



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Countywide Planning Division  
301-952-3650

Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)

## Mandatory Referral

**MR-1506F**

Application	General Data	
<b>Project Name:</b> Clinton Zone Water Transmission Main (Branch Avenue)  <b>Location:</b> From Piscataway Road near Brandywine Road to Branch Avenue, 800 feet south of Moores Road  <b>Applicant/Address:</b> Washington Suburban Sanitary Commission (WSSC) 14501 Sweitzer Lane Laurel, MD 20707  <b>Property Owner:</b> Various	<b>Planning Board Hearing Date:</b>	07/30/15
	<b>Date Accepted:</b>	05/26/15
	<b>Mandatory Action Timeframe:</b>	60-Day Review Waived
	<b>Acreage:</b>	N/A (Right-of-Way)
	<b>Zone:</b>	N/A (Right-of-Way)
	<b>Planning Area:</b>	81A Clinton 85A Brandywine
	<b>General Plan Designation:</b>	Established Communities
	<b>Council District:</b>	District 9
	<b>Adjacent Municipality:</b>	None

Purpose of Application	Notice Date
Construction of a 42-inch water transmission pipeline from Piscataway Road to Branch Avenue, 800 feet south of Moores Road.	<b>Acceptance Mailing:</b> June 19, 2015

Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Ms. Ling Li, Project Manager Washington Suburban Sanitary Commission 14501 Sweitzer Lane Laurel, MD 20707	Fatimah Hasan
	<b>Phone Number:</b> 301-952-3580
	<b>Email:</b> Fatimah.Hasan@ppd.mncppc.org



# MR-1506F Staff Report – Clinton Zone Water Transmission Main (Branch Avenue), BL5273B11

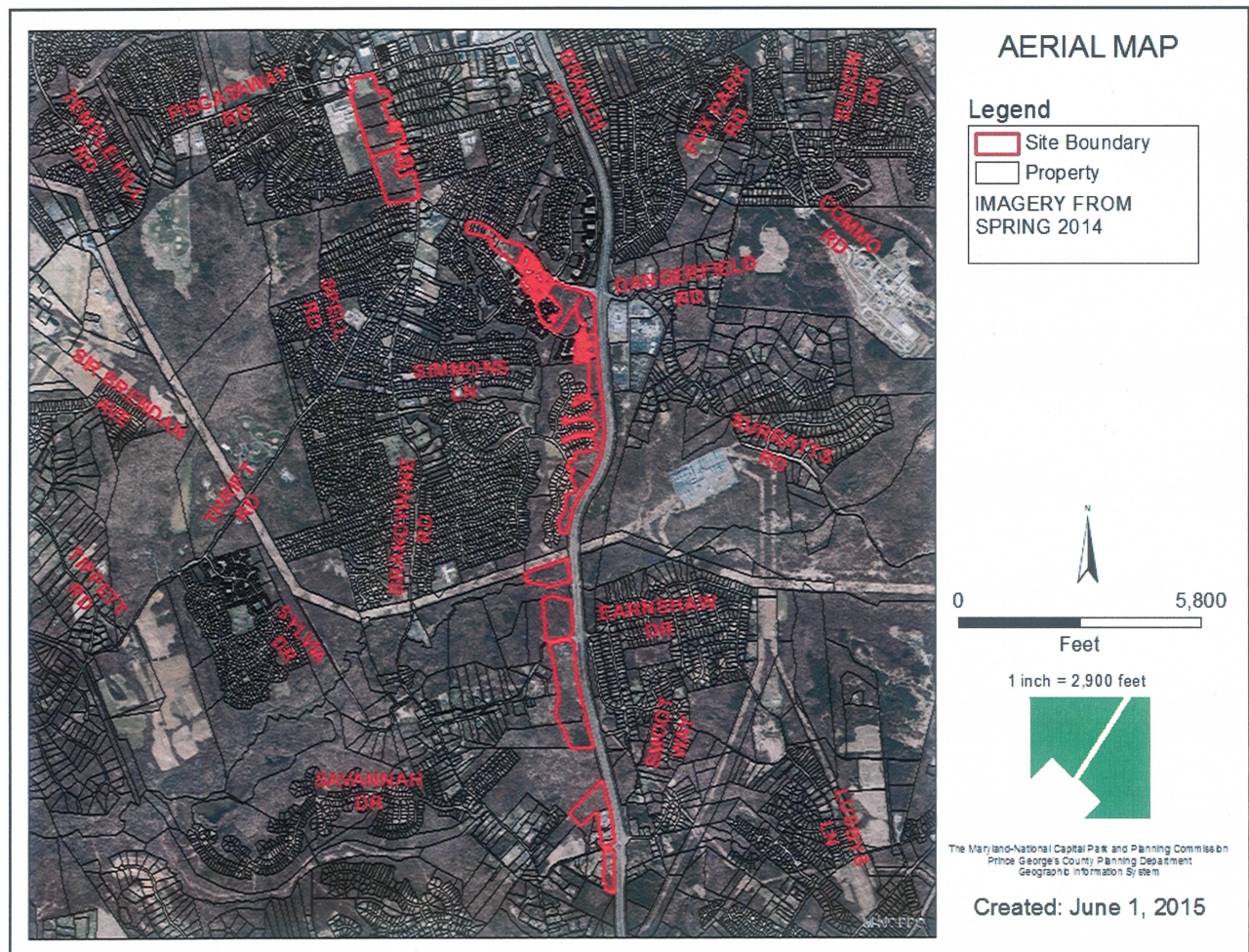
## PROJECT BACKGROUND

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral (MR) review process. The proposed Clinton Zone Water Transmission Main project is being reviewed as part of the MR review process pursuant to Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance. The proposed project must be referred to The Maryland-National Capital Park and Planning Commission.

## EXISTING CONDITIONS

The site for the proposed Clinton Zone Water Transmission Main is along the right-of-way of several roads south of Piscataway Road. The project runs from Piscataway Road near Brandywine Road, along Surratts Road and Branch Avenue, to a site 800 feet south of Moores Road. There are various owners of parcels (shown outlined in red on Map 1) along the transmission line route. A portion of this route (the gap between the parcels) is being constructed with the County's road improvement project. This area is served by public water and sewer service.

**Map 1 – Proposed Water Transmission Main (Branch Avenue) – Aerial Map**



## PROJECT SUMMARY

The Washington Suburban Sanitary Commission (WSSC) proposes to construct a water transmission pipeline, 42 inches in diameter, to enhance the capacity of the system and to serve a proposed water storage tank in the Brandywine area in WSSC's Clinton Zone. The improvement of the piping will ensure the sustainability of water transmission lines in the area. The need for this project was identified by the 2012 Clinton Zone Water Storage and Transmission Improvements Study, which evaluated the Clinton Zone and highlighted necessary system improvements for short-term and long-term water supply needs. A subsequent study recommended that the pipeline be constructed in an existing WSSC easement along the west edge of the Branch Avenue right-of-way. From its northernmost point, the proposed pipeline would connect to an existing water main in Piscataway Road, through a wooded section across five privately owned parcels, through Cosca Regional Park lands, and across Brandywine Road to Surratts Road. From there the alignment runs along Surratts Road to Branch Avenue, just 800 feet south of Moores Road. The project requires a full MR review because it is a new infrastructure. Recommendations regarding environmental and transportation, and historic preservation findings are identified in the memoranda attached to this staff report.

## STAFF RECOMMENDATIONS

Staff recommendations are as follows:

- An approved Natural Resources Inventory (NRI) of the appropriate type covering the entire project limits may be required prior to stormwater management (SWM) or sediment and erosion control concept review, if under local jurisdiction.
- Forest impacts resulting from the proposed activity will be reviewed and approved through the Maryland Department of Natural Resources (DNR) in accordance with the Maryland Forest Conservation Act. A Roadside Tree Permit and an approved Forest Conservation Plan (FCP) will be required. As part of the review, DNR has directed the applicant to submit documentation that any impact to woodland conservation areas in Prince George's County are being or have been addressed. Preliminary investigation has identified that there are several approved Type 2 Tree Conservation Plan (TCP II or 2) which may require revision at the local level in order to fulfill the woodland conservation requirements for previous development activities on the site. Revisions to local TCP2s will be coordinated with State review of the Forest Conservation Plan for the overall site.
- Review of impacts to parklands falls under the review authority of the Park Planning and Development Division, Department of Parks and Recreation. Coordination between the Parks Department and WSSC on necessary construction approvals has been underway since 2013 and should continue.
- Due to the fact that the State Highway Administration (SHA) is currently studying the MD 5 corridor for priced/managed lanes, interchanges, and widenings, it is recommended that WSSC coordinate with SHA regarding the MD 5 corridor study. The water main may affect potential widening of MD 5 between Brandywine and MD 223, along with planned interchanges at Earnshaw Drive/Burch Hill and Surratts Roads. The SHA contact is:

Tessa K. Young  
Project Manager  
Project Management Division  
State Highway Administration  
(410) 545-8527 (work)

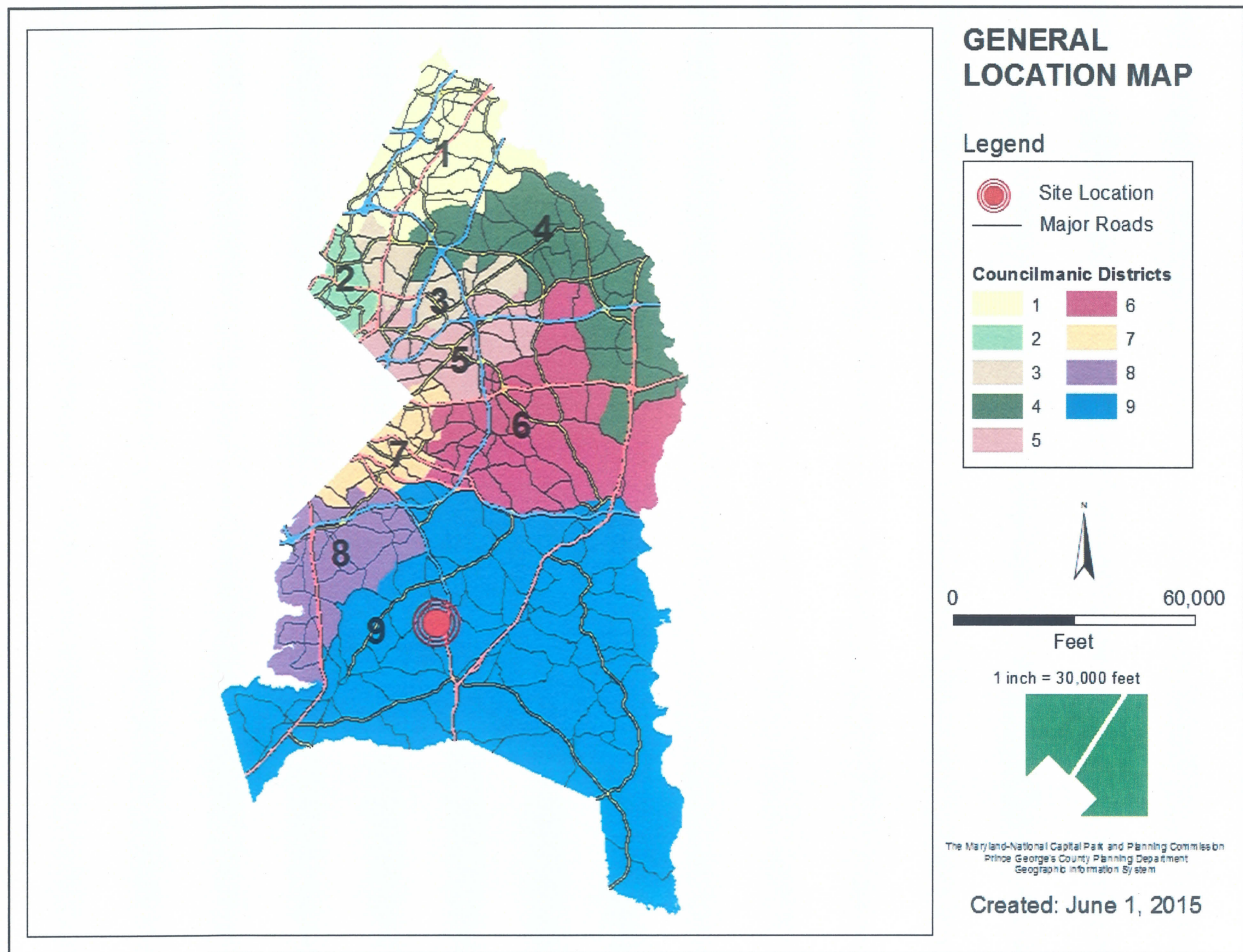
- Regarding coordination with the Prince George's County Department of Public Works and Transportation (DPW&T), WSSC should continue to work with DPW&T, whom they have already coordinated with regarding the Surratts Road widening project. As stated by WSSC, the section of pipeline in the County's road widening area is already under construction.



## PROJECT LOCATION

The proposed water transmission pipeline is located in Councilmanic District 9 (see Map 2, General Location Map). It runs along an existing right-of-way on Branch Avenue (MD 5). It begins at Piscataway Road near Brandywine Road, crosses over Brandywine Road and continues on Surratts Road, and then bends southward onto Branch Avenue. It is inside the Established Communities as classified in the 2014 *Plan 2035 Prince George's Approved General Plan*.

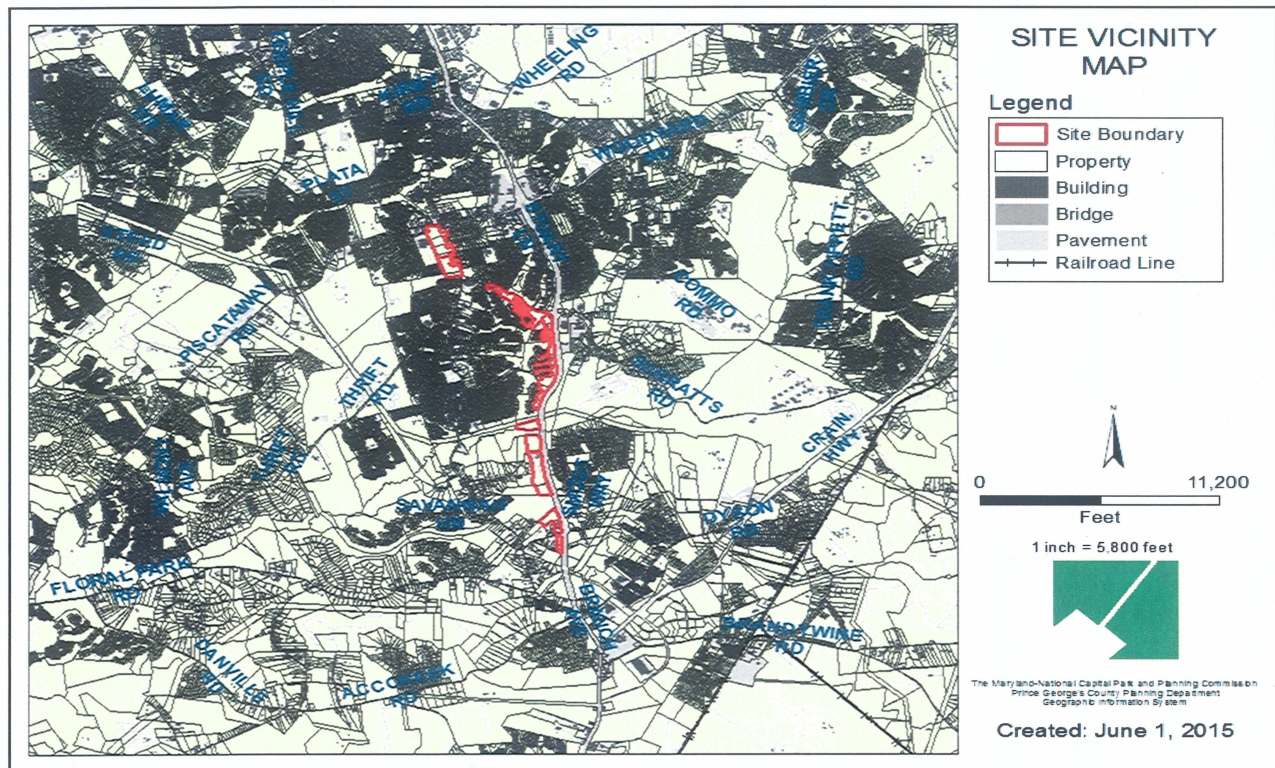
**Map 2 – Proposed Water Transmission Main (Branch Avenue) – General Location Map**



The site is in the vicinity of Brandywine and Clinton, two Census Designated Places in southern Prince George's County. North of the alignment along Piscataway Road are commercial properties. Along Brandywine Road and Surratts Road are primarily single-family residences. On Branch Avenue there is a mixture of residential and commercial land uses. There is a hotel and hospital facility at the corner of Surratts Road and Branch Avenue, southeast quadrant (See Map 3, Project Site Vicinity).



**Map 3 – Proposed Water Transmission (Branch Avenue) - Project Site Vicinity**



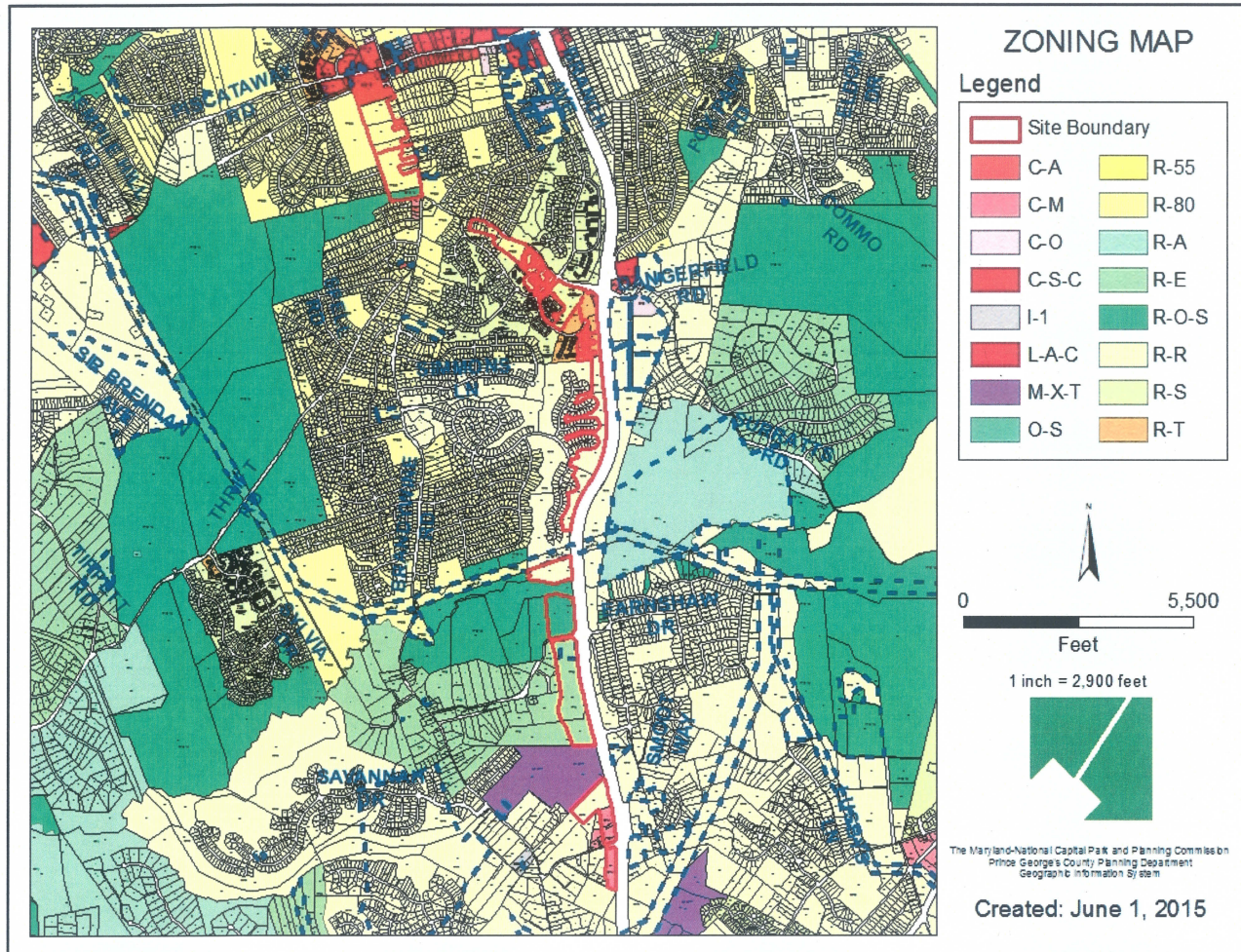
Zoning along the route of the pipeline consists of the following:

Zone	Zone Description	Location
C-S-C	Commercial Shopping Center - Retail and service commercial activities generally located within shopping center facilities.	On Piscataway Road at Brandywine Road
R-80	One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments.	On Brandywine Road south of Piscataway Road
R-S	Residential Suburban Development - A mixture of residential types within the suburban density range generally corresponding to low-density single-family development.	On Surratts Road near Branch Avenue
R-T	Townhouse - Permits one-family detached and attached; two-family, and three-family dwellings.	At Surratts road and Branch Avenue
C-A	Ancillary Commercial - Certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area.	At Surratts Road and Branch Avenue
R-R	Rural Residential - Permits approximately one-half-acre residential lots; subdivision lot sizes.	On Branch Avenue
R-O-S	Reserved Open Space: Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners.	On Branch Avenue at Burch Hill Road
R-E	Residential-Estate - Permits large-lot estate subdivisions containing lots approximately one acre or larger.	On Branch Avenue
M-X-T	Mixed Use - Transportation Oriented - Provides for a variety of residential, commercial, and employment uses.	On Branch Avenue north of Moores Road
C-M	Commercial Shopping Center - Retail and service commercial activities generally located within shopping center facilities.	On Branch Avenue at Moores Road



See Map 4, Zoning Map for more information.

**Map 4 – Proposed Water Transmission Main (Branch Avenue) – Zoning Map**



## PROJECT DESCRIPTION, SCHEDULE AND FUNDING

WSSC proposes to construct a 42-inch pipeline with no permanent above-grade structures or lighting as part of this contract (BL5273B11) other than vent riser pipes and manholes from some of the valve vaults. The Clinton Zone serves the southeastern area of Prince George's County, including most of the area south of Pennsylvania Avenue and east of Allentown Road, excluding Joint Base Andrews. Due to substantial population growth in the area, it was a challenge for WSSC to move water to the southern areas of the zone while keeping the elevated tank in the Accokeek Pressure Zone full during peak usage periods. An evaluation identified the need for additional water storage in the Clinton Zone, two water transmission mains, and one inter-zonal reinforcement pipeline. One of the water transmission mains is the subject of this review, and is needed to reinforce the connection from the existing Clinton Tank (located in the northern part of the alignment being reviewed) to the proposed Brandywine Tank (located near the southern end of the alignment), to help increase the supply capacity to the Accokeek Zone.

There were two factors that affected the alignment choice. One was the finding that the County was in the process of widening the west end of Surratts Road to four lanes; thus, the opportunity to construct a section of the proposed main in Surratts Road became viable before the road construction was completed and to prevent further traffic disruption later in that section. Also, it was not feasible to construct the pipeline along Brandywine Road south of Piscataway Road due to the existing utilities in and along Brandywine Road frontage and the proximity of the



nearby residences on both sides of the road. Thus, an “overland” alignment was chosen behind some of the residences and across Cosca Regional Park lands, a section of the park that is not open to public access. The overland area requires WSSC to obtain easements from the property owners, which is usually not an option, but the alternative would have required extensive private easements on developed residential road frontage, impacts to historic parcels, and a more significant disruption of traffic.

In terms of environmental impacts, an existing easement along Branch Avenue crosses another park parcel, the Piscataway Creek Stream Valley Park surrounding Piscataway Creek. A tunneled creek crossing is proposed to minimize impacts to the stream channel. Other impacts are temporary in nature as they are associated with the construction activity. In addition to the impacts to lands in the Cosca Regional Park, these are the main parkland impacts. The Cosca Regional Park land construction will occur adjacent to a gravel access road which will reduce the amount of tree clearing required for the construction area. Also, this construction will require forest clearing within both parks, and the Department of Natural Resources (DNR) is permitting the forest impacts in accordance with forest conservation regulations. The wetlands impacts in the Piscataway Stream Valley Park are permitted through the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE). While no landscaping is proposed as part of the pipeline construction, tree planting will be included to reforest the temporary work areas cleared for the construction. The Forest Stand Delineation plan will be submitted to DNR for review and approval. The Forest Conservation Plan will be prepared, and will identify the required tree planting and forest mitigation measures to be taken.

Towards the southern end of the proposed pipeline, approximately 1,000 feet north of Moores Road, the 42-inch pipeline is reduced to a 30-inch diameter pipeline, which connects to a 30-inch water main (Contract BL5273E11). This construction is part of SHA’s Branch Avenue improvement project at Brandywine and Accokeek Roads.

No new roadways, pedestrian pathways or bicycle paths will be included in the proposed pipeline project. Any impacts to existing vehicle, pedestrian, or bicycle travel will be temporary in nature and occurring only during construction. Traffic control plans have been developed and will be submitted to the DPW&T, and the SHA as part of the utility construction permitting process. No historic resources were identified by the Maryland Historic Trust within the project area. A Historic Work Area permit is not required.

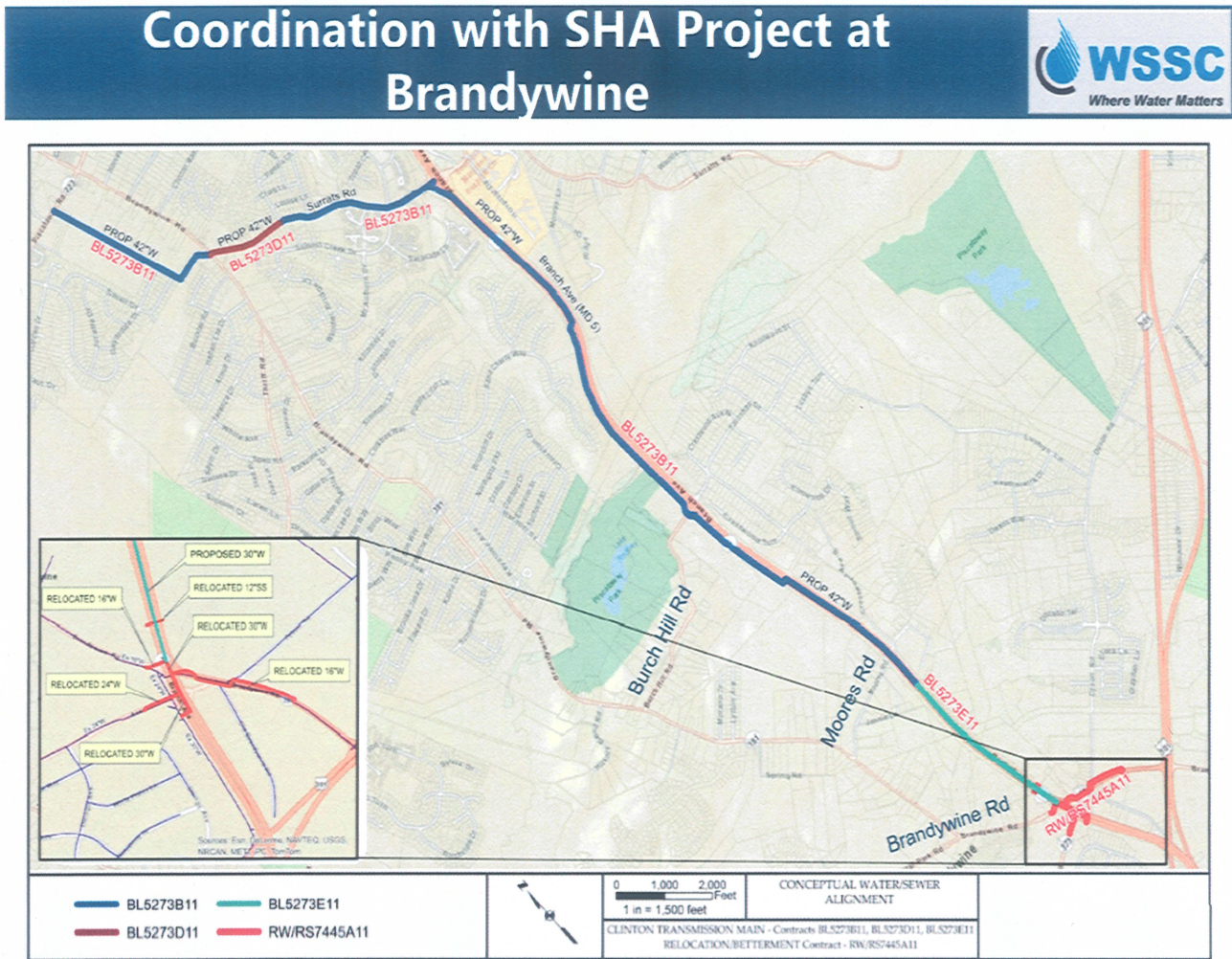
The Clinton Transmission Main project is being constructed in three phases (see Figure 1):

Phase 1 in red (Contract BL5273D11): 1,450 feet of 42-inch pipeline in Surratts Road with the County’s road improvement project (construction currently underway).

Phase 2 in green (Contract BL5273E11): 30-inch main constructed as part of SHA’s Branch Avenue at Brandywine Road Interchange Improvements (to be bid on in Fall 2015).

Phase 3 in blue (Contract BL5273B11): 42-inch main north of Phase 1, and the 42- and 30-inch pipeline connecting Phases 1 and 2. Phase 3 design is more than 70 percent complete. Construction of the pipeline will take approximately 24 to 30 months and is scheduled to start in late summer of 2016. This phase is the subject of this Mandatory Referral review.

Figure 1 – Proposed Water Transmission Main (Branch Avenue) – Alignment





**[The following pages contain  
The M-NCPPC staff comments on the above project description.]**

## **ANALYSIS OF PROJECT IMPACT AREAS**

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed water main transmission pipeline project and provided the following comments:

### **1. ENVIRONMENTAL ASSESSMENT**

This site will be subject to a Natural Resources Inventory (NRI) for stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site, unless jurisdiction is taken over by the Maryland Department of Environment (MDE).

Portions of the project area contain regulated environmental features that are required to be preserved and restored to the fullest extent possible under State and County laws. The presence and extent of regulated environmental features will be determined during the review and approval of a NRI.

Impacts to streams, wetlands and associated buffers will occur under the proposed alignment. A non-tidal wetland permit and waterway and floodplain permit will be evaluated by the MDE and the U.S. Army Corps of Engineers (USACE) and mitigation requirements for the project impacts will be determined and implemented as part of the activity.

On plan Sheet ES-01, under the listing of Environmental Permits Required, Chesapeake Bay Critical Area approval is listed. No impacts within the Critical Area have been identified. The Chesapeake Bay Critical Area Commission (CBCAC) will address any impacts within the designated overlay zones if they are found to exist.

The project also crosses parklands at two locations, the Cosca Regional Park and the Piscataway Stream Valley Park. The pipeline must cross Piscataway Creek, so impacts to the Piscataway Stream Valley Park are unavoidable. The portion of the project within Cosca Regional Park follows an existing WSSC right-of-way.

### **2. TRANSPORTATION ASSESSMENT**

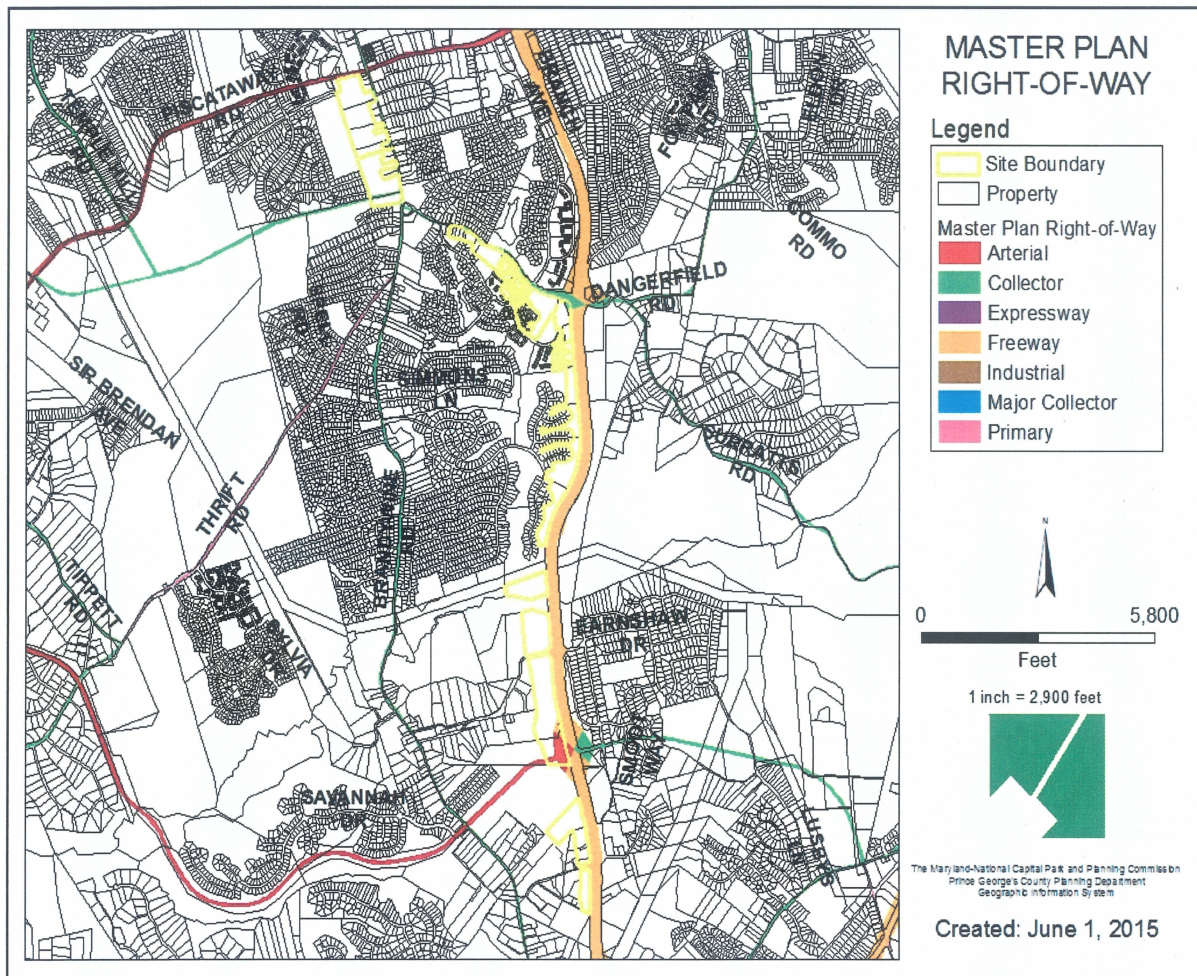
A traffic impact study will not be requested for this application. In examining the proposal for water main improvements, it does not appear that it would add additional traffic to the area in any substantial way during the peak hour traffic periods. Most of the traffic and pedestrian/bicycle impacts will occur during construction and will be managed by the state and local transportation agencies.

The work that will be performed by WSSC is primarily underground, but it may have effects on state/local surface transportation projects. SHA is currently studying the MD 5 corridor for priced/managed lanes, interchanges, and widening.

The proposed water transmission main will not increase overall traffic in the immediate area or have a negative impact on transportation. The proposal does not conflict with the approved area master plan transportation recommendations.



**Map 6 – Proposed Water Transmission Main (Branch Avenue) – Master Plan Right-of-Way**



### 3. HISTORIC PRESERVATION/ARCHEOLOGY

In a letter dated January 28, 2014, the Maryland Historical Trust determined that there are no historic properties affected by the proposed project. There are no Prince George's County Historic Sites or documented properties in the vicinity of the proposed project. There are no known archeological sites or resources that would be impacted by the proposed project. A Phase I archeological survey is not recommended in any of the proposed construction areas.

The project will impact parklands at two locations, the Cosca Regional Park and the Piscataway Stream Valley Park. The pipeline must cross Piscataway Creek, so impacts to the Piscataway Stream Valley Park are unavoidable. The pipeline will be constructed in the existing WSSC easement. In the north section of the project, the proposed alignment extends approximately 800 feet across lands in the Cosca Regional Park. This area of the park is not open to public access and the pipeline will be constructed adjacent to a gravel access road which will reduce the amount of tree clearing needed for a construction work area. A section of the Clinton Main currently under construction as part of the County's Surratts Road widening project will be constructed on the Cosca Park lands. To gain approval for the initial construction, project information was submitted to M-NCPPC in late 2013. Concept approval was provided by letter dated February 12, 2014, from Mr. Robert Clark, Jr., stating that the project is eligible for a right of entry permit for construction.



#### 4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The proposed project is consistent with development and regulatory standards. The majority of the subject water transmission line is underground.

#### 5. CONSISTENCY WITH APPROVED PLANS

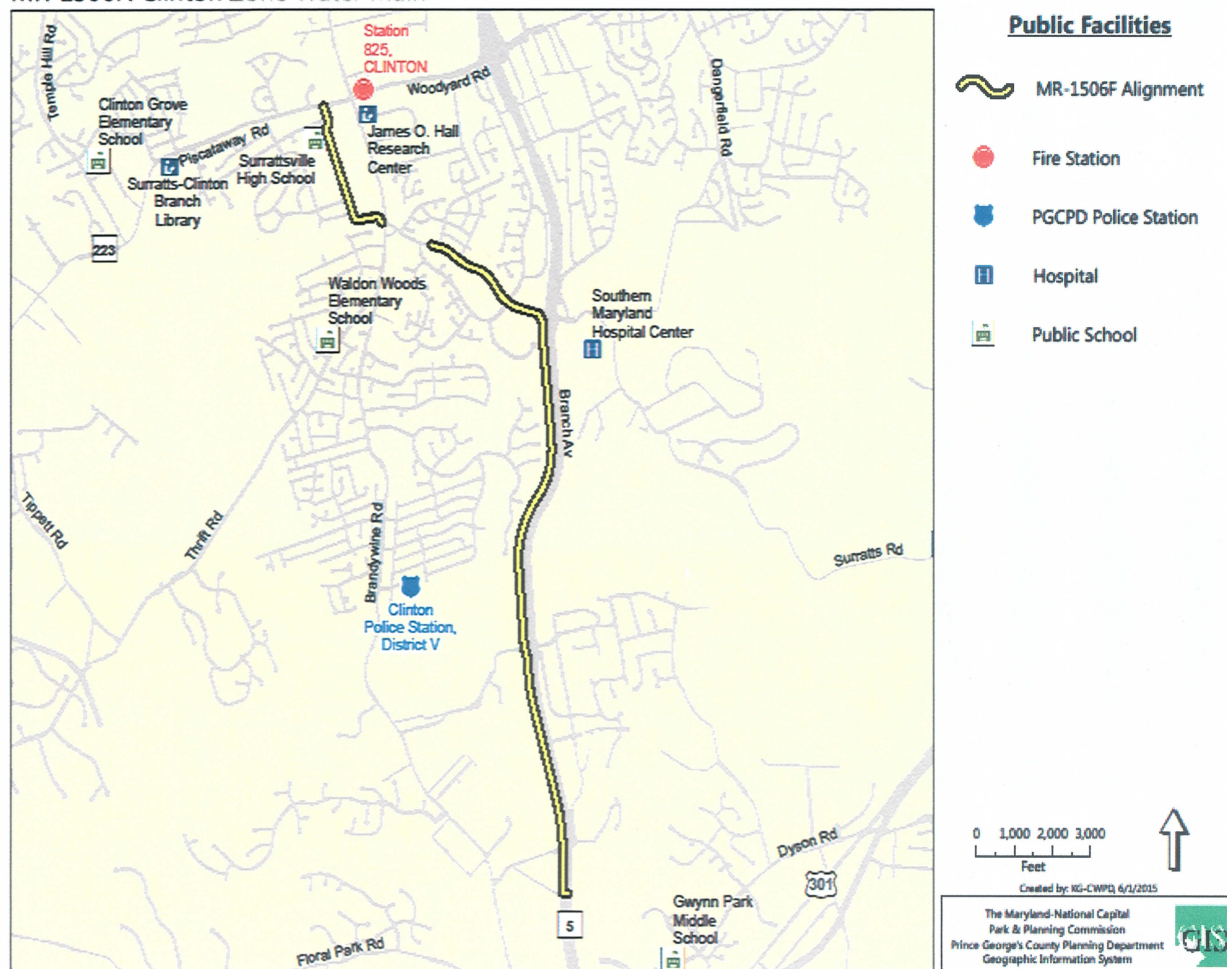
The application is consistent with the 2013 *Approved Subregion 5 Master Plan and Proposed Sectional Map Amendment*. The property is located within Planning Area 81A/Clinton and 85A/Brandywine.

#### 6. EXISTING PUBLIC FACILITIES

The police services in the project area are provided by the Prince George's County Police Department in Clinton, District V, located at 6707 Groveton Drive (see Map 7, Public Facilities). The proposed project is served by Clinton Fire Station at 9025 Woodyard Road. The 2008 *Approved Water and Sewer Plan* places this alignment in Water and Sewer Categories 3, Community System; 4, Adequate for Community System; and 5, Future Water and Sewer Service Area (See Map 8, Water and Sewer Categories).

Map 7 – Public Facilities

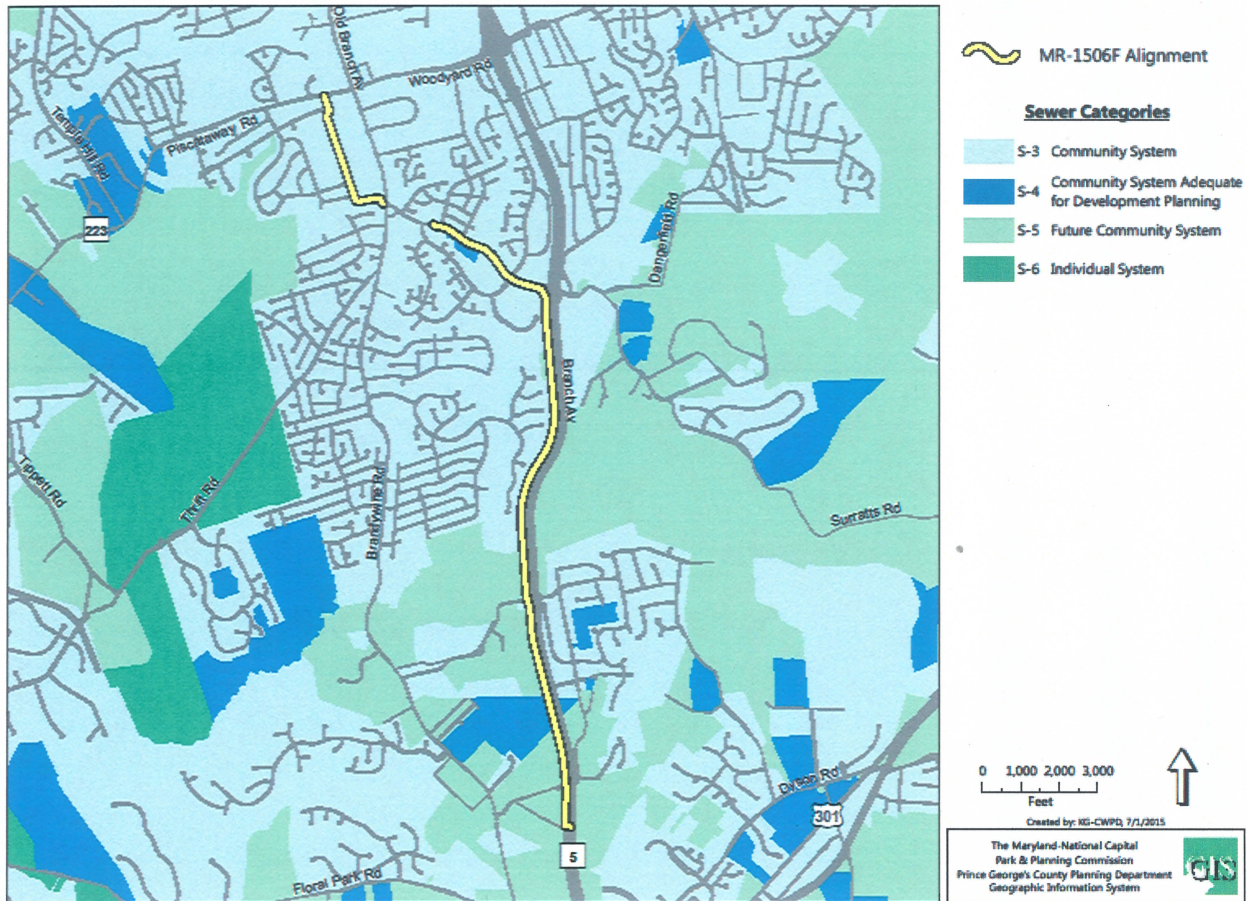
MR-1506F: Clinton Zone Water Main





## Map 8 – Water and Sewer Categories

MR-1506F: Clinton Zone Water Main



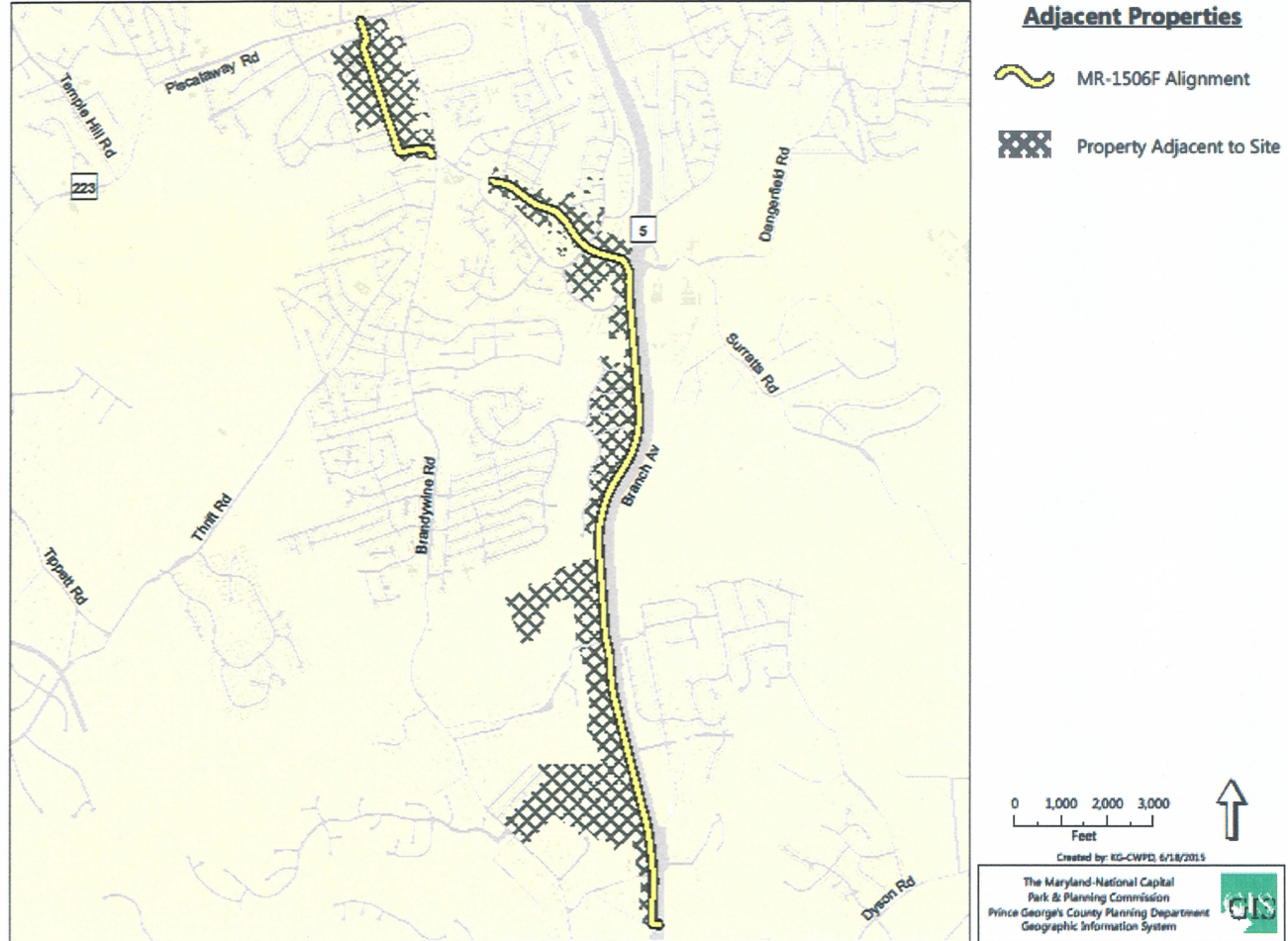
### 7. COMMUNITY OUTREACH

Adjoining property owners were notified of WSSC's proposed project for the water transmission main construction. Notification letters were mailed to adjoining residential and commercial property owners and civic associations by M-NCPPC staff informing them of the project and Planning Board hearing date (see Map 8). M-NCPPC staff received one inquiry from an adjacent property owners about impacts to their water bill, and if the project is funded through property taxes.



## Map 8 – Adjacent Properties

MR-1506F: Clinton Zone Water Main



### 8. STAFF RECOMMENDATIONS

Staff recommendations are as follows:

- An approved Natural Resources Inventory (NRI) of the appropriate type covering the entire project limits may be required prior to SWM or sediment and erosion control concept review, if under local jurisdiction.
- Forest impacts resulting from the proposed activity will be reviewed and approved through the Maryland Department of Natural Resources (DNR) in accordance with the Maryland Forest Conservation Act. A Roadside Tree Permit and an approved Forest Conservation Plan (FCP) will be required. As part of the review, DNR has directed the applicant to submit documentation that any impact to woodland conservation areas in Prince George's County are being or have been addressed. Preliminary investigation has identified that there are several approved Type 2 Tree Conservation Plan (TCP2 or 2) which may require revisions at the local level in order to fulfill the woodland conservation requirements for previous development activities on the site. Revisions to local TCP2s will be coordinated with State review of the Forest Conservation Plan for the overall site.
- Review of impacts to parklands falls under the review authority of the Park Planning and Development Division, Department of Parks and Recreation. Coordination between the Parks Department and WSSC on necessary construction approvals has been underway since 2013 and should continue.

- Due to the fact that SHA is currently studying the MD 5 corridor for priced/managed lanes, interchanges, and widenings, it is recommended that WSSC coordinate with SHA regarding the MD 5 corridor study. The water main may affect potential widening of MD 5 between Brandywine and MD 223, along with planned interchanges at Earnshaw Drive/Burch Hill and Surratts Roads. The SHA contact is:

Tessa K. Young  
Project Manager  
Project Management Division  
State Highway Administration  
(410) 545-8527 (work)

- Regarding coordination with the Prince George's County Department of Public Works and Transportation (DPW&T), WSSC should continue to work with DPW&T, with whom they have already coordinated regarding the Surratts Road widening project. As stated by WSSC, the section of pipeline in the County's road widening area is already under construction.



## **STAFF COMMENTS**

June 15, 2015

**MEMORANDUM**

**TO:** Fatimah Hasan, Planner Coordinator  
Mandatory Referral Review Project Manager  
Special Projects Section

**VIA:** Katina Shoulars, Planning Supervisor  
Environmental Planning Section

**FROM:** Kim Finch, Planner Coordinator  
Environmental Planning Section

**SUBJECT: MR-1506F Installation of Clinton Water Transmission Lines at Branch Avenue (BL5273B11)**

The Environmental Planning Section (EPS) is in receipt of information provided in support of Mandatory Referral MR-1506F, which is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Land Use Article, §20-301 through 305 and Section 27-294 of the Prince George's County Zoning Ordinance.

The applicant proposes to replace existing water transmission lines in the Clinton Zone of the Washington Suburban Sanitary Commission (WSSC) service area. The purpose of this project is to construct the proposed Clinton Transmission Main, a 42-inch diameter pipeline that will run north/south to increase the transmission capacity from the north area of the zone to the south. The creation of an additional water tank and improvement of piping in the transmission zone will allow for increased storage capacity and ensure the sustainability of water transmission lines in the area. WSSC has selected a transmission route along an existing right-of-way on Maryland Route 5.

The following comments are provided based on the information submitted. (The Environmental Planning Section reserves the right to make further comments based on additional information provided.)

**Background**

An alignment study was performed by WSSC to evaluate alternative routes for a major water transmission line. The study recommended the pipeline be constructed primarily in an existing WSSC easement along the west edge of the Branch Avenue right-of-way from the Brandywine area connection north to Surratts Road. At Surratts Road, the recommended alignment turns west to run with the Surratts Road right-of-way from Branch Avenue to Brandywine Road onto Cosca Regional Park for approximately 800 feet at which point it runs "overland" through privately owned property to terminate at a connection to an existing water main in Piscataway Road. Consideration was given to minimizing impacts and coordination with other capital improvement projects occurring on portions of the route.

## Environmental Review

1. This site will be subject to a Natural Resources Inventory (NRI) for stormwater management and sediment and erosion control review prior to the approval of any grading permits, unless jurisdiction is taken over by the Maryland Department of Environment (MDE).

**Required Information:** An approved NRI of the appropriate type covering the entire project limits may be required prior to SWM or sediment and erosion control concept review, if under local jurisdiction.

2. Portions of the project area contain regulated environmental features that are required to be preserved and restored to the fullest extent possible under State and County laws. The presence and extent of regulated environmental features will be determined during the review and approval of an NRI.

Impacts to streams, wetlands and associated buffers will occur under the proposed alignment. A non-tidal wetland permit and waterway and floodplain permit will be evaluated by the MDE and the U.S. Army Corps of Engineers (USACE) and mitigation requirements for the project impacts will be determined and implemented as part of the activity.

Impacts within the Critical Area will be handled by the Chesapeake Bay Critical Area Commission.

**Comment:** Minimization and mitigation for environmental impacts will be handled by the MDE in coordination with USACE. The Critical Area Commission will address impacts and mitigation within the designated overlay zones.

3. Forest impacts resulting from the proposed activity will be reviewed and approved through the Maryland Department of Natural Resources (DNR) in accordance with the Maryland Forest Conservation Act. A Roadside Tree Permit and an approved Forest Conservation Plan (FCP) will be required. As part of the review, DNR has directed the applicant to submit documentation that any impact to woodland conservation areas in Prince George's County are being or have been addressed. Preliminary investigation has identified that there are several approved Type 2 Tree Conservation Plans (TCP2s) which may require revision at the local level in order to fulfill the woodland conservation requirements for previous development activities on the site.

**Comment:** Revisions to local TCP2s will be coordinated with State review of the Forest Conservation Plan for the overall site.

4. The project also crosses parklands at two locations, the Cosca Regional Park and the Piscataway Stream Valley Park. The pipeline must cross Piscataway Creek, so impacts to the Piscataway Stream Valley Park are unavoidable. The portion of the project within Cosca Regional Park follows an existing WSSC right-of-way.

**Comment:** Review of impacts to parklands falls under the review authority of the Park Planning and Development Division, Department of Parks and Recreation. Coordination between the Parks Department and WSSC on necessary construction approvals has been underway since 2013.

Thank you for the opportunity to comment on the WSSC Clinton Water Transmission Main. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section**

**(301) 952-3680  
www.mncppc.org**

June 26, 2015

**MEMORANDUM**

TO: Fatimah Hasan, Special Projects Section, Countywide Planning Division

FROM: Daniel Janousek, Coordinator, Transportation Planning Section, Countywide Planning Division

SUBJECT: MR 1506F Clinton Water Transmission Main

The Transportation Planning Section has reviewed the subject application for a Clinton Water Transmission Main project. A traffic impact study will not be requested for this application.

In examining the proposal for water main improvements, it does not appear that it would add additional traffic to the area in any substantial way during the peak hour traffic periods. Most of the traffic and pedestrian/bicycle impacts will occur during construction and will be managed by the state and local transportation agencies.

**Coordination with the Maryland State Highway Administration (SHA)**

The work that will be performed by the Washington Suburban Sanitary Commission (WSSC) is primarily underground, but it may have an effect on state/local surface transportation projects. The State Highway Administration (SHA) is currently studying the MD 5 corridor for priced/managed lanes, interchanges, and widening. It is recommended that WSSC coordinate with SHA regarding the MD 5 corridor study. The water main may affect potential widening of MD 5 between Brandywine and MD 223, along with planned interchanges at Earnshaw Drive/Burch Hill and Surratts Roads. The SHA contact is:

Tessa K. Young  
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(410) 545-8527 (work)

**Coordination with the Prince George's County Department of Public Works and Transportation (DPW&T)**

WSSC should continue to work with DPW&T, with whom they have already coordinated regarding the Surratts Road widening project. As stated by WSSC, the section of pipeline in the County's road widening area is already under construction.

***Conclusion***

The Transportation Planning Section has reviewed the referral, and it determines that the proposed water transmission main will not increase overall traffic in the immediate area or have a negative impact on transportation. The proposal does not conflict with the approved area master plan transportation recommendations.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Countywide Planning Division/Historic Preservation Section

(301) 952-3680

May 26, 2015

**MEMORANDUM**

TO: Christine A. Osei, Planner Coordinator  
Mandatory Referral Review Project Manager  
Special Projects Section

VIA: Howard Berger, Planning Supervisor  
Historic Preservation Section

Jennifer Stabler, Planner Coordinator  
Historic Preservation Section  
Countywide Planning Division

FROM: Robert Krause, Planner Coordinator  
Historic Preservation Section

SUBJECT: **MR-1506F Installation of Clinton Water Transmission Lines at Branch Avenue**

**Background**

The Historic Preservation Section is in receipt of information provided in support of Mandatory Referral MR-1506F, which is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, Land Use Article, Section §20-301 through 305 and Section 27-294 of the Prince George's County Zoning Ordinance. The applicant proposes to replace existing water transmission lines in the Clinton Zone of the Washington Suburban Sanitary Commission (WSSC) service area. The purpose of this project is to construct the proposed Clinton Transmission Main, a 42-inch diameter pipeline that will run north/south to increase the transmission capacity from the north area of the zone to the south. The creation of an additional water tank and improvement of piping in the transmission zone will allow for increased storage capacity and ensure the sustainability of water transmission lines in the area. WSSC has selected a transmission route along an existing right-of-way on Maryland Route 5.

***Historic Preservation and Archeology***

In a letter dated January 28, 2014, the Maryland Historical Trust determined that there are no historic properties affected by the proposed project. There are no Prince George's County Historic Sites or documented properties in the vicinity of the proposed project. There are no known archeological sites or resources that would be impacted by the proposed project. A Phase I archeological survey is not recommended in any of the proposed construction areas.

The project will impact parklands at two locations, the Cosca Regional Park and the Piscataway Stream Valley Park. The pipeline must cross Piscataway Creek, so impacts to the Piscataway Stream Valley Park are unavoidable. The pipeline will be constructed in the existing WSSC easement. In the north section of the proposed project plan, the alignment extends approximately 800 feet across lands in the Cosca Regional Park. This area of the park is not open to public access and the pipeline will be constructed adjacent to a gravel access road which will reduce the amount of tree clearing needed for construction work area. A section of the Clinton Main currently under construction as part of the County's Surratts Road widening project will be constructed on the Cosca Park lands. To gain approval for the initial construction, project information was submitted to The Maryland-National Capital Park and Planning Commission (M-NCPPC) in late 2013. Concept approval was provided by a letter dated February 12, 2014, from Mr. Robert Clark, Jr., stating that the project is eligible for a right of entry permit for construction.



June 17, 2015

**MEMORANDUM**

**TO:** Christine Osei, Mandatory Referral Project Manager  
Special Projects Section, Countywide Planning Division

**VIA:** Susan Lareuse, Interim Supervisor, Urban Design Section

**FROM:** Ruth Grover, Planner Coordinator, Urban Design Section

**SUBJECT:** Mandatory Referral MR-1506F  
WSSC Clinton Water Transmission Line

The Urban Design Section is in receipt of the materials provided on Mandatory Referral MR-1506F, WSSC Clinton Water Transmission Line, which is being reviewed as part of the Mandatory Referral review process pursuant to Maryland Annotated Code, the Land Use Article, Section §20-301 through 305 and Section 27-294 of the Prince George's County Zoning Ordinance.

Urban Design Section referral comments concern issues relating to landscape, hardscape, architecture and site design. As the majority of the subject water transmission line is underground, the Urban Design Section has no comments or specific recommendations regarding the subject project.