



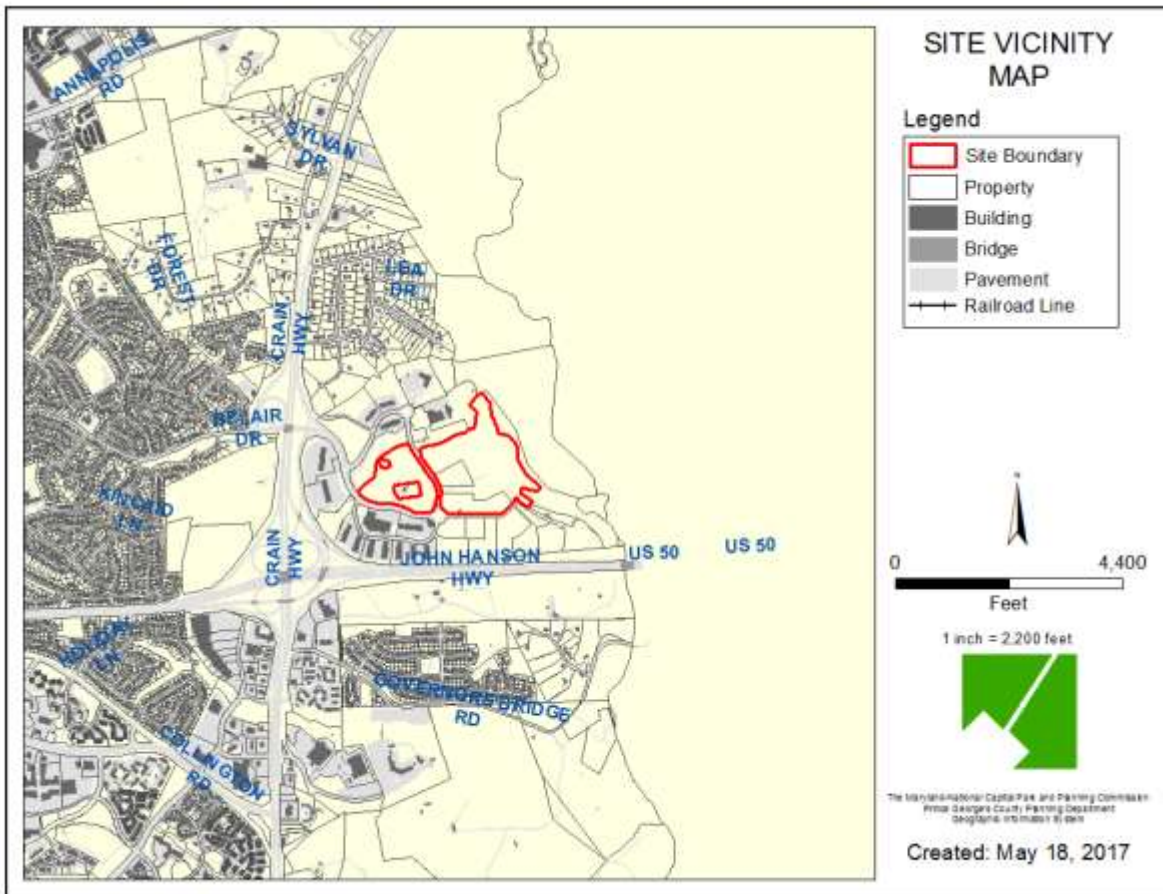
*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

## Detailed Site Plan (Infrastructure) DSP-17020

Application	General Data	
<b>Project Name:</b> Melford Town Center - Infrastructure  <b>Location:</b> Northeast quadrant of the intersection of Melford Boulevard and Curie Drive.  <b>Applicant/Address:</b> St. John Properties, Inc. 2560 Lord Baltimore Drive Baltimore, MD 21244	Planning Board Hearing Date:	12/07/17
	Staff Report Date:	11/21/17
	Date Accepted:	09/19/17
	Planning Board Action Limit:	01/27/18
	Mandatory Action Time Frame:	115 days
	Plan Acreage:	87.32
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	71B
	Council District:	04
	Election District	07
	Municipality:	Bowie
	200-Scale Base Map:	207NE15

Purpose of Application	Notice Dates	
Rough grading and infrastructure for mixed-use development.	Informational Mailing:	06/06/17
	Acceptance Mailing:	09/15/17
	Sign Posting Deadline:	11/07/17

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Jill Kosack, RLA, ASLA <b>Phone Number:</b> 301-952-4689 <b>E-mail:</b> Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan (Infrastructure) DSP-17020  
Type II Tree Conservation Plan TCPII-036-99-11  
Melford Town Center - Infrastructure

The Urban Design staff has reviewed the detailed site plan (DSP) for 87.32 acres of the overall 276.68-acre Melford Town Center development, as approved with CSP-06002-01. The subject DSP proposes grading and infrastructure only and full development of the property will require amendments to the DSP. Staff presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this technical staff report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Mixed-Use Transportation-Oriented (M-X-T) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of Conceptual Site Plan CSP-06002 and its subsequent revisions;
- c. The requirements of Preliminary Plan of Subdivision 4-16006;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for a detailed site plan (DSP) for grading and infrastructure only, specifically, clearing, grading, installing utility pipes and retaining walls, and developing a public roadway.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use	Vacant	Vacant
Total DSP Acreage	87.32	82.60
Area of Dedication	0	4.72

3. **Location:** The entire Melford property is located in the northeast quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/301 (John Hanson Highway), in Planning Area 71B and Council District 4, within the municipal boundary of the City of Bowie. The specific area of this DSP is located to the north of Melford Boulevard, on both sides of Curie Drive.

4. **Surrounding Uses:** The overall Melford site is bounded to the north by Sherwood Manor, an existing subdivision of single-family detached dwelling units in the Residential-Agricultural (R-A) Zone, and a vacant property, known as the Patuxent River Park, owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved-Open-Space (R-O-S) Zone; to the east by the Patuxent River and beyond by the Globecom Wildlife Management Area located in Anne Arundel County; to the south by the John Hanson Highway/Robert Crain Highway (US 50/301) right-of-way and a small vacant property in the Open-Space (O-S) Zone; and to the west by the Robert Crain Highway (MD 3) right-of-way. The specific area of this DSP is central within the Melford development, on both sides of Curie Drive.

5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9401 for the subject property, with ten conditions (Zoning Ordinance 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince George's County Planning Board decision (PGCPB Resolution No. 86-107), for the Maryland Science and Technology Center, with 27 conditions and two considerations.

The 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (Bowie Master Plan and SMA) rezoned the property from the E-I-A Zone to the Mixed-Use Transportation-Oriented (M-X-T) Zone. Conceptual Site Plan CSP-06002, was approved by the Planning Board on January 11, 2007, for a mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. On May 11, 2009, the District Council approved Conceptual Site Plan CSP-06002, with four modifications and 29 conditions, rejecting the residential component of the proposed development. Over the years, numerous specific design plans (SDPs) and detailed site plans (DSPs) have been approved for the subject property in support of the existing office, flex, hotel and institutional uses, although not all have been constructed.

On May 6, 2014, the Prince George's County Council approved the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), which created new center designations to replace those found in the 2002 Prince George's County Approved General Plan, and classified the Bowie Town Center, including the subject site, as a "Town Center." The subject site retained its status as an "Employment Area" in the plan.

Subsequently, Conceptual Site Plan CSP-06002-01, was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128) to add: 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space to the previous conceptual site plan development. The CSP was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an order of approval on March 23, 2015, supporting the development as approved by the Planning Board.

Preliminary Plan of Subdivision PPS 4-16006 (PGCPB Resolution No. 17-45) for the town center development was approved by the Planning Board on March 9, 2017, subject to 24 conditions.

The site also has an approved City of Bowie Stormwater Management Concept Plan, 01-0317-207NE15, which is valid until March 20, 2020.

6. **Design Features:** The subject application proposes grading and development of a segment of the public roadway connecting Melford Boulevard to Curie Drive and beyond to the east. The roadway runs in an east-west direction and turns to intersect with Curie Drive. The proposed roadway has a right-of-way width of 80 feet with a median. Since the development is within the City of Bowie, the applicant has requested a waiver from the City's standard street section that was approved by the City on June 6, 2017. The development of this roadways will include street trees, sidewalks and utilities.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance as follows:
  - a. The subject application is in conformance with the requirements of the following sections of the Zoning Ordinance:
    - (1) Section 27-547, Uses Permitted, as no uses are proposed with this application.
    - (2) Section 27-548, Regulations, because it does not propose any building floor area, new lots, residential units, or other structures, except for a public roadway and underground utility pipes.
    - (3) Section 27-274, Site Design Guidelines, because it does not propose any site development, except for a public roadway and underground utility pipes.
    - (4) Section 27-574, Number of spaces required in the M-X-T Zone and in a Metro Planned Community, as no use that requires parking is proposed.
  - b. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows (in **boldface text** followed by staff comment):
    - (1) **The proposed development is in conformance with the purposes and other provisions of this Division:**

Conformance to the purposes of the M-X-T Zone was found with the CSP approval and is adopted herein by reference (PGCPB Resolution No. 14-128). The proposed grading and road construction do not change that finding. Compliance with this requirement will have to be further reviewed at the time of a full DSP.

- (2) **For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The subject site was rezoned to the M-X-T Zone pursuant to the 2006 Bowie and Vicinity Master Plan and SMA, which was approved in February 2006. Therefore, this required finding does not apply.

- (3) **The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The subject DSP is for infrastructure only and does not show the details of any other development on the site. Any future development on the site will be reviewed for conformance with this requirement.

- (4) **The proposed development is compatible with existing and proposed development in the vicinity;**

The subject DSP is for infrastructure only and does not show the details of any other development on the site. Any future development on the site will be reviewed for conformance with this requirement.

- (5) **The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The subject DSP is for infrastructure only and does not show the details of any other development on the site. Any future development on the site will be reviewed for conformance with this requirement.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The subject DSP is for infrastructure only, and is not proposed to be staged. Any future development on the site will be reviewed for conformance with this requirement.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

The subject DSP is for infrastructure only and does not show the details of any other

development on the site. The sidewalks proposed with the public roadway are convenient and comprehensive. Any future development on the site will be reviewed for conformance with this requirement.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The subject DSP is for infrastructure only and does not show the details of any other development on the site. Any future development on the site will be reviewed for conformance with this requirement.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This requirement is not applicable to this infrastructure DSP.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The subject DSP is for infrastructure only, and does not show the details of the final development on the site. The proposed infrastructure development will not require service by public facilities. However, the transportation adequacy finding was made for the subject property within the past year with the approval of PPS 4-16006.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

A mixed-use planned community is not proposed; therefore, this DSP is not subject to this requirement.

8. **Conceptual Site Plan CSP-06002-01:** Conceptual Site Plan CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128). The CSP was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an order of approval on March 23, 2015, supporting the development as approved by the Planning Board subject to 25 conditions. The following conditions of approval of the preliminary plan relate to the review of this DSP (in **boldface text** followed by staff comment):

1. **The proposed development shall be limited to a mix of uses where the trip cap associated with the uses within the boundary of CSP-06002-01 shall not exceed 4,441 AM and 4,424 PM peak hour trips. Any development with an impact beyond that identified hereinabove shall require a revision to the conceptual site plan with a new determination of the adequacy of transportation facilities.**

This condition established a trip cap for development within the subject property; however, no development is proposed by this DSP. Therefore, conformance with this condition will be monitored with future DSPs.

5. **Except for previously approved clearing that directly relates to the construction of the stormwater management ponds, all disturbances to the stream and floodplain buffers shall be eliminated. Where buffers have been disturbed by previous approvals, they shall be reforested wherever possible. The Type I tree conservation plan associated with the preliminary plan of subdivision will be evaluated for impacts to these buffers for the installation of stormwater management outfalls, as necessary. The 150-foot building setback shall be shown on the plans, and the applicant shall adhere to the setback.**

This condition will be further reviewed at time of a full-scale DSP when building location is provided.

7. **Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:**
  - a. **The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.**
  - b. **The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**
  - c. **Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

- d. The open space system, including but not limited to environmentally-sensitive areas, shall extend through the site and shall link the different uses. Portions of the open space system shall be visible to and accessible from public streets.**

This condition will be further reviewed at time of a full-scale DSP when detailed site improvement information is available. For those relevant to the review of this infrastructure DSP, clearing for the infrastructure development is minimized to the extent practical.

- 8. All stream channels on the site shall be depicted on all plans in their entirety, with the regulated stream buffer shown as required.**

All streams and regulated stream buffers were correctly delineated on the revised NRI, and further reflected in this DSP.

- 9. At the time of detailed site plan (DSP), the following design issues shall be addressed:**

- a. The plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.**

The subject DSP does not propose any new stormwater management ponds.

- b. Prior to the approval of any detailed site plan that includes a portion of the Melford and Cemetery Environmental Setting, in consultation with archeology staff, the applicant shall provide for additional public interpretation of the significance of archeological findings within the property. That public interpretation may take the form of on-site signage, a printed brochure, public lectures or a website. The location and wording of any additional signage, brochure text, or website shall be subject to approval by the Prince George's County Planning Department staff archeologist.**

The subject detailed site plan includes a portion of the historic environmental setting. However, it is for infrastructure only, so any future DSP for full-scale development should provide for public interpretation.

- c. The proposed lighting system shall use full cut-off lighting systems, with limited light spill-over.**

The subject DSP only proposes public street lights, which will be per the City of Bowie's standards.

- d. Applicable DSPs that may affect the historic vista of the Melford and Cemetery Historic Site (71B-016) shall demonstrate that any portion of a proposed building either partially or fully within the designated view corridors established in Conceptual Site Plan CSP 06002-01 comply with the height requirements for buildings within the view corridors set forth in the design guidelines.**

- e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review**

**area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.**

The subject detailed site plan is for infrastructure only and includes the Impact Review Area; however, no architecture is proposed with this plan. These conditions will be reviewed with future detailed site plans.

- 10. Detailed site plans shall provide a minimum 30-foot-wide landscaped buffer between the development and John Hanson Highway (US 50/301) if research and development flex space is proposed. The buffer shall be measured from the public utility easement.**

The DSP is for infrastructure only and covers a segment of the property located in the middle of the site that is away from US 50/301.

- 11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:**
- a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.**
  - b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.**
  - c. The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.**

The subject DSP is for infrastructure only and does not propose any recreational facilities. Therefore, this condition is not applicable and will be addressed with future DSPs that include full development of the subject property.

- 12. Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that the retail uses are designed to:**
- a. Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services, and dining; and providing attractive gateways/entries and public spaces.**
  - b. Create outdoor amenities to include, at a minimum, such amenities as brick pavers, tree grates, decorative lighting, signs, banners, high-quality street furniture, and extensive landscaping, including mature trees.**

- c. Create attractive architecture by using high-quality building materials such as stone, brick, or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes, and customized shopfronts to create a street-like rhythm.**
- d. Provide attractive quality façades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC (heating, ventilating, and air conditioning), and other unsightly functions.**
- e. Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for safe and comfortable travel; pedestrian walkways shall be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.**
- f. Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.**
- g. Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.**
- h. Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient, direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.**
- i. Provide a comprehensive sign package for signs and sign standards that integrate the signage guidelines within Conceptual Site Plan CSP-06002-01 and the previously approved sign standards contained in Detailed Site Plan DSP-11008. The standards shall address size, location, square footage, materials, and lighting. Any revision to existing approved signage plans shall incorporate the previously approved designs. The revised signage plan to consolidate the signage standards and remove inconsistencies may be approved by the Planning Director, as designee of the Planning Board.**
- j. Eliminate all temporary signage on the site or attached to the exterior façades of a building.**
- k. Make retail pad sites compatible with the main retail/office/hotel/residential component. If the retail pad sites are located along the street, all off-street parking shall be located to the rear or side of the pad sites. Parking provided on the side of pad sites shall be buffered with appropriate screening and/or landscape features.**

- l. Provide green areas or public plazas between pad sites, to the maximum extent possible.**
- m. Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features, where reasonably practicable.**

The subject detailed site plan is for infrastructure only and does not include any development. This condition will be reviewed with future detailed site plans.

- 13. All plans shall delineate and note both the environmental setting and the impact area for Melford and Cemetery, Historic Site 71B-016.**

The applicant has delineated and noted the environmental setting and the impact review area on all plans.

- 14. Prior to Planning Board approval of the first detailed site plan for development in the northwest or southwest neighborhood of Melford Village, the applicant in the historic area work permit process shall submit a plan and timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford and Cemetery Historic Site. The Historic Preservation Commission shall review and approve the plan and timetable through the Historic Area Work Permit (HAWP) process.**

The applicant submitted Historic Area Work Permit 2017-040 that included a plan and timetable for the protection, stabilization, restoration and planned adaptive reuse of the buildings and gardens associated with the Melford, Outbuildings and Cemetery Historic Site, 71B-016. The application proposes the adaptive reuse of the property as an on-site office for the owner/developer of the surrounding property, MSTC XVI, LLC, an entity owned and controlled by St. John Properties, Inc. The application outlines the individual elements of the historic site and potential alterations to the property that would facilitate the proposed adaptive reuse. These alterations may include the provision of handicap accessibility, on-site parking, the restoration of the terraced gardens, the provision of pedestrian access to the property, and the restoration of the associated Duckett Family graveyard (currently not controlled by the applicant). The applicant provided a timetable for the proposed alterations and adaptive reuse.

The Historic Preservation Commission (HPC) at its September 19, 2017 meeting, reviewed the application and found that the applicant's submittal presented a proposed preservation plan and timetable for the reuse of the Melford & Cemetery Historic Site in compliance with this condition. The task and timetable outline represents a reasonable approach to the adaptive reuse of the property and proposes *de minimis* and reversible impacts to its salient historic features. Although the applicant does not control the Duckett Family Cemetery at this time, the stated intention to acquire this significant element of the historic site is encouraged and should occur as quickly as possible to forestall further deterioration and initiate long-deferred maintenance. Once restored and maintained, the cemetery will serve as an important open space element and amenity within the developing property.

- 15. In the detailed site plan for the development of the Melford Historic Site (71B-016), its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful**

**siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal to minimize adverse impacts to the historic site.**

The subject detailed site plan is for infrastructure only and not for architecture. This condition will be reviewed with future detailed site plans.

- 16. Prior to approval of any preliminary plan of subdivision or detailed site plan applications, the Historic Preservation Section shall certify that all quarterly reports have been received in a timely manner and that the Melford site is being properly maintained.**

The most recent quarterly report was received by the Historic Preservation Section in September 2017. This condition is still valid for future detailed site plans.

- 17. The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with Guideline 3 of Prince George's County Council Resolution CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required where reasonably appropriate, unless modified by the City of Bowie for portions of sidewalk within the public right-of-way.**

Standard sidewalks have been shown on both sides of the proposed public roadway. Since the roadway is under the jurisdiction of the City of Bowie, the City's DPW&T will enforce their standards.

- 18. Curb extensions, curb cuts, crosswalks, pedestrian refuges, and other pedestrian safety features shall be provided where appropriate, and shall be shown on all affected detailed site plans.**

For this segment of the roadway included in this DSP, the above elements have been provided on the plan. Once again, since the roadway is under the jurisdiction of the City of Bowie, the City's DPW&T will enforce their standards.

- 21. No additional research and development flex space is permitted in the Mixed Use-Transportation Oriented (M-X-T) Zone at Melford.**

No flex space is proposed in this DSP.

- 25. The phasing of all development proposed in CSP-06002-01 shall be determined at the time of detailed site plan.**

This condition will be reviewed with future full-scale detailed site plans when development is proposed.

- 9. Preliminary Plan of Subdivision 4-16006:** Preliminary Plan 4-16006 was approved on March 9, 2017. The resolution of approval (PGCPB Resolution No. 17-45) with 24 conditions, was adopted by the Planning Board on April 6, 2017. The following conditions of approval of the preliminary plan relate to the review of this DSP (in **boldface text** followed by staff comment):

- 2. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement (PUE) along all public rights-of-way, and one side of all private streets, not including alleys. Any deviation**

**from the 10-foot-wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.**

The subject property has clearly delineated the ten-foot-wide public utility easement (PUE) along all public rights-of-way. No private streets or alleys are proposed at this time.

- 9. At the time of detailed site plan and Type 2 tree conservation plan (TCP2) approval, the applicant may credit woodland conservation credit if permission of the cemetery owner is obtained, subject to approval of a historic setting vegetation management plan. The purpose of the plan is to determine where trees need to be removed to conserve the resource and where additional woodlands could be established. Implementation of the Plan would be subject to approval of a historic area work permit (HAWP). Development of a management plan would qualify trees within the environmental setting to be credit as “historic trees” at twice the usual woodland conservation ratio.**

**At the time of TCP2, applicant may credit historic trees with the environmental setting of the cemetery as follows:**

- a. Permission of the owner or ownership of the property shall be demonstrated.**
- b. A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.**
- c. A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance, and shall identify the party or parties responsible for the long-term maintenance of the environmental setting.**
- d. The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.**
- e. Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.**

The applicant is currently pursuing ownership of the cemetery through the Prince George's County Tax Sale procedure. The revised TCPII submitted with the current application does not include crediting woodland conservation within the environmental setting of the cemetery parcel. Future ownership of the cemetery, and intention to receive credits for woodland conservation

within the environmental setting will require a revision to the Type II Tree Conservation Plan (TCP II).

- 10. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**
  - a. Construct a sidewalk along the south side of Melford Boulevard between Science Drive and Kendale Lane. This sidewalk shall conform to the Street Sections approved as part of the Melford Village Design Guidelines, or as modified by the City of Bowie or the Maryland State Highway Administration.**
  - b. Remove the northbound channelized right at the intersection of Melford Boulevard and the ramp from MD 3 north/US 50 to reduce vehicular turning speed. The northbound right turn would be reconstructed and relocated to the existing traffic signal and pedestrian signals (APS/CPS) will be included to support the new pedestrian connection.**
  - c. At the time of detailed site plan, provide an exhibit that illustrates the location, limits, specification and details of all off-site improvements proffered in the bicycle pedestrian impact statement, or recommended by staff, for the review of the operating agencies. This exhibit shall show the location of all off-site sidewalk construction, ADA ramps, pedestrian signals, crosswalk treatments, ramp reconfiguration and the removal of the roundabout.**

An exhibit (or construction plans) should be submitted for the off-site improvements consistent with this condition at the time of the first full-scale DSP. The applicant, the City of Bowie, and the State Highway Administration have been working on the designs for these improvements consistent with prior approvals.

- 11. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT) and the 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:**
  - a. Include a location for a trailhead facility for the master plan trail along the Patuxent River. Details for the trailhead regarding parking, signage, and other facilities can be made at the time of detailed site plan.**

The details for the trailhead are recommended at the time of the first full scale DSP.

- b. **In addition to New Road “A” and New Road “C,” shared-lane Markings shall be provided along Melford Boulevard, Currie Drive and Science Drive, or as modified by the City of Bowie.**

Road cross sections were approved as part of the Preliminary Plan. Discussions with the City of Bowie have indicated that the City’s Department of Public Works has reviewed and approved the road cross sections included in DSP-17020. No changes are necessary to the road cross sections shown in the submitted plans.

10. **2010 Prince George’s County Landscape Manual:** Per Section 27-548 of the Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone shall be provided pursuant to the provisions of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The proposed development of infrastructure only is exempt from conformance with the requirements of the Landscape Manual because it does not propose a change in intensity of use, or an increase of gross floor area or impervious area, except for a public roadway, on the subject property. Conformance with the requirements of the Landscape Manual should be determined when a more detailed plan of development is submitted for review.

11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. The site already has an approved Type 1 and Type 2 Tree Conservation Plan. A revised Type II Tree Conservation Plan (TCP1I-036-99-11) was submitted with the detailed site plan application.

Type II Tree Conservation Plan TCP1I-036-99-05-11, covers a gross tract area of 428.15 acres, which is the portion of the Melford development (formerly University of Maryland Science and Tech Center) which is subject to the Woodland Conservation Ordinance, and is significantly larger than the DSP plan under review.

The woodland conservation threshold for the site is 42.73 acres, based on the M-X-T zoning and a net tract area of 284.85 acres. The site contains 171.12 acres of upland woodlands and 89.26 acres of wooded floodplain. The revised TCP1I proposes clearing 119.81 acres of upland woodlands, and 0.30 acres of wooded floodplain. No off-site clearing is proposed. Two federal projects (the Institute for Defense Analysis and the Holocaust Museum Analysis) and previously dedicated rights-of-way have been subtracted from the gross tract area consistent with the previous TCPI approval. Based upon the clearing proposed, the total woodland conservation requirement for the development as currently calculated is 72.98 acres.

The revised TCP1I proposes to meet the requirement with 48.47 acres of on-site preservation, including 10.45 acres of woodland conservation located on property owned by M-NCPPC; 12.63 acres of on-site afforestation/reforestation; 5.50 acres of Specimen/Historic Tree Credit; and 6.38 acres of off-site woodland conservation credit.

The calculation of net tract area needs to be revised in the woodland conservation worksheet to show that Lot 2, in Pod 7, which is 7.61 acres in area, has been purchased by the U.S. Government, and is no longer subject to local woodland conservation requirements. Federal projects are subject to review by the Maryland State Forest Service for compliance with the Clean Water Act. This acreage should be added to the list of “Previously Dedicated Land” in the Woodland Conservation Summary Table, and woodland preservation should no longer be credited on Lot 2. Affected plan sheets, calculations and tables shall be adjusted to reflect this

change.

The TCP1 plan originally proposed preservation, afforestation and Specimen/Historic Tree Credits within the 1.13-acre cemetery and environmental setting, but this is not proposed with the current revision because of unresolved ownership issues.

The TCPII shows woodland conservation being provided on property currently owned by M-NCPPC, consistent with the most recent revision to the TCPI. At the time of preliminary plan certification, written permission from the Department of Parks and Recreation (DPR) was provided by Helen Asan of the DPR Planning and Development Section agreeing to provide 10.45 acres of preservation on M-NCPPC property.

The TCPII requires technical revisions to be in conformance with the applicable Woodland Conservation Ordinance, Environmental Planning Section policies and the Environmental Technical Manual prior to certification of the detailed site plan. The Environmental Planning Section's conditions have been included in the recommendation section of this report.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in tree canopy coverage. The subject property is 87.32 acres in size, resulting in a TCC requirement of 8.73 acres. Since this DSP is for infrastructure only, conformance with the TCC requirements will be reviewed at time of full-scale DSP.
13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
  - a. **Historic Preservation**—In a memorandum dated October 5, 2017 (Berger to Kosack), the Historic Preservation Section staff offered a discussion of the relevant conditions of approval of Conceptual Site Plan CSP-06002-01, which has been incorporated into Finding 8 above. Staff noted that multiple conditions of the CSP are not applicable to this infrastructure only DSP, and will have to be enforced with future DSPs.

The subject application does not include the Melford House and Cemetery Historic Site (71B-016), but proposes grading that is adjacent to it. Built in the 1840s, Melford is a two-and-half-story brick plantation house of side-hall and double-parlor plan. The house is distinguished by a two-story, semicircular bay and a parapetted, double chimney at the south gable end. Attached to the north gable end is a lower kitchen wing built of brick and stone. The interior exhibits fine Greek Revival-style trim. The house was built by Richard Duckett and later was home to three generations of the Hardisty family. The bay and chimney configuration makes Melford House unique in Prince George's County. The associated grounds include several early outbuildings and terraced gardens, and there is a Duckett family burial ground on a nearby knoll to the northwest. The property is also listed in the National Register of Historic Places.
  - b. **Community Planning**—In a memorandum dated October 25, 2017 (D'Ambrosi to Kosack), the Community Planning Division provided the following summarized determinations:

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application. Per *Plan Prince George's 2035*

*Approved General Plan* (General Plan), this application is located within a designated Town Center, specifically in the Bowie Town Center. Town Centers are focal points of concentrated residential development and limited commercial activity serving Established Communities. The Bowie and Vicinity Master Plan recommends mixed-use development.

- c. **Transportation Planning**—In a memorandum dated October 6, 2017 (Masog to Kosack), Transportation Planning provided the following summarized determinations, as well as a discussion of relevant previous conditions of approval:

The site plan is a requirement of the M-X-T Zone. The transportation-related findings are limited to the particular circumstance in which at least six years have elapsed since a finding of adequacy was made. In this case, the transportation adequacy finding was made within the past year, and so any transportation requirements are related to issues of access and circulation, as defined by the site design guidelines in Section 27-274(a)(2)(C) of the Zoning Ordinance.

It needs to be noted that the site plan is strictly for infrastructure, involving grading along with street, retaining wall, and utility construction. As such, no development is being proposed or approved with this plan. The prior application PPS 4-16006 contains several traffic-related conditions, all of which will be enforced with future site plans and permits involving full development of the subject property.

The street construction proposed under this plan involves streets to be maintained by the City of Bowie. Therefore, the Transportation Planning Section would defer to the City to determine the acceptability of the typical sections and all characteristics of the alignments. However, the bulb of the cul-de-sac is shown to be approximately 80 feet. We would respectfully advise the City to determine that this will be acceptable for fire trucks serving the area.

Overall, from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.

- d. **Subdivision Review**—In a memorandum dated November 18, 2017 (Cannady to Kosack), the Subdivision Review Section offered an analysis of the DSP's conformance with the PPS conditions, which is incorporated into Finding 9 above. The Subdivision Section recommends no conditions of approval.
- e. **Trails**—In comments dated November 15, 2017 (Shaffer to Kosack), the trails coordinator provided the following analysis of the subject application:

The Transportation Planning Section has reviewed the submitted Detailed Site Plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment* (area master plan), in order to implement planned trails, bikeways, and pedestrian improvements. Because the site is located in the Bowie Gateway Center, it was subject to the requirements of Section 24-124.01 of the Subdivision Regulations and the "Transportation Review Guidelines – Part 2, 2013" at the time of Preliminary Plan.

The MPOT and the area master plan identify two master plan trail corridors that impact the subject site, as shown on the plan maps for the MPOT and area master plan. A trail is shown along the Patuxent River corridor that will potentially connect to existing and planned parkland both to the north and south, and a connector trail is shown linking the future development on the Melford site with the stream valley trail along the Patuxent River.

The MPOT also includes a complete streets element that contains several policies related to accommodations for bicyclists and pedestrians along new road construction. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians:

**POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**POLICY 2: All road frontage improvements and road capital improvement projects within the developed and developing tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

The master plan trails and internal bikeways were addressed with conditions of approval for Preliminary Plan 4-16006. The Preliminary Plan also included the approved cross sections for the internal roads. Lastly, the Preliminary Plan included a recommendation for an off-site sidewalk and an off-site exhibit at the time of DSP.

The Trail Planner recommends approval of this DSP for infrastructure with two conditions requiring information to be provided at time of the first DSP for development of the property.

- f. **The Department of Parks and Recreation (DPR)**—In a memorandum dated September 22, 2017 (Asan to Kosack), DPR indicated that they had no comments on the subject DSP.
- g. **Environmental Planning**—In a memorandum dated November 8, 2017 (Finch to Kosack), the Environmental Planning Section provided an analysis of the DSP's conformance with the previous conditions of approval, which is incorporated into Findings 8 and 9 above, and a discussion of the DSP's conformance with the WCO, as discussed in Finding 10 above. They also provided the following discussion:
  - (1) **Site Description:** The overall property is in the northeast quadrant of the intersection of US 50 and MD 3/US 301, and contains 431.55 acres in the M-X-T Zone. A review of the available information indicates that streams, wetlands, 100-year floodplain and severe slopes are found to occur on this property. According to the "Soil Web Survey" the principal soils on the site are in the Adelphia-Holmdel, Collington, Evesboro-Downer, Swedesboro-Galestown, Udorthents, and Woodstown series. Only one of the soils, Woodstown, is hydric, and then other pose no special development challenges. Marlboro and Christiana clays are not located on or in the vicinity of the property. According to available information, Marlboro or Christian clays are not found to occur in the vicinity of this property. US 50 (John Hanson Highway) and US 301 (Crain Highway) are

both classified as freeways, and traffic-generated noise impacts are anticipated. Based on information obtained from the Maryland Department of Natural Resources Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property; however, there are records of 'species of concern' known to occur within the vicinity of the site. There are no designated scenic and/or historic roads in the vicinity of this property. The 2017 Countywide Green Infrastructure Plan was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Countywide Green Infrastructure Plan, the site contains Regulated Area and Evaluation Area within the designated network of the plan. This property drains to an unnamed tributary located in the Patuxent River basin and is located directly adjacent to the Patuxent River. The site is located within an Employment Center, the designated Bowie Town Center, as shown on the Growth Policy Map, and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

- (2) **Natural Resources Inventory:** A Natural Resource Inventory, NRI-054-06, was approved for the subject property on February 21, 2008. A revised NRI (NRI-054-06-01) was required for the current application, because the previous NRI had exceeded the validity period, and the stream buffers required for regulated streams effective September 1, 2010 needed to be addressed.

The environmental and cultural features identified on the revised NRI, and the delineation of the Primary Management Area (PMA) have been correctly transposed onto the current application plans.

- (3) **Rare, Threatened and Endangered Species:** The Maryland Department of Natural Resources (MDNR) Wildlife and Heritage Division issued a letter dated May 18, 2001, that states that there are no records of rare, threatened or endangered (RTE) plants or animals within this project site. Review of an MDNR database indicate that there were more recent records of species of concern known to occur within the vicinity of the site; however, the portions of the subject property currently under review would not be likely to support the species listed. An updated Letter from the Department of Natural Resources regarding the presence of RTE on the site was submitted as an amendment to the revised NRI, and the finding of no records of RTE in the upland portions of the site was confirmed.
- (4) **Regulated Environmental Features/ Primary Management Area:** The on-site regulated environmental features include streams, wetlands and buffers, and 100-year floodplain, which are shown on the revised NRI, and the delineated primary management area (PMA), which includes the contiguous regulated environmental features of the site.

The current application is a DSP and revised TCPII, previously found to have satisfied this finding. No significant change to the limit of disturbance or additional impacts to regulated environmental features are currently proposed. With approval of the preliminary plan and revised TCPI, cumulative impacts of 4,358 square feet to the 100-foot-wide "natural stream buffer" for sewer

connections, and 6,394 square feet to the 150-foot-wide “floodplain buffer” for stormwater outfall structures, which were previously approved under earlier development application, were reapproved. These impacts have been previously implemented with construction of the regional stormwater management ponds.

- (5) **Specimen, Historic and Champion Trees:** Effective on September 1, 2010, TCP applications are required to meet of the requirements of Subtitle 25, Division 2 which includes the preservation of specimen, champion and historic trees. Every reasonable effort should be made to preserve the trees in place, with consideration of different species’ ability to withstand construction disturbance.

After consideration has been given to the preservation of the specimen or historic trees, and there remains a need to remove any, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Subtitle 25, provided all the required findings in Section 25-119(d) can be met and the request is not less stringent than the requirements of the applicable provisions of COMAR.

The NRI and TCPI indicated that there are 44 specimen trees located on the TCP1, all are located outside of the environmental setting of the historic site. A Subtitle 25 variance application for the removal of twelve specimen trees was submitted and approved with the preliminary plan.

The Historic Tree Table does not address individual trees located within the environmental setting of the Cemetery (#71B-016), although the area may be proposed to be credited as preservation, afforestation/reforestation, or specimen/historic credits in the future. Because the ownership of the cemetery is not under the control of the applicant, the applicant cannot credit woodland conservation on property they don’t control without the consent of the owner, and within an environmental setting planting is further subject to a Historic Area Work Permit.

The Environmental Planning Section (EPS) and the Historic Preservation Section are concerned that some vegetation removal in the cemetery is appropriate to protect and conserve the existing gravesites.

- (6) **Noise Impacts and Mitigation:** The Melford Town Center development is in the northeast quadrant of the intersection of two roadways classified as freeways. US 301 (Crain Highway) is an existing source of traffic-generated noise, and a master planned freeway (F-10). Using the EPS Noise Model and applying a traffic count at build-out of 72,949 and a traffic speed of 55 mph, the anticipated ground floor 65 dBA Ldn noise contour would lie approximately 470 feet from the center line of US 301.

US 50 (John Hanson Highway) is an existing source of traffic-generated noise, and a master planned freeway (F-4). Using the EPS Noise Model and applying a traffic count at build-out of 120,680 and a traffic speed of 65 mph, the anticipated ground floor 65 dBA Ldn noise contour would lie approximately 869 feet from the center line of US 301.

The location of these conservative noise contours was plotted on the TCPI to

evaluate potential impacts areas to residential uses, which were not previously evaluated on the development site due to the prior zoning categorization.

The 65-dBA noise contour related to US 50 falls just south of the boundary of the current development proposal, basically running along Melford Boulevard. The 65-dBA noise contour related to US 301 runs parallel to the freeway on the western portion of the property. No noise impacts and noise mitigation measures will be evaluated with future DSPs that propose development on the site.

- (7) **Stormwater Management:** The conceptual and technical design of stormwater management facilities and associated landscaping is subject to approval by the City of Bowie. In addition to the major “regional” facilities already constructed, the approved stormwater plan proposes stormwater management features, such as micro-bioretenment and ESD elements.
- (8) **Sediment and Erosion Control:** Prior to grading of the site, the county requires the approval of an Erosion and Sediment Control Plan. The Tree Conservation Plan must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure including Erosion and Sediment Control measures. A Concept Grading, Erosion and Sediment Control Plan (CSC#186-16F) was approved by the Prince George’s Soil Conservation District on June 30, 2016 and is valid until June 30, 2019.

A copy of the Final Erosion and Sediment Control Plan must be submitted at the time of permit review so that the limits of disturbance for the project can be verified as in conformance with the TCP II.

- (9) **Soils:** According to the “Soil Web Survey”, the principal soils on the site are in the Adelphia-Holmdel, Collington, Evesboro-Downer, Swedesboro-Galestown, Udorthents, and Woodstown series. Only one of the soils, Woodstown, is hydric, and the others pose no special development challenges. Marlboro and Christiana clays are not located on or in the vicinity of the property.

This information is provided for the applicant’s benefit, and may affect the architectural design of structures, grading requirements, and stormwater management elements of the site. DPIE may require a soils report in conformance with County Council Bill CB-94-2004 during the permit process review.

The Environmental Planning Section recommends approval of Detailed Site Plan DSP-17020 and revised Type II Tree Conservation Plan TCP II-036-99-11, subject to five conditions that have been included in the Recommendation section of this report.

- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not provide comments on the subject application.
- i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.

j. **Prince George's County Health Department**—In a memorandum dated October 5, 2017 (Johnson to Kosack), the Environmental Engineering/Policy Program of the Health Department had the following comments/ recommendations:

- (1) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The above comment is noted and has been transmitted to the applicant. A site plan note to this effect should be provided on the detailed site plan.

- (2) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

The above comment is noted and has been transmitted to the applicant. A site plan note to this effect should be provided on the detailed site plan.

- (3) Miscellaneous solid waste materials (debris, tires) must be collected and properly disposed to the municipal waste landfill.

The comment has been transmitted to the applicant.

- (4) Any wells or septic system components discovered in the course of site development and grading must be backfilled and/or sealed in accordance with Health Department requirements.

The comment has been transmitted to the applicant.

k. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated September 27, 2017, WSSC offered comments on this DSP that will be enforced through their separate permitting process.

l. **Verizon**—At the time of the writing of this technical staff report, Verizon did not provide comments on the subject application.

m. **Baltimore Gas and Electric (BGE)**—At the time of the writing of this technical staff report, BGE did not provide comments on the subject application.

n. **City of Bowie**—In a letter dated June 6, 2017 (Robinson to Hewlett), the City of Bowie indicated that the City reviewed the subject DSP and determined that the proposed grading and infrastructure shown on the plan is consistent with the City Council's prior review of the PPS and there are no issues. In addition, the applicant must submit the detailed stormwater management, storm drain and paving plans to the City for approval at the appropriate time. The City of Bowie has no objection to the approval of the DSP.

14. As required by Section 27-285(b) of the Zoning Ordinance, the required findings for a DSP are as follows, followed by staff comment:

- (1) **The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

To the extent they are applicable, the subject DSP for infrastructure represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use as set forth herein.

- (2) **The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

This DSP is in general conformance with Conceptual Site Plan CSP-06002-01, as discussed in Finding 8 above.

- (3) **The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

Based upon the foregoing analysis, this DSP for infrastructure satisfies the site design guidelines as contained in Section 27-274 of the Zoning Ordinance, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

In a memorandum dated November 8, 2017, the Environmental Planning staff indicated that the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on consistency with the limits of disturbance shown on the previously approved CSP-06002-01 and Type 1 Tree Conservation Plan TCPI-044-98-04; and Preliminary Plan 4-16006 and TCPI-044-98-05. The impacts proposed on the current application are consistent with prior approved impacts.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-17020 and Type II Tree Conservation Plan TCPII-036-99-11, for Melford Town Center Infrastructure, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows or provide the specified documentation:
  - a. Clarify the limits and acreage of the DSP on the plan and in the notes.
  - b. Demonstrate on the plans temporary accesses to the Melford and Cemetery Historic Site that will be maintained throughout the development process.
  - c. Provide the follow site plan notes:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”
  - d. Revise the Type II Tree Conservation Plan as follows:
    - (1) The Environmental Planning Section approval block shall be expanded to include a signature line for the current revision and future revisions. The approval block shall be revised to include the associated case numbers, if applicable, for prior revisions.
    - (2) A revision note shall be added to the cover sheet providing details about the purpose and effects of the ‘11’ revision. The TCP number on the approval block shall be provided in the following format: “TCPII-036-99.”
    - (3) The owner’s awareness on the cover sheet should reference the owner of the Melford Town Center project area, and be signed prior to certification.
    - (4) The limits of the detailed site plan should be indicated on the overall cover sheet map, and be labeled with the DSP application number. The limits of the DSP shall also be shown on individual sheets as appropriate, and the graphic element delineated the limits of the DSP shall be included in the legend.
    - (5) The disposition column in the Specimen Tree Table and the Historic Tree Table shall be completed.
    - (6) A legend shall be provided on all applicable plan sheets. The graphic patterns for woodland conservation methodologies shall be legible in the legend.
    - (7) On all plan sheets, woodland conservation areas shall be labeled by methodology and area.
    - (8) Remove all references on plan sheets to the FEMA floodplain panels.
    - (9) On Sheet 3, revise the plan to match utility easements shown on the approved TCPI. All existing and proposed utility easements shall be shown, and no

woodland conservation shall be credited in a public utility easement.

- (10) Metes and bounds shall be provided for all property lines.
- (11) Identify the graphic pattern used on Sheet 6 on the east side of Curie Drive, and add to legend, or remove from sheet.
- (12) Woodland conservation areas shall be clearly bordered.
- (13) Revise applicable sheets to show the proposed trail and limits of disturbance (LOD) associated with the trail proposed on M-NCPPC property.
- (14) All stormwater management easements shall be shown on the plan.
- (15) All woodland conservation areas shall meet applicable required minimum width and size design standards.
- (16) A planting schedule shall be added to detail sheet to address afforestation/reforestation areas proposed.
- (17) A detail for permanent tree protection fence shall be shown on the detail sheet, including the posting of a woodland conservation sign on the fence.
- (18) Delineate on the plan the location of the permanent tree protection device to protect the vulnerable edges of woodland conservation planting area associated with the current DSP. Add the graphic element to the legend.
- (19) Delineate on the plan the location of temporary tree protection devices for woodland preservation areas retained within the construction zone for the limits of DSP. Add the graphic element to the legend.
- (20) Revise the Woodland Conservation Summary Table to add the acreage of Lot 2, in Pod 7, to the list of "Previously Dedicated Land," and woodland preservation should no longer be credited on Lot 2. Affected plan sheets, calculations and tables shall be adjusted to reflect this change.
- (21) All tables and calculations shall be revised as needed to reflect the required revisions.
- (22) Have the revised plan signed and dated by the Qualified Professional who prepared it.

2. At time of the first DSP that proposes development of the subject property, the applicant shall:

- a. Provide an exhibit that illustrates the location, limits, specifications and details of all off-site improvements required in Condition 10 of PPS 4-16006 (PGCPB Resolution No. 17-45).
- b. Provide the design and details for the trailhead facility required in Condition 11 of PPS 4-16006 (PGCPB Resolution No. 17-45).

3. Prior to the issuance of grading permits for the site, the applicant shall:
  - a. Submit a copy of the technical stormwater management plan to be reviewed for conformance with the DSP and TCPII.
  - b. Submit a copy of the approved Erosion and Sediment Control Plan to be reviewed for conformance with the limit of disturbance shown on the TCPII.