



Office of the Chairman
Prince George's County Planning Board

(301) 952-3561

July 20, 2017

Mr. Justin C. Johnston, M.S., M.B.A., A.F.P.
GIA Consultants
385 East Waterfront Drive
Homestead, PA 15120

**RE: Washington Gas Light Company Reliability
and Reinforcement Project (not including
M-NCPPC owned land) (MR-1623F)**

Dear Mr. Johnston:

The Prince George's County Planning Board had the opportunity to review the proposed installation of a new 24-inch coated steel natural gas pipeline for approximately 16.0 miles, two pressure reducing stations and one regulating station during its regular meeting on July 20, 2017. This mandatory referral case will only cover the portions of the alignment that do not cross property owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC). The M-NCPPC property will be covered under a separate case with the Department of Parks and Recreation (DPR) and Washington Gas Light (WGL) as the applicants. The following staff recommendations were provided for your consideration. A copy of the staff report is also enclosed for your records.

STAFF RECOMMENDATIONS

- Any fencing proposed should be neutral toned or black in color and augmented with evergreen plant material where the fencing is visible from a public road or commercial property, specifically for the two pressure reducing stations located at the intersections of Crain Highway and Fairhaven Avenue in Upper Marlboro, and at Brightseat Road and Landover Road/MD 202 in Hyattsville, and for the above-ground regulating station located at Brightseat Road and near the Landsdowne Village apartments.
- A portion of the proposed pipeline is within the Military Installation Overlay Zone (MIOZ) area in Height Surface E. The mapped categories on the subject properties do not preclude the proposed pipeline, but should be noted and graphically depicted on the site plans and other future site plans.
- It is recommended that the gas pipeline along the Michael Wholley and Westphalia Farm LLC properties be installed at a depth of 6-8 feet below the existing grade as opposed to the standard three-foot minimum cover.

- It is recommended that WGL, Toll Brothers and DPR work together to develop a final layout of the trails and parkland that is acceptable to all parties. It is also recommended that Toll Brothers shall not grant an easement to WGL without DPR's prior consent. On drawing sheets 12 and 13, the gas pipeline crosses the Toll Brothers property on what is currently known as the Marlboro Ridge development. The Preliminary Plan of Subdivision (4-04080) called for Toll Brothers to dedicate 128 acres of parkland and to construct two trails (Back Branch and Cabin Branch) along the stream valleys. The developer is currently working on the design for the Cabin Branch Trail, which is in the general vicinity of the gas pipeline. The gas pipeline and easement will traverse through Toll Brothers property that is slated for dedication to M-NCPPC as required by the Preliminary Plan conditions of approval. The conditions specifically prohibit the further encumbrance of the dedication land without the prior consent by The Prince George's County Department of Parks and Recreation (DPR).
- A Natural Resources Inventory (NRI), NRI-181-2016, was accepted for review on November 3, 2016 and returned to the applicant for corrections on January 6, 2017. A revision to the NRI is required.
- The applicant should meet with the Environmental Planning Section prior to the submittal of any TCP2s to discuss impact areas that have previously approved tree conservation plans, as well as areas that do not. Revisions to the existing TCP2s will be required and new TCP2s will be required for the impacts to properties that currently do not have a TCP2, with the exception of impacts to state or federal lands.
- Since numerous different soil types will be impacted with the proposed disturbance, including areas of Marlboro Clay and Christiana Clay, a geotechnical report was required and was completed.
- Washington Gas Light should coordinate with the Washington Suburban Sanitary Commission (WSSC) staff concerning where WGL and WSSC projects could potentially crossing paths with two following WSSC projects:
 - 1) MR-1605F Ritchie Marlboro Road 24-Inch Water Main to install new 24-inch water transmission main and a new pressure reducing valve along Ritchie Marlboro Road between the I-95/495 overpass to the intersection of Ritchie Marlboro Road and Westphalia Road - BL5020A09; and;
 - 2) MR-1710F Old Marlboro Pike, Marlboro Zone Reinforcement 16" Water Main and Flow Control Valve - BL/BM5273C11.

The Board would appreciate a written response from you indicating whether your organization would consider implementing some or all of the above recommendations, given your participation in the Mandatory Referral process.

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Should you have questions or require additional information regarding the enclosed staff report, please do not hesitate to contact Maria Martin, Master Planner, at 301-952-3472 or via email at Maria.Martin@ppd.mncppc.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth M. Hewlett".

Elizabeth M. Hewlett
Chairman

Enclosure

- c: Hillery A. Kelly, Senior Environmental Specialist, Washington Gas
- Ryan D. MacWilliams, MS, Senior Environmental Specialist, GAI Consultants