULATION
DESIGNED BY: MSV
CHECKED BY: TAB
DATE: 9/8/2022

WASHINGTON SQUARE

FORMULA FOR DETERMINING THE VALUE OF RECREATIONAL
FACILITIES TO BE PROVIDED IN SUBDIVISIONS
(POPULATIONS UP TO 500) - OCTOBER 2000

NUMBER OF UNITS IN PROJECT	134
POPULATION/D.U. BY PLANNING AREA (75A)	2.60
TOTAL PROJECT POPULATION	349
MULTIPLIER (TOTAL PROJECT POPULATION / 500)	0.70
STANDARD VALUE OF FACILITIES FOR POPULATION OF 500	\$ 188,500.00
VALUE OF FACILITIES TO BE PROVIDED	\$ 131,573.00

RECREATIONAL FACILITIES PROVIDED							
FACILITIES	QUANTITY		VALUE		TOTAL VALUE	COMMENT	
SITTING AREA WITH BENCHES	800	SF	\$	25.00	\$	20,000.00	SITTING AREAS TO BE LOCATED IN AMENITY SPACES SHOWN ON NORTH AND WEST PHASES
CONNECTOR TRAIL	420	LF	\$	40.00	\$	16,800.00	TRAIL CONNECTING WHITEHALL STREET TO EXISTING PARK TENNIS COURTS
10' ASPHALT TRAIL	1,420	LF	\$	60.00	\$	85,200.00	TRAIL LOOPS AROUND STORMWATER FACILITIES IN NORTH AND WEST PHASES
BENCHES	8	EA	\$	1,200.00	\$	9,600.00	SPREAD THROUGHOUT THE SITE AND ASPHALT TRAILS AROUND SWM FACILITIES
TOTAL					\$	131,600.00	