



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

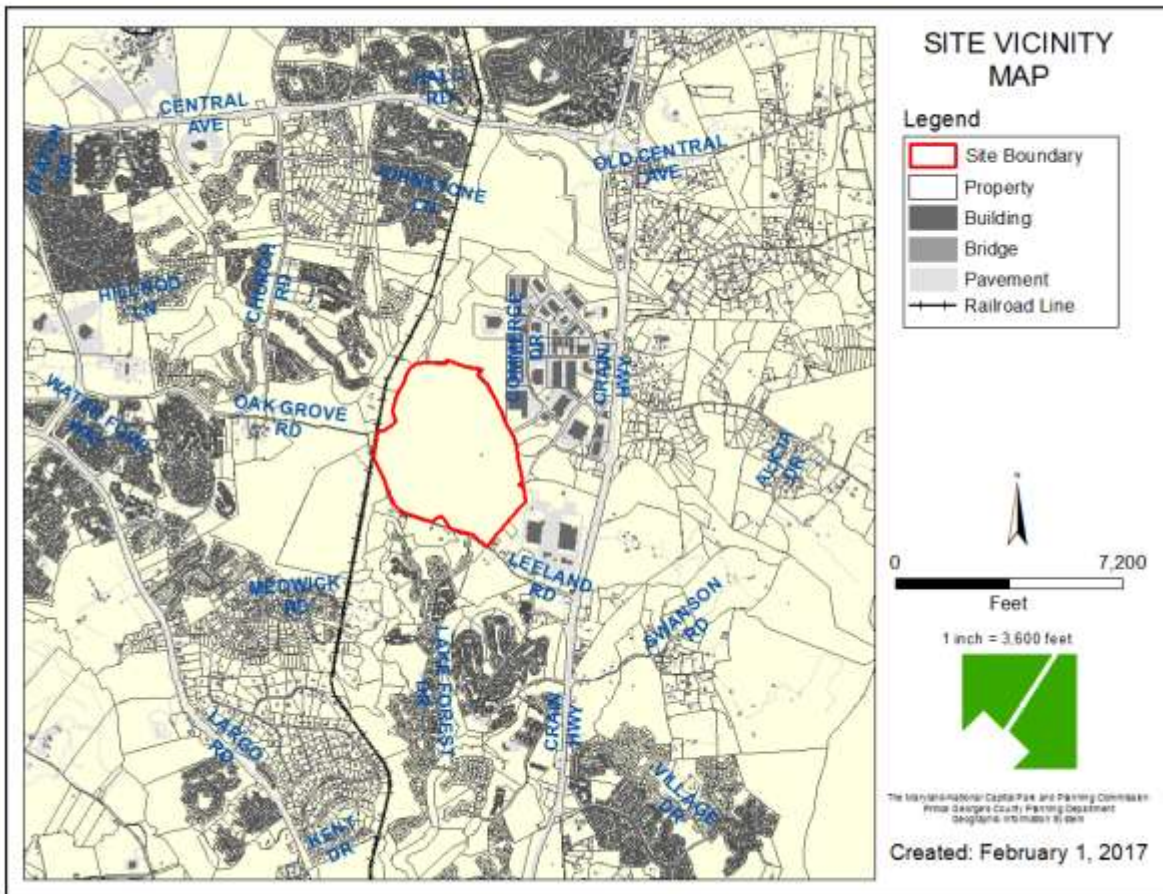
Specific Design Plan

SDP-1603

Application	General Data	
Project Name: Willowbrook, Phase 1 Location: North side of Leeland Road, approximately 3,500 feet west of its intersection with Robert Crain Highway (US 301). Applicant/Address: WBLH, LLC 7164 Columbia Gateway Drive, Suite 230 Columbia, MD 21045	Planning Board Hearing Date:	02/16/17
	Staff Report Date:	02/02/17
	Date Accepted:	10/12/16
	Planning Board Action Limit:	02/16/17
	Plan Acreage:	440.85
	Zone:	R-S/I-1
	Dwelling Units:	371
	Gross Floor Area:	N/A
	Planning Area:	74A
	Council District:	04
	Election District:	07
	Municipality:	N/A
	200-Scale Base Map:	202SE13

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of January 26, 2017 to February 16, 2017. Approval of a SDP for Phase 1 of the development, which proposes 183 single-family detached and 93 single-family attached market-rate lots and 43 single-family detached and 52 single-family attached mixed-retirement lots, and single-family attached architecture by NV Homes, Ryan Homes and Toll Brothers.	Informational Mailing:	06/24/16
	Acceptance Mailing:	10/11/16
	Sign Posting Deadline:	12/26/16

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 E-mail: 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: Specific Design Plan SDP-1603
Type II Tree Conservation Plan TCPII-028-2016
Willowbrook, Phase 1

The Urban Design staff has reviewed the specific design plan and referrals for the subject property. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This specific design plan (SDP) was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9968;
- b. The requirements of Comprehensive Design Plan CDP-0505;
- c. The requirements of Preliminary Plan of Subdivision 4-06066;
- d. The requirements of the Zoning Ordinance, specifically:
 - Sections 27-511, 27-512, 27-513, and 27-514 governing development in the Residential Suburban Development (R-S) Zone;
 - Section 27-274(a)(1)(B), Site Design Guidelines;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of a SDP for Phase One (Phase 1) of the development, which proposes 183 single-family detached and 93 single-family attached market-rate lots and 43 single-family detached and 52 single-family attached mixed-retirement residential lots, and single-family attached architecture by NV Homes, Ryan Homes and Toll Brothers.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-S/I-1	R-S/I-1
Uses	Vacant	Single-Family Detached and Attached
Total Gross Acreage	440.85	440.85
R-S Zone	425.85	425.85
I-1 Zone	15.00	15.00
Phase 1 Dwelling Units	---	371
Market Rate		276
Single-Family Detached		183
Single-Family Attached		93
Mixed-Retirement/Active Adults		95
Single-Family Detached		43
Single-Family Attached		52

OTHER DEVELOPMENT DATA—PARKING

	REQUIRED	PROPOSED
226 single-family detached units	452	452 garage spaces
145 single-family attached units	296	338 total* 245 garage spaces 93 on-street spaces

* Note: This is a minimum amount as the parking table did not specify how many single-family attached units have one-car or two-car garages. Therefore, a condition is included in the Recommendation section of this staff report requiring clarification. There are an additional possible 145 parking spaces as each single-family attached driveway is large enough to accommodate at least one parking space.

3. **Location:** The subject property is located on the north side of Leeland Road, approximately 3,500 feet west of its intersection with Robert Crain Highway (US 301), in Planning Area 74A and Council District 4.
4. **Surrounding Uses:** The site is bounded to the north by property associated with the Oak Creek Club residential development in the Open-Space (O-S) Zone and M-NCPPC-owned property in

the Reserved-Open-Space (R-O-S) Zone; to the east is the Collington Industrial Park in the E-I-A Zone; to the south is the public right-of-way of Leeland Road, as well as vacant and residentially-developed land in the Employment and Institutional Area (E-I-A) and Residential-Agricultural (R-A) Zones, with the Beech Tree residential subdivision beyond; and to the west by vacant land where the proposed Locust Hill residential development is to be located.

The specific area of this subject SDP for 371 units is located at the southern end of the development, closest to Leeland Road, where the main entrance to the larger development is located.

5. **Previous Approvals:** The entire site was rezoned by the Prince George's County District Council on February 7, 2006 (Resolution CR-11-2006) from the E-I-A Zone to the R-S Zone through Zoning Map Amendment (Basic Plan) A-9968, subject to five land use quantities, 13 conditions and three considerations.

Comprehensive Design Plan CDP-0505 and Type I Tree Conservation Plan TCPI-010-06 were approved by the Prince George's County Planning Board (PGCPB Resolution No. 06-273) on December 7, 2006, subject to 34 conditions. The District Council affirmed the Planning Board's decision in an order adopted on April 9, 2007.

Preliminary Plan of Subdivision 4-06066 and TCPI-010-06-01 were approved by the Prince George's County Planning Board (PGCPB Resolution No. 07-43) on February 8, 2007, subject to 31 conditions.

The project has an approved Stormwater Management Concept Plan, 15988-2016-00, that was approved on September 8, 2016, and is valid until September 8, 2019.

6. **Design Features:** The proposed development for Phase 1 of Willowbrook consists of 183 single-family detached and 93 single-family attached market-rate residential lots and 43 single-family detached and 52 single-family attached mixed-retirement residential lots, for a total of 371 dwelling units. Two main public roads are proposed to intersect with Leeland Road at the southern end of the property and continue north. The area immediately to the east and west of these roads will consist of natural features and stormwater management areas, and the area in between will be part of a future phase of the development. Approximately 300 feet north of Leeland Road, single-family detached lots start both in between the main public roads and to the east and west both with direct frontage on the roads and on cul-de-sacs. Further north, the market-rate townhouse community is clustered along the east side of the property, arranged in multiple courtyards. Continuing along the east side of the main public road, a future-phase area separates the townhouse community from the mixed-retirement residential community, where all of the 95 proposed units will be located arranged in a grid with multiple public and private roads. In the middle of the public roads, to the west of the mixed-retirement area is a large parcel for a future park and then more market-rate single-family detached units to the west of that. The remaining approximately one-third of the northern part of the property is left to be developed in future phases. The far western portion of the property is planned for an active recreation park on approximately 78.60 acres to be dedicated to the Maryland-National Capital Park and Planning Commission (M-NCPPC). This was a requirement of previous approvals and the specifics are discussed further in Findings 7, 8 and 9 below. Certain private recreational features, such as parks and trails, are required on-site by previous approvals. The submitted SDP proposes the required trails and parcels for the private park areas, but the programs for these open spaces will be included in future SDPs. Community signage will also be addressed through future SDPs.

The NV Homes models range from a base finished square footage of 1,930 to 2,431, vary in width from 20 to 28 feet, and in height from approximately 27 feet to 37.5 feet. The Ryan Homes models range from a base finished square footage of 1,588 to 2,427, are all 20 feet wide, and vary in height from approximately 33 feet to 35 feet. The Toll Brothers models range from a base finished square footage of 1,608 to 2,901, vary in width from 20 to 34 feet, and in height from approximately 21 feet to 38 feet. All models feature varied rooflines and roof types and a variety of façade options, including full or partial brick and siding front façades and partial stone façades. Other features include reverse and sloping gables, dormers, specialty windows, and two-car or one-car, front-load or rear-load garages. Multiple extensions, side entries, and optional decks are also available.

The submitted site plan shows a variety of the proposed house types, but any house type could be built on any lot as long as it fits within the lot width and the required setbacks. Generally, the models for the mixed-retirement attached lots are wider and shorter. All of the proposed models offer several different front elevations with varied roof types and decorative architectural elements, such as shutter and enhanced trim. Some elevations lack sufficient roof variation or front façade articulation and have, for that reason, been conditioned in the Recommendation section of this report to either be enhanced or removed from the approved set. Most of the side elevations provide a minimum of two standard architectural features; however, this requirement is included as a condition of approval to ensure that all models have the minimum number of endwall features in a balanced composition. A separate condition requires a minimum of four standard endwall features combined with full brick, stone or stucco on corner and highly-visible lots.

Architectural Model Data:

NV Homes Models	Base finished square footage	Elevations
Carnegie	2,431 sq. ft.	A, B, C, D, E, F
Griffin Hall	2,253 sq. ft.	A, B, C, D, E, K, L, M, N, P
McPherson – Rear Load	2,338 sq. ft.	A, B, C, D, E, K, L, M, N, P
McPherson – Front Load	2,307 sq. ft.	A, B, C, D, E, K, L, M, N, P
Vanderbilt	1,930 sq. ft.	A, B, C, D, E, F, G, H, J

Ryan Homes Models	Base finished square footage	Elevations
Mozart– Front Load	1,588 sq. ft.	A, B, C, D, E, F, G, H, J
Mozart– Rear Load	1,710 sq. ft.	A, B, C, D, E, F, G, H, J
Mozart Attic – Front Load	1,981 sq. ft.	A, B, C, D, E, F, G, H, J
Mozart Attic – Rear Load	2,103 sq. ft.	A, B, C, D, E, F, G, H, J
Strauss– Front Load	1,832 sq. ft.	A, B, C, D, E, F, G, H, J
Strauss– Rear Load	2,034 sq. ft.	A, B, C, D, E, F, G, H, J
Strauss Attic– Front Load	2,225 sq. ft.	A, B, C, D, E, F, G, H, J
Strauss Attic– Rear Load	2,427 sq. ft.	A, B, C, D, E, F, G, H, J

Toll Brothers Models	Base finished square footage	Elevations
Annandale	1,608 sq. ft.	Colonial, Federal, Georgian, Williamsburg
Belhaven	1,672 sq. ft.	Colonial, Federal, Georgian, Lexington, Manor, Williamsburg
Belle View	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Belle View Elite	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Bluefield	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Bluefield Elite	2,613 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Bradbury	1,994 sq. ft.	Aberdeen, Brandywine, Brougham, Carolina, Classic, Colonial, Country Manor, Farmhouse, Fairview, Federal, Georgetown, Georgian, Gettysburg, Heritage, Lexington, Manchester, Manor, New England, Traditional, Virginian, Wellesley, Williamsburg
Calverton	2,142 sq. ft.	Federal, Manor, Williamsburg
Ellicott	2,248 sq. ft.	Berkshire, Classic, Georgetown, Heritage
Glenhurst	1,746 sq. ft.	Federal, Georgian
Groveton	2,901 sq. ft.	Classic, Country Manor, Fairview, Federal, Georgetown
Kenley	2,103 sq. ft.	Federal, Georgian, Heritage, Lexington,
Milford	1,726 sq. ft.	Federal, Georgian, Manor
Portsmouth	1,889 sq. ft.	Brandywine, Brougham, Classic, Colonial, Country Manor, Federal, Georgetown, Georgian, Gettysburg, Heritage, Lexington, Manor, New England, Savannah, Traditional, Wellesley, Williamsburg
Winfield	1,980 sq. ft.	Federal, Georgian, Manor

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9968:** The entire site was rezoned by the Prince George's County District Council on February 7, 2006 (Resolution CR-11-2006), subject to five

land use quantities, 13 conditions and three considerations. The following are applicable to the review of this SDP:

(1) Land use types and quantities:

Total area: 427 acres

Land in the 100-year floodplain: 89.7 acres

Adjusted Gross Area (427 less half the floodplain): 382± acres

Land devoted to mixed retirement development: 28 acres

Adjusted Gross Area (382 less 28 acres): 354± acres

Market-Rate Development

354 acres @ 1.6 to 1.7 du/ac = 566 to 602 dwellings

Approximately 80 percent single-family detached and 20 percent single family attached units

Mixed-Retirement Development

28 acres @ 2.2 to 8.0 du/ac = 61 to 224

Approximately 14 percent single-family detached, 25 percent single family attached, and 61 percent multifamily units

Open Space

Public Active Open Space: 20± acres

Private Active Open Space: 10-12± acres

Passive Open Space: 220± acres

Comment: The subject SDP proposes residential development as follows: 183 single-family detached and 93 single-family attached market-rate lots and 43 single-family detached and 52 single-family attached mixed-retirement lots, for a total of 371 dwelling units. In regards to the specifics in the Basic Plan, 276 market-rate dwelling units are proposed in Phase 1, with approximately 66 percent single-family detached and approximately 34 percent single-family attached units. In Phase 1, included in this SDP, 23 acres are being proposed for the mixed-retirement development with 95 total units, of which approximately 45 percent are single-family detached and 55 percent are single-family attached units. Additionally, this Phase 1 SDP proposes to dedicate 78.60 acres to create an active adjacent M-NCPPC-owned park and approximately 18 acres to the private homeowners' association. All of these numbers are in conformance with the Basic Plan given that there are future phases to complete the development. All future phases will have to continue to demonstrate conformance with these land use types and quantities.

(2) A ten-foot-wide master plan hiker/biker trail shall be located in the Collington Branch Steam Valley, and the six-foot feeder trails shall be located near the development pods.

Comment: The applicant is showing a 10-foot-wide master plan trail and 6-foot-wide feeder trails on the subject property.

- (3) **A buffer area shall be located between Leeland Road and any townhouse or multifamily development, sufficient to fully screen these units from view from the roadway, and to retain the current wooded character of the frontage.**

Comment: The subject SDP does not propose any townhouse or multifamily development along the Leeland Road frontage.

- (4) **A small activity recreation area shall be centrally located within the proposed development, as shown in the Basic Plan submitted in May 2005.**

Comment: The subject SDP proposes a private park area that is centrally located within the development.

Conditions

- (5) **The applicant shall construct a ten-foot-wide master plan hiker/biker trail in the Collington Branch stream valley, and 6-foot wide feeder trails to the development pods.**

Comment: The applicant is showing a 10-foot-wide master plan trail and 6-foot-wide feeder trails on the subject property.

- (7) **The applicant shall provide adequate private recreational facilities to meet the future subdivision requirements for the proposed development. The private recreational facilities shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines.**

Comment: Conformance with this requirement was found at the time of CDP approval, which the SDP is in conformance with. The submitted SDP proposes private trails and as well as multiple private park areas, that will be programmed as open space areas for passive and active recreation, including community club house facilities, in future SDPs.

- (8) **The applicant shall construct recreational facilities typical for a 20-acre community park, such as ball fields, a playground, tennis or basketball courts, shelters, and restroom facilities. The list of recreational facilities shall be determined at the preliminary plan of the subdivision and specific design plan stage. The construction of park facilities shall be eligible for the award of density increments based upon the regulations of the R-S Zone.**

Comment: The applicant submitted design plans for a community park that includes two adult soccer fields (225 feet x 360 feet minimum), one baseball field, one full basketball court, one picnic shelter, with grills and benches, one-hundred and forty-one parking spaces, multiage playground, trails, and one restroom facility.

- (13) **Public benefit features shown on the Basic Plan, and any future Comprehensive Design Plans, such as a church site, swimming pool, community buildings, recreation facilities, open space, etc. shall either be constructed or provided as described on the plan.**

Comment: The applicant obtained a 25 percent public benefit density increment for dedication of open space as part of the CDP approval. Ultimately, approximately 106 acres will be dedicated to

M-NCPPC as part of the Collington Branch Stream Valley Park. The Phase 1 SDP reflects the dedication of 78.60 acres for to the park; the remaining area will be included in a Phase 2 SDP. Additionally, approximately 94 acres in Phase 1 are proposed as either open space or recreational areas for the residents of the community. The specific design of the private recreational areas will be provided in future SDPs.

Considerations

- (1) **The natural aesthetic qualities of the site should be accentuated by a design that is in part determined by the environmental constraints of the site. Streets should not be uniformly double loaded. Single loaded streets and/or breaks between lots should be strategically placed to provide visual relief and afford views into open space.**

Comment: The subject SDP has been determined in part by the environmental constraints of the site, including regulated environmental features and soils. These constraints have allowed for multiple breaks in the groupings of residential units along the main public roads throughout the site. Generally, streets are only uniformly double-loaded in enclave areas off of the main roads, such as within the mixed-retirement development area.

- (2) **Recreational facilities should be dispersed throughout the subdivision so as to provide nearby recreational facilities for all residents. The type of recreational facilities shall be determined at the time of Comprehensive Design Plan. They should accommodate all age residents and should include such elements as a pool, tot lots, preteen lots, tennis courts and trails, and passive recreational facilities.**

Comment: The subject SDP provides dispersed areas throughout the subdivision for private recreational facilities, but will provide the specific programming and design on these spaces on a future SDP that covers the recreational areas.

- (3) **A 200-foot buffer shall be maintained between the residential lots and adjacent land other than parkland that is in the E-I-A Zone. The existing woodland may be augmented by additional plantings so that the project is sufficiently protected from the impacts of the adjacent development.**

Comment: The subject SDP proposes the mixed-retirement community in the area closest to the adjacent land in the E-I-A Zone, which sits along the eastern property line. Some proposed lot lines are slightly closer, approximately 10 to 15 feet, to the adjacent land, but the entirety of that area is proposed as either woodland preservation or afforestation/reforestation area in keeping with this consideration. Given that the existing E-I-A-zoned properties in this area are either County-owned and vacant, or have existing development that is more than 200 feet from the property line, staff believes that the project will be sufficiently protected from the impacts of the adjacent development.

8. **Comprehensive Design Plan CDP-0505:** Comprehensive Design Plan CDP-0505 for the subject property was approved on April 9, 2007 by the District Council, subject to 34 conditions. The following conditions of the CDP approval are applicable to the subject SDP and warrant discussion as follows:

2. **Applicant and the applicant's heirs, successors, and/or assignees shall construct the master plan trail along the subject site's portion of Collington Branch. Park**

dedication and alignment of the trail shall be coordinated with the Department of Parks and Recreation.

Comment: The applicant is showing park dedication, a 10-foot-wide master plan trail and 6-foot-wide feeder trails on the subject property.

- 12. At time of submission of the first Specific Design Plan, a Watershed Restoration Plan shall be submitted which addresses the implementation of the WRAS sites report submitted at time of preliminary plan. The scope of the Watershed Restoration Plan may be expanded to address additional sites or concerns identified during preliminary plan review.**

Comment: A draft report, “Willowbrook & Locust Hill Site Findings & Stream Protection Measures, Prince George’s County, MD” (September 2006) prepared by EA Engineering, Science and Technology, Inc. was submitted with the preliminary plan for review and evaluation of the sites identified. A document entitled “Stream Restoration Analysis for Willowbrook (CDP-0505), Prince George’s County, Maryland” (December 2006) prepared by McCarthy and Associates was submitted with the current application. While the submitted document addresses the “problem locations,” and provides recommendations for addressing the issues identified, the analysis is incomplete because it fails to identify an implementation plan for who, how and when these activities will be carried out and when they will be completed. The Stream Restoration Plan needs to include an implementation plan, and a timing mechanism for implementation. Therefore, conditions have been included in the Recommendation section of this report requiring amendments to the plan prior to certification of the SDP. Once this is done, this condition will have been fully met.

- 13. At time of Specific Design Plan submission, each SDP shall include a statement regarding how the proposal uses green building techniques and alternative energy sources.**

Comment: The applicant provided the following statement in conformance with this condition:

“The proposed homes in this application meet strict energy efficiency guidelines set forth by the U.S. Environmental Protection Agency and are reviewed by third-party professionals. Homes developed by the applicant are quieter, save you money on utility bills, and reduce greenhouse-gas emissions. We have adopted a philosophy and, a commitment to all of our home buyers that we will design beautiful homes in ways that reduce environmental impact and provide energy savings, long-lasting value and comfort. Improvements in technology and the greater availability of green products make homes proposed in this application even more comfortable, economical, and energy efficient than homes built just a few years ago. One example is the engineered wood products that the applicant uses in its homes. Engineered wood offers greater strength and greater stability over traditional wood. There’s no need to use whole trees, large trees, or old trees to produce engineered wood products, so those resources can be conserved. Engineered wood products efficiently use more of the tree, calling on the best qualities of natural wood to gain greater strength and more uniform performance, and less waste. Additionally, the applicant will institute the use of low impact development techniques and Environmental Site Design in the handling of storm water. Further, the proposed Phase 1 of the Willowbrook project will result in a significant preservation of existing woodlands and sensitive environmental features throughout a considerable portion of the site.”

- 14. The following note shall be placed on the preliminary plan and all future Tree Conservation Plans: “All community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.”**

Comment: The specified note should be placed on the Landscape and Lighting Plan at this point. Therefore, a condition has been included in the Recommendation section of this report requiring the addition of this note.

- 18. At time of TCP II, the wooded scenic buffer along the north side of Leeland Road shall be given special consideration in order to maintain the wooded character of the frontage. This shall include: the planting of native species, the planting of larger planting materials in order to establish the scenic buffer more quickly, and management techniques for enhancing preserved woodlands such as removing invasive vines and non-natives, trimming, and/or understory planting.**

Comment: The submitted plans reflect that a large portion of the scenic buffer along the north side of Leeland Road is to remain undisturbed with this application. However, in areas where the existing vegetation being removed, the plans do not reflect replacement plantings. Therefore, conditions have been included in the Recommendation section of this report requiring the appropriate treatment of this buffer.

- 25. At least 30 days prior to any Planning Board hearing on the first SDP application, a detailed Habitat Protection and Management Plan shall be submitted to be approved with the first SDP which addresses specific implementation methodologies for the long-term protection and assessment of the RTE habitat location on this site.**

Comment: The Environmental Planning Section stated that the “Revised Habitat Protection and Management Program for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George’s County” dated November 11, 2016, prepared by Wetlands Studies and Solutions, Inc. is recommended for approval with Specific Design Plan SDP-1603, and supersedes the previously approved Habitat Protection and Management Program, dated December 2006.

- 27. As part of the submission package for the first SDP, a plan and text shall be submitted that addresses a sediment and erosion control protocol that is more stringent than the minimum required. It shall include phasing of the site in such a way that the erosion prevention and sediment control mechanisms such as sediment basins stay in place until the last lot is built in the phase. The plan shall incorporate additional control measures and inspections to ensure maximum filtration of runoff and complete implementation of the plan. The package shall be reviewed by the Environmental Planning Section staff in coordination with the staff of the Soil Conservation District.**

Comment: A “Habitat Protection and Management Program for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George’s County” (December 2006) was prepared by McCarthy & Associates, Inc., in consultation with the Environmental Planning Section, and the staff of the Maryland Department of Natural Resources Natural Heritage Program. The program addressed baseline monitoring of the site prior to the commencement of construction, monitoring of hydrology, sediment, and protective mechanisms during construction, and long-term monitoring of the sensitive species habitat after construction to assess the success of the mechanism proposed. The program included, but was not limited to: hydrologic monitoring for a minimum of one year prior to the issuance of the first grading permit to establish a baseline of

data, during construction, and post construction for the following elements: water quality, benthic macroinvertebrate, hydrologic flow, and sedimentation. Also included was monitoring during construction for the following: sediment and erosion control measures, stormwater management controls, special protection measures for rare, threatened, and endangered (RTE) species habitat, and monitoring of the RTE species during and post construction. Therefore, this condition has been fulfilled.

- 31. At the time of Specific Design Plan, the SDP and TCP II shall have the same sheet sections, sheet key, and sheet order. The sheet key shall be placed on all sheets.**

Comment: This condition needs to be addressed with the current application. The submitted TCPII indicates that it is for the entire site area, but only the Phase 1 portion of the site has been included in the plan set, and no sheets have been provided for the northern portion of the site. The full area of the Type II Tree Conservation Plan (TCPII) should be provided with the current SDP submittal. Therefore, a condition has been included in the Recommendation section of this report requiring this addition.

- 33. Recreational facilities shall include such amenities as community centers (Active Adult and Family Community Centers) with pools, tennis courts, playgrounds, ball fields, soccer fields, basketball courts, open play areas, picnic areas and a hiker-biker trail. The main community center shall include at least 8,000 square feet GFA. The project shall have at least 3 pools, one indoor and two outdoor, and one of the three shall be of competition size.**

The schedule for the construction of the private recreational facilities is:

Recreational Facilities	Percentage of Building Permits Issued when the Particular Facility is Complete
Community Center including pool(s), tennis courts and playground	20 percent of market-rate building permits
Active Adult Community Center	20 percent of active adult building permits
Open Play Field	40 percent of market-rate building permits
Open Picnic/Play area	60 percent of market-rate building permits

The development project shall include a recreational plan substantially similar to Exhibit A, an illustrative plan that the applicant has added to the record, without objection, after the oral argument heard on March 12, 2007. The project's recreation facilities shall be consistent with those typically provided for an active recreational community of this size.

Comment: The above timing requirements are still applicable. The CDP approved a maximum of 602 market-rate dwelling units and 216 mixed-retirement dwelling units. Therefore, the timings listed in the chart would equate to 121 market-rate building permits, 44 active-adult building permits, 241 market-rate building permits and 362 market-rate building permits, respectively. With the 276 market-rate units and 95 active-adult units proposed with this application, almost all of these facilities will be required to be complete prior to the issuance of all of the building permits proposed within this phase. Therefore, a condition has been included in the Recommendation section of this report regarding these triggers.

- 34. At the time of specific design plan consideration, existing woodland will be augmented by additional plantings, as necessary to provide protection against off-site impacts.**

Comment: This condition is related to the 200-foot-wide buffer required between the adjacent properties zoned E-I-A and proposed lots on this property. The area between the mixed-retirement area and the property line is within the 200-foot buffer. This area consists of woodland conservation and reforestation. The area of reforestation between the lots and the existing woodlands to remain will provide additional protection between these lots and the adjacent property. As shown on Phase 1, there are no other lots near the E-I-A Zone, and buffers around the perimeter of the property are deep with existing woodlands.

9. **Preliminary Plan of Subdivision 4-06066:** The Preliminary Plan of Subdivision, 4-06066 (PGCPB Resolution No.07-43) governing this site, was approved by the Planning Board on February 8, 2007, subject to 31 conditions. All the conditions of the preliminary plan approval are still applicable and the following warrant discussion in relation to the subject SDP:

- 1. Prior to signature approval of the preliminary plan, the TCPI and preliminary plan shall be revised to delineate the required 40-foot-wide scenic buffer along Leeland Road, outside of the public utility easement. Stormwater management facilities shall be removed from the delineated scenic easement.**

Comment: The SDP reflects the 40-foot-wide scenic buffer outside of the 10-foot public utility easement (PUE) along Leeland Road, as required.

- 3. At the time of the specific design plan, no structures or lots less than 40,000 square feet in area shall be shown within the mitigated 1.5 safety factor line.**

Comment: An exhibit titled Mitigated Factor of Safety Plan submitted with the Geotechnical Addendum, appears to indicate that this condition has been complied with. This will be confirmed by the Department of Permitting, Inspections and Enforcement (DPIE) prior to final plat and prior to the issuance of grading or building permits.

- 4. With the submittal of any specific design plan proposing construction of a retaining wall, an addendum to the geo-technical report shall be submitted indicating that stability related to the presence of Marlboro Clay has been taken into account in the grading and placement of the retaining wall.**

Comment: No retaining walls have been proposed with the current SDP, but, if retaining walls are proposed with any future SDP or revision, careful review of the proposal by DPIE to address geotechnical recommendations included in the Report of Geotechnical Exploration for Willowbrook, prepared by Geo-Technology Associates, Inc, (April 4, 2016; revised August 12, 2016) or as revised in the future, will be required prior to issuance of permits by DPIE.

- 5. Prior to signature approval of the preliminary plan, and prior to acceptance of the first specific design plan, a copy of the revised and approved stormwater management concept plan shall be submitted. The plan shall include the use of sheet flow buffers, vegetated channels, and rooftop and non-rooftop disconnection to the fullest extent possible in addition to other stormwater management techniques. The approved concept shall be reflected on the SDP and TCPII.**

Comment: A revised Stormwater Management (SWM) Concept Plan addressing Environmental Site Design (ESD) requirements has been approved by DPIE, and the conceptual stormwater management facilities are reflected on the submitted SDP and TCPII plans. Due to presence of Marlboro Clay outcrop on the site, the applicant and DPIE have conferred on the best practices for stormwater management related to the Marlboro clay outcrop, and it was determined that a submerged gravel wetlands (SGW), as shown on the current application, would be the best practice on this site. Technical SWM approval from DPIE will be required prior to the issuance of grading permits.

- 7. At time of review of the SDP that shows the pond adjacent to the park entry road, the design shall be evaluated to ensure that it includes mitigation sedimentation entering directly into the sensitive species habitat. The structure shall be designed with a forebay or other appropriate design features.**

Comment: With the approval of Stormwater Management Concept Plan 15988-2016-00 on September 7, 2016, the pond adjacent to the park entry road has been eliminated, and the design of the pond is no longer a concern with the current application.

- 14. As part of the submission of any specific design plan (SDP) containing unmitigated 1.5 safety factor lines, the applicant, his heirs, successors, and/or assigns shall submit an addendum to the geotechnical report for approval by the M-NCPPC Environmental Planning Section and Prince George's County addressing the placement of structures with regard to slope stability. The SDP shall show the proposed 1.5 safety factor line. Adjustments to lot lines and the public rights-of-way shall be made during the review of the SDP. No residential lot shall contain any portion of land within a mitigated 1.5 safety factor line.**

Comment: An addendum to the Report of Geotechnical Exploration for Willowbrook, prepared by Geo-Technology Associates, Inc, (on April 4, 2016; revised on August 12, 2016) was submitted with the current application, subject to review and approval by DPIE. The SDP does not show any residential lot containing land within a mitigated 1.5 safety factor line.

- 16. At the time of final plat, the applicant, his heirs, successors and/or assignees shall convey to M-NCPPC 106+ acres of land (Parcel E). Land to be conveyed shall be subject to the following:**
 - c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.**

Comment: The subject SDP indicates the boundaries and acreage of land to be conveyed to M-NCPPC.

- 17. Prior to the submission of the specific design plan, detailed construction drawings shall be submitted including the following recreational facilities on MNCPPC land:**
 - a. A ten-foot-wide asphalt master planned trail as shown on DPR's "Exhibit A";**
 - b. An eight-foot-wide trail connector/maintenance access trail from subject subdivision via land to be dedicated to M-NCPPC. Public parkland shall**

have a minimum of 40-feet of frontage on a public or private street as own on exhibit "A". If the connection is made on a private street, a public use easement shall be recorded at the final plat of subdivision.

- c. A six-foot-wide trail connector via an HOA parcel and Brokenleaf Drive and a six-foot-wide trail connector via HOA land and Millhouse Court as shown on "Exhibit A";
- d. Two adult soccer fields (225'x360' minimum), one baseball field, one full basketball court, one picnic shelter with grills and benches, one hundred and forty-one (141) parking spaces, a multiage playground, trails and a restroom building.

Comment: The applicant is showing on Parcel 'A' with two adult soccer fields (225 feet x 360 feet minimum), one baseball field, one full basketball court, one picnic shelter, with grills and benches, one hundred and forty-one parking spaces, multi-age playground, trails and one restroom facility. The Department of Parks and Recreation (DPR) staff has met with the applicant and has approved the conceptual layout of the developed park area. The applicant is currently in the process of developing detailed construction drawings.

18. Recreational facilities to be constructed by the applicant shall be subject to the following:

- a. Prior to the issuance of the 360th Building Permit, the applicant shall construct the following recreation facilities within the dedicated active parkland: Two adult soccer fields (225'x 360' minimum), one baseball field, one full basketball court, one picnic shelter with grills and benches, 141 parking spaces, one multiage playground, trails and a restroom building.
- b. Prior to issuance of the 360th building permit, a 10-foot-wide asphalt hiker/biker trail shall be completed, and the eight-foot-wide and six-foot-wide trail connectors shall be constructed in phase with development. No building permits shall be issued for the lots directly adjacent to the trail until the trail is under construction (this shall include clearing, grading and installation of the gravel base).

Comment: These conditions are still applicable and have been carried forward with this application as it will be enforced during Phase 1, which proposes a total of 371 dwelling units.

- e. The handicapped accessibility of all trails shall be reviewed during the review of the SDP.

Comment: The subject SDP provides handicapped accessible trails, whenever it is feasible.

23. The applicant shall allocate appropriate and developable areas for the private recreational facilities on homeowners association (HOA) open space land. The private recreational facilities shall be reviewed by the Urban Design Section of DRD for adequacy and property siting in accordance with the standards outlined in the Park and Recreation Facilities Guidelines, at the time of specific design plan.

Comment: The SDP proposes two large open space areas within Phase 1. The clubhouse and the recreation facilities within in them will be included in a future SDP and will be reviewed at that time for adequacy and property siting.

25. In conformance with the 2006 Bowie and Vicinity Master Plan and SMA, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:

- a. Construct the master plan trail along the subject site's portion of Collington Branch to accommodate hikers, bikers, and equestrians. These accommodations shall be to the satisfaction of the Department of Parks and Recreation and in conformance with current park and recreation facility guidelines and standards.**

Comment: The master plan trail is shown along Collington Branch on the submitted SDP. At the time of Preliminary Plan of Subdivision 4-06066, connections were shown at Millhouse Court, Broken Leaf Drive, and Country Barn Lane. The multi-use trail detail that incorporates an equestrian treadway is proposes to be used for the stream valley trail.

- b. Construct a Class I master plan trail along the subject site's entire frontage of Leeland Road. Sheets 5 and 6 shall be revised to include this master plan trail along the subject site's frontage of Leeland Road.**

Comment: A coordination meeting was held on January 4, 2017 with DPW&T, DPIE, DPR, and the applicant. At this meeting, it was determined that the master plan trail along Leeland Road will be accommodated with designated bike lanes and standard sidewalks along both sides of the road. However, in order to accommodate equestrians on the north side of Leeland Road, the cross section should also include a four-foot-wide equestrian tread along the north side of the sidewalk.

- c. Provide standard sidewalks along both sides of all internal roads, unless modified by DPW&T.**

Comment: Standard sidewalks are included along both sides of all internal roads on the submitted SDP.

- d. A detailed analysis of the master plan trails, internal trail network, and neighborhood connector trails will be completed at the time of specific design plan. Connector trails to the master plan trails, to other park or recreation facilities, and between neighborhoods should be provided.**

Comment: The submitted SDP was reviewed for all of the trails mentioned and the plans provide the connector trails as specified.

- e. All trails shall be located off private lots, and located either with M-NCPPC land, HOA land, or within a public road right-of-way.**

Comment: All trails are shown off private lots. The stream valley trail is located on the dedicated M-NCPPC parkland.

- 10. Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the Residential Suburban Development (R-S) Zone and the site plan design

guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the applicable requirements of Section 27-511, Purposes; Section 27-512, Uses; and Section 27-513, Regulations, of the Zoning Ordinance governing development in the R-S Zone.

Specifically, in regards to Section 27-513 Regulations, a base residential density of 1.6 dwelling units per gross acre and a maximum residential density of 2.6 dwelling units are allowed. The overall Willowbrook subdivision includes 425.85 gross acres in the R-S Zone, minus 50 percent of the floodplain area, or 46.24 acres, for a net acreage of 379.61 acres. This SDP for Phase 1 of development, with 371 dwelling units, proposes a density of 0.98 dwelling unit per acre, which is below the allowed base density. However, future SDPs for the subject property that propose additional dwelling units will be required to continue to demonstrate conformance with the density regulations.

At this time, it should be noted that the original CDP approval assigned a Public Benefit density increment of 25 percent for open space land per Section 27-513(b)(1). The requirement is for open space land at a ratio of at least 3.5 acres per 100 dwelling units, which calculates out to 12.99 acres required for the proposed 371 dwelling units. The submitted SDP proposes 18.02 acres of homeowners' association park area alone, which is in conformance with the requirement for the increase in density even though one is not being claimed at this time. This calculation and density regulations will have to be re-evaluated with each subsequent SDP proposing more dwelling units on the subject property.

Section 27-480, General development regulations includes the following requirement that warrants discussion at this time:

- (a) **Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.**

Comment: The submitted SDP does not meet the minimum lot requirement of 1,800 square feet for townhouses and does not proposed multifamily buildings. A table of development regulations, including yards, lot areas, coverage and building height, is provided on the SDP in conformance with this requirement. A condition has been included in the Recommendation section of this report requiring the minimum lot area for townhouses to be revised to 1,800 square feet.

- b. Section 27-528 of the Zoning Ordinance sets forth the following criteria for approval of a SDP:
 - (a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: The plan conforms to the requirements of CDP-0505 as detailed in Finding 8 above and the 2010 *Prince George's County Landscape Manual* as detailed in Finding 11 below.

Section 27-274(a)(1)(B) requires an applicant to provide justification for reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings, but the subject application complies with all of the applicable design guidelines for townhouses in Section 27-274(a)(11) as follows:

- (A) **Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**

Comment: In the majority of areas, mature trees could not be retained on-site in open space areas between rears of townhouse buildings. This arrangement only occurs in a few locations within the townhouse section and the steep slopes on-site prevent the preservation of trees in these areas.

- (B) **Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**

Comment: The submitted plan shows a townhouse layout with units at right angles arranged in courtyard designs.

- (C) **Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees.**

The rears of buildings, in particular, should be buffered from recreational facilities.

Comment: No rears of buildings are proposed to face recreational facilities. All recreational areas are either separated from dwelling units by roadways or are located as focal points.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

Comment: Conditions have been included in the Recommendation section of this approval regarding varying roof features and avoiding the use of the same front elevation next to each other.

- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

Comment: No rears of townhouses are oriented towards public rights-of-way or parking lots. However, some are partially oriented towards private roads and are proposed to be buffered with plants.

- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

Comment: The submitted plan does not show an offset between buildings. Therefore, a condition has been included in the Recommendation section of this report requiring a minimum two-foot offset to be provided.

The applicable regulations for townhouses set forth in Section 27-433(d) are as follows:

- (1) All dwellings shall be located on record lots shown on a record plat.**

Comment: The proposed lots are required to be recorded on a plat prior to the issuance of permits.

- (2) **There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.**

Comment: The plan conforms to these requirements as no building groups contain more than six or less than three dwelling units.

- (3) **The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.**

Comment: All of the proposed townhouse units are a minimum of 20 feet wide and all attached groups are proposed to have wider end units.

- (4) **The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

Comment: The minimum gross living space proposed for the townhouses is over 1,588 square feet in conformance with this requirement.

- (5) **Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

Comment: The endwalls of the proposed models are not treated as required by this condition. A condition has been included in the Recommendation section of this report requiring the architectural treatments on the endwalls of the proposed models as specified.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

Comment: In accordance with the information provided by the applicant, not all above grade foundation walls are treated as required. A condition has been included in the Recommendation section of this report requiring the architectural treatments as specified.

- (7) **A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one “front.”**

Comment: A condition has been included in the Recommendation section of this report requiring a minimum of 60 percent of the townhouse units to have a full front façade of brick, stone or stucco in conformance with this requirement.

- (8) **One-family attached metropolitan dwellings shall be designed with a single architecturally integrated “Front Wall.” A minimum of one hundred percent (100%) of the “Front Wall”, excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.**

Comment: The proposed units are not one-family attached metropolitan dwellings.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

Comment: The proposed development is not a Regional Urban Community.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

Comment: In a memorandum dated January 18, 2017, the Transportation Planning Section stated that the transportation-improvement conditions can be placed in two groups; the first is applicable to US 301 between MD 214 and MD 725; the second applies to Oak Grove Road, Leeland Road, MD 193 and MD 202. Regarding the US 301 group, all the improvements are covered by a current Capital Improvement Program (CIP) and the developer-funded portion is nearing completion. Consequently, there are no timing issues. Regarding the second group, none of those improvements is covered under any CIP funding, but will instead will be provided by developer funding. To that end, staff is in receipt of an e-mail sent on January 17, 2017, on behalf of the applicant. In this correspondence, the applicant's traffic consultant has indicated that the applicant is anticipating the issuance of the first building permit towards the end of 2018.

Given the wording of the transportation-related PPS conditions, as they pertain to the assurances associated with the release of any building permit (bonding, under construction etc.), the Transportation Planning Section concluded that the subject development will be adequately served within a reasonable period of time.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

Comment: The applicant provided a copy of the approved Stormwater Management Concept Plan 15988-2016-00, dated September 8, 2016. A referral received from Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) indicated that the subject SDP is consistent with that approved plan.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan;

Comment: In a memorandum dated January 4, 2017, the Environmental Planning Section recommended approval of Type II Tree Conservation Plan TCPH-028-2016 subject to conditions. Those conditions have been included in the Recommendation section of this report.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: In a memorandum dated January 4, 2017, the Environmental Planning Section stated that the Primary Management Area (PMA) impacts shown on SDP-1603 and TCPH-028-2016 are generally consistent with those approved with Preliminary Plan of Subdivision 4-06066. The sixteen impacts proposed to regulated environmental features on the subject property have been found to have been minimized to the fullest extent possible based on the limits of disturbance shown on the SDP and Type II Tree Conservation Plan submitted with the current application. These impacts are discussed further in Finding 12 below.

11. **2010 Prince George's County Landscape Manual:** The proposed single-family detached and attached residential lots in the R-S Zone are subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements, and Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
- a. **Section 4.1, Residential Requirements**—Section 4.1 requires a certain number of plants for different types of residential lots. The submitted SDP provides the correct schedules showing the requirements being met for the townhouse lots and the single-family detached lots.
 - b. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires that, when rear yards of single-family detached or attached dwellings are oriented toward a street, excluding alleys, a buffer area should be provided between the yard and the street. On the subject application, this includes multiple residential lots; however, no schedules or plantings were provided demonstrating conformance with these requirements. Section 4.6 also requires buffering along designated scenic and historic roadways, which includes Leeland Road in this application. Again, no schedules or plantings were provided demonstrating conformance with these requirements. Therefore, conditions requiring these revisions have been included in the Recommendation section of this report.
 - c. **Section 4.7, Buffering Incompatible Uses**—Section 4.7 requires bufferyards along adjacent properties with incompatible uses. These buffers are not required between horizontally arranged mixed uses under a unified development scheme, such as this SDP, but are required along adjoining properties, such as adjacent E-I-A-zoned property. The subject application does not provide any schedules, labels, or plantings demonstrating conformance with this section. Therefore, a condition requiring this revision has been included in the Recommendation section of this report. It does appear that most of the requirements will be met based on the proposed lot locations; the plans just need to be revised to demonstrate this.
 - d. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires certain percentages of native plants be provided on-site, along with no invasive plants, and no plants being planted on slopes steeper than three-to-one. The landscape plan provided the appropriate schedule showing the requirements being met. However, no overall plant list identifying native species was provided to verify conformance. Therefore, a condition requiring this revision has been included in the Recommendation section of this report.
 - e. **Section 4.10, Street Trees along Private Streets**—Section 4.10 provides specifications for the planting of street trees along private streets, including alleys, which apply to the townhouse portions of the subject development. The submitted landscape plan provides the required schedule showing the requirements of this section being met. However, it appears that the calculations do not always include both sides of the streets and some streets, such as Private Road '3' and all of the alleys, are not included. Therefore, a condition requiring this revision has been included in the Recommendation section of this report.
12. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The subject application is grandfathered from the requirements in Subtitles 24 and 27 that came into

effect on September 1, 2010 because the project has a previously approved preliminary plan. The application is also grandfathered from the requirements of Subtitle 25, Division 2, the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has a previously approved tree conservation plan. The property is subject to the requirements of the Woodland Conservation and Tree Preservation Ordinance because the site is more than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland.

The Type II Tree Conservation Plan submitted with the SDP appears to be for the total tract area of 440.85 acres, as the worksheet covers the entire site and has not been phased. However, the TCPII plan does not include plan sheets for the entire area of the tract. As previously recommended, the TCP plan needs to be amended to include sheets for the entire gross tract area so the full legal boundaries of the property are addressed at 30-foot scale.

The standard woodland worksheet for the Willowbrook development indicates a gross tract area of 440.85 acres and a net tract area of 346.18 acres. The Woodland Conservation Threshold (WCT) for the development is 19.81 percent or 206.51 acres; with replacement for clearing on the net tract, in the 100-year floodplain and off-site, the cumulative woodland conservation requirement for the currently proposed development on the overall site is 125.78 acres.

The TCPII worksheet indicates that the TCPII plan will provide 127.47 acres of on-site preservation and 11.36 acres of on-site afforestation/reforestation, providing a total of 138.8 acres of on-site woodland conservation. This exceeds the woodland conservation requirement for the development for the current phase of development, and is in general conformance with the approved TCPI.

The applicant has submitted a Letter of Justification regarding the retention of specimen trees on the site. Approval of a separate Subtitle 25 variance is not required because the TCPI approval pre-dates the adoption of the 2010 WCO, which grandfathers the site.

The property is largely forested. The signed Natural Resources Inventory (NRI) identified 422.66 acres of woodland and 219 specimen trees located on or adjacent to the property. The approved TCPI proposed the removal of 125 specimen trees.

Grading design adjustments related to changes in site layout propose the removal of an additional nine specimen trees, but have also allowed for the retention of 26 trees previously proposed for removal, resulting in a net gain of 17 specimen trees on the site.

Type II Tree Conservation Plan TCPII-028-2016 can be found in general conformance with TCP1-010-06. The TCPI previously approved the removal of 125 trees; minimization of impacts proposed with the submitted TCPII have reduced the amount of specimen trees to be removed to 108.

The TCPII submitted with this application requires technical revisions to be in conformance with the requirements of the Environmental Technical Manual (ETM) prior to certification as identified. The recommended conditions regarding the technical revisions have been included as conditions of approval for the subject SDP.

Primary Management Area Impacts

When a property is located outside the Chesapeake Bay Critical Area (CBCA) Overlay Zones, certain regulated environmental features comprise the Primary Management Area (PMA). Section

27-528(a)(5) of the Zoning Ordinance requires that the Planning Board find that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).

In general, disturbances not essential to the development of the site are prohibited within the PMA. Essential development includes such features as public utility lines [including sewer and stormwater outfalls], road crossings, and so forth, which are mandated for public health and safety. Non-essential activities are those, such as grading for lots, stormwater management ponds, parking areas, and so forth, which do not relate directly to public health, safety or welfare. Because this site contains fish and plant species designated as threatened and/or endangered, it is very important that impacts be limited to only those areas necessary for the proposed development.

Impacts to the regulated environmental features of the subject property were evaluated with review of the preliminary plan of subdivision. A Letter of Justification with exhibits for 11 impacts was received on January 4, 2007. All the impacts shown on the TCPI and preliminary plan were for the construction of road crossings, public utilities (water and sewer), and stormwater outfalls, which are essential for development. The plans also showed impacts for pedestrian trails, which are in conformance with the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity*. The plans were revised to eliminate or minimize all unnecessary impacts for building construction and grading. The proposed impacts as requested and shown on those associated exhibits were all necessary and essential for the development of the site.

Staff supported without conditions all the requested impacts at time of preliminary plan, except for Impact #5, for a stormwater management pond located on the park site. It was recommended that the impacts proposed by Impact #5 should be further mitigated at time of SDP, and that the pond adjacent to the park entry road be evaluated to ensure that it includes mitigation for sedimentation entering directly into the sensitive species habitat. With the current application, the pond related to Impact #5 has been eliminated from the SDP application.

A Letter of Justification for Previous Approved/Proposed Impacts to Regulated Environmental Features, dated September 26, 2016, was submitted with the current SDP application, with a revised Letter of Justification submitted on December 21, 2016. Sixteen separate impacts are proposed totaling 10.47 acres. The impacts shown on the SDP for Phase 1 are similar, with the exception of Impact #10. Due to missing files, a direct comparison between previously approved impacts and proposed impacts cannot be made, but Impacts #1 through #9, and #11 through #16 are generally consistent in size and location with the prior evaluation and recommendation. Impact #10 is a new impact related to the creation of a gravel wetland within the floodplain.

Evaluation of Proposed PMA Impacts

Impacts #2, 3, 4, 7, 8, 9, and 11 are solely for the connection of sanitary sewer lines to existing sewer lines within the PMA. These impacts are necessary for the health and safety of the proposed development. The total area of the requested impacts is 101,711.61 square feet (2.34 acres) and impacts have been minimized to the fullest extent possible.

Impacts #1, 5, 6, 9 and 12 are for impacts related to stormwater outfalls that are necessary to safely convey stormwater to the stream system. The total area of requested impacts is 19,609.73 square feet (0.45 acres) and impacts have been minimized to the fullest extent possible.

Impacts #13, 14, 15 and 16 are for impacts related to disturbance for necessary improvements to

Leeland Road. These disturbances will allow for the realignment of the existing road at the western end of the property, development of a pedestrian/bike trail, and the installation of turn lanes at both ends to provide access to the subject property, based on master plan requirements. The total area of requested impacts is 224,946.18 square feet (5.17 acres). This is a significant amount of impact, but because of the location of the existing and expanded right-of-way, and the necessary safety improvements to the road, they have been found to be minimized to the fullest extent possible.

Impact #10 is a new impact related to the construction of a submerged gravel wetland. Because of the requirement that submerged gravel wetlands are to be located below elevation of the Marlboro clay outcropping for safety reasons, the stormwater management pond has been moved into the 100-year floodplain. There are no non-tidal wetlands, wetland buffers, streams or stream buffers impacted by this relocation. The total area of impact is 109,999.68 square feet (2.53 acres). Because of the requirements to handle stormwater management on-site for quantity and quality, the additional limitation created by the presence of Marlboro clay on a site with 146.41 acres of PMA (33 percent of the site), and the safety factors related to water ponding and potential slope slippage, it is determined that this PMA impact is essential and has been minimized to the fullest extent possible.

13. **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 building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. Properties that are zoned R-S are required to provide a minimum of 15 percent of the gross tract area in tree canopy and properties that are zoned I-1 are required to provide 10 percent of the site to be covered in tree canopy. The subject property has 425.85 acres in the R-S Zone and 15.00 acres in the I-1 Zone, resulting in a weighted TCC requirement of 65.38 acres. A TCC schedule was not provided; however, it is noted that the requirement would be met on-site by the retention of existing woodlands as reflected in the 113.66 acres of woodland preservation on the TCPII. A TCC schedule still needs to be provided on the landscape plan, so a condition has been included in the Recommendation section of this report.
14. **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 21, 2016, the Historic Preservation Section offered the following information:

A Phase I archeological survey was conducted on the subject property in 2005. As part of the review documentation submitted by the applicant concerning the archeological investigations, the Historic Preservation Section requested that more information regarding a partially collapsed barn be presented prior to acceptance of the final report. The applicant retained the services of Greenhorne & O'Mara to investigate the structure. Background historic research was performed to identify the owner of the barn and to identify similar tobacco barns in the County. The barn was fully documented in color photographs and scaled line drawings, and a Maryland Inventory of Historic Properties (MIHP) form was completed. A final technical memorandum and the completed MIHP form were received by the Historic Preservation Section on April 2, 2007.

No further archeological work is recommended by the Historic Preservation Section on the Willowbrook property. With the submittal of the final technical report, the applicant

has satisfied Condition 1 of the District Council Resolution for CDP-0505 dated April 9, 2007. The technical report has also addressed the request of the Historic Preservation Section to provide additional documentation on the Clarke Tobacco Barn as stated in a letter dated January 10, 2007.

- b. **Community Planning**—In a memorandum dated December 22, 2016, the Community Planning Division offered the following comments regarding the subject application:

There is no requirement for master plan conformance associated with this application. In *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), the subject property is within the Established Communities designation on the Growth Policy Map. These are areas outside Centers and Districts that are served by public water and sewer and suitable for low-to medium-density development.

The 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (Bowie and Vicinity Master Plan and SMA) recommends suburban intensity residential development at the Willowbrook location in the low range (1.6 - 2.6 dwelling units per acre) of the R-S (Residential-Suburban) Comprehensive Design Zone as a suitable transition between neighborhoods. The intent is for development to be more intense than the development to the west (Oak Creek) and less intense than the development to the south (Beech Tree). The Bowie and Vicinity Master Plan and SMA determined that rezoning of the subject property pursuant to Basic Plan A-9968 was approved for the Willowbrook development to allow for residential suburban development with lot layout flexibility, while protecting open space and environmentally sensitive areas.

Approximately 13 acres of the Willowbrook site are designated for Employment land use located between the adjacent Safeway Distribution Center (northwest quadrant of US 301/Leeland Road) and the residential portion of the Willowbrook site. Here, employment land use is appropriate because of the physical separation of this portion of the site by a stream and the steep topography that orients it toward the existing employment development.

- c. **Transportation Planning**—In a memorandum dated January 18, 2017, the Transportation Planning Section indicated that the transportation-related conditions approved with Preliminary Plan 4-06066 (PGCPB Resolution No. 07-43) are still valid.

Upon review of the pending application, the applicant is proposing a road network that represents a departure from the network on which the approved preliminary plan was based. Staff finds the changes that are being sought by the applicant to be acceptable.

One of the recommendations of the Bowie and Vicinity Master Plan and SMA is the construction of I-300. This proposed industrial road would be the extension of existing Prince George's Boulevard to Leeland Road. This road would consist of 4 lanes within a 70-foot-wide right-of-way. Approximately 1,500 feet of the overall 2,400-foot road lies within the subject property. Based on the limits of disturbance for the proposed Phase 1 development, no portion of this phase (or subsequent phases) will affect the construction of this future road. To that end however, staff is requesting that the applicant delineates the location of the portion of I-300 within the limits of the property.

Transportation Conclusion

In closing, staff concludes that the subject development will be adequately served within

a reasonable period of time.

- d. **Subdivision**—The Subdivision Review Section provided an analysis of the site plan’s conformance with Preliminary Plan of Subdivision 4-06066 in a memorandum dated January 9, 2017, as well as the following comments:

The site is the subject of Preliminary Plan of Subdivision (PPS) 4-06066 which was approved on March 15, 2007 and will expire on December 31, 2017 (a two-year extension of the validity period of the PPS was approved on June 13, 2013, and was further extended by County Council Bills CB-70-2013 and CB-80-2015). The PPS was approved for the 440.85 acres, for a total of 699 lots, 26 parcels, one outparcel, and a total of 831 dwelling units (607 market-rate dwelling units and 224 mixed-retirement/active-adult dwelling units). The approved dwelling unit breakdown is for: 539 detached, 160 attached, and 132 multifamily dwelling units.

The subject SDP-1603 proposes development for a portion (Phase 1) of the overall Willowbrook site, including 358 lots, 18 parcels and one outparcel. The applicant must have record plats, for all lots and parcels, accepted prior to the expiration of the PPS. Phase 1, and future phases of the development, should be designed to provide road connections, where possible, in lieu of stubs for a continuous road network. Specific Design Plan SDP-1603 should address the issues identified above. Failure of the site plan to include bearings and distances may result in permits being placed on hold until the plans are corrected.

Comment: The applicant provided exhibits of the potential future layouts of the remaining phases, but did not want to show road connections on the SDP at this time as none of those layouts is finalized. Instead, the applicant agreed to a condition, which has been included in the Recommendation section of this report, requiring future road connections, where it is possible, for a continuous road network

- e. **Trails**—In comments dated January 13, 2017, the Transportation Planning Section reviewed the SDP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. The trails coordinator provided an analysis of trails-related conditions of previous approvals that have been incorporated into Findings 7, 8 and 9 above, as well as the following analysis of the subject application:

The MPOT and the area master plan include two master plan trails that impact the subject application. A stream valley trail is recommended along Collington Branch and a shared use sidepath is recommended along Leeland Road. The MPOT description of the stream valley trail is copied below:

“Collington Branch Stream Valley Trail: This trail will extend from MD 214 south to Upper Marlboro. It will serve the developing residential communities on the west side of US 301. It will also connect to the Western Branch Trail near Upper Marlboro. Several segments of this trail have either been constructed or approved for construction through recent development proposals.” (MPOT, page 20)

It should also be noted that equestrian access along Collington Branch has been identified

as a priority by the trails community. Patrons of a nearby stable along Collington Branch use the stream valley corridor for equestrian access and the construction of the stream valley trail should include accommodations for equestrians. The MPOT includes the following policy related to the accommodation of all trail users along master plan trails:

“Policy 8: Design and construct master plan park trails to accommodate all user groups (pedestrians, bicyclists, equestrians, mountain bikers, and disabled users), to the extent feasible and practical.” (MPOT, page 8)

In keeping with this policy, the Transportation Planning Section and the Department of Parks and Recreation (DPR) recommend that the stream valley trail be constructed with an equestrian component adjacent to the paved trail.

The Collington Branch Stream Valley is utilized as a trail corridor by the local equestrian community. The Marlboro Horse Farm boards between 30 and 50 horses and there are several smaller stables in the corridor. It is important that as the trail is developed, access for equestrian users be maintained. Planning Department staff have worked with DPR to develop a modified trail cross section that includes an equestrian trail parallel to but separate from the paved trail. Currently, equestrians use two routes to reach the existing informal paths in Willowbrook. One route travels along the east side of the Collington Branch (Route 1) and one travels along the west side of the creek (Route 2). Both routes are described in general below.

Route 1—On the east side of Collington Branch, equestrians follow the signed trail alignment in Beech Tree before crossing to the west side of Collington Branch to reach Leeland Road. Typically, equestrians ride a short distance along the road until a safe cross opportunity is found. Within Beech Tree, this route utilizes the already dedicated M-NCPPC land. However, several bridges are necessary along this alignment.

Route 2—On the west side of Collington Branch, riders go north from the horse farm, cross the railroad tracks, and then travel along the edge of the existing fields in the Locust Hill Property before reaching Leeland Road. Riders then travel a short distance down Leeland Road before crossing over to the Willowbrook property. This route travels the upland portions of the Locust Hill Property. It requires fewer bridge crossings, but necessitates a crossing of the railroad tracks at one location.

Within the existing Willowbrook site, equestrian routes are currently restricted to the uplands (non-stream valley) portions of the site. This is due to the wetlands and steep slopes found within the stream valley. With the development of the Willowbrook, these routes will be lost, making the accommodation of equestrians along the master plan trail even more important.

Trails Conclusion

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a specific design plan as described in Section 27-274(a)(2)(C) if conditions are in place. The recommended conditions have been included in this staff report.

- f. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated January 3, 2017, DPR provided an analysis of parks-related

conditions in previous approvals, as well as the following recommendations:

DPR staff recommends to the Planning Board that approval of SDP-1603 shall be subject to the following conditions:

- (1) Prior to the certification of this Specific Design Plan (SDP-1603), Willowbrook Phase One, detailed construction drawings shall be reviewed and approved by DPR staff, and shall include the following recreational facilities on dedicated parkland:
 - (a) A ten-foot-wide, asphalt, master planned trail as shown on DPR Preliminary Plan "Exhibit A."
 - (b) An eight-foot-wide trail connector/maintenance access trail from subject subdivision, via land to be dedicated to M-NCPPC. Public parkland shall have a minimum of 40 feet of frontage on a public or private street as shown on DPR Preliminary Plan "Exhibit A." If the connection is made on a private street, a public use easement shall be recorded at the final plat of subdivision.
 - (c) A six-foot-wide connector trail via Homeowner's Association (HOA) Parcel 'C' and public road 'B' and a six-foot-wide connector trail via HOA Parcel 'C', public road 'A' and public road 'G'.
 - (d) Two adult soccer fields (225 feet x 360 feet minimum), one baseball field, one full basketball court, one picnic shelter with grills and benches, one hundred and forty-one space parking lot, a multi-age playground, trails and a restroom building. The restroom building shall provide a minimum of three restroom facilities each, for both male and female park users.
- (2) Prior to the issuance of the 360th building permit, the applicant shall construct the following recreation facilities on dedicated parkland:
 - (a) Two adult soccer fields (225 feet x 360 feet minimum)
 - (b) One baseball field
 - (c) One full basketball court
 - (d) One picnic shelter with grills and benches
 - (e) One hundred and forty-one space parking lot
 - (f) One multi-age playground
 - (g) One restroom building (including three restroom facilities each, for both male and female park users)
 - (h) Ten-foot-wide asphalt hiker/biker, and 4-foot-wide grass shoulder for equestrians, master plan trail
 - (i) Eight-foot-wide asphalt connector trail, usable for maintenance vehicle access
 - (j) Six-foot-wide asphalt connector trails
- (3) Trails adjacent to residential lots shall be constructed in phase with development. No building permits shall be issued for the lots directly adjacent to the trails, specifically Lots 18, 19, 20, 34 and 53, Block A, until the trail is under

construction. This shall include clearing, grading and installation of the gravel base.

- (4) The location of the trail shall be staked in the field and approved by DPR prior to construction.
- (5) All trails shall be constructed to ensure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed and approved by DPR.
- (6) The review of handicapped accessibility on all trails located on dedicated parkland shall be conducted during the review of the construction documents for park improvements.
- (7) The public recreational facilities shall be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*.

Comment: These conditions are already part of the Preliminary Plan of Subdivision approval, PPS 4-06066, which remains valid and applicable to the subject property. Therefore, they have been included in the Recommendation section of this report only as necessary in order to avoid duplication.

- g. **Permits**—In a memorandum dated November 9, 2016, the Permit Review Section provided comments that have either been addressed through revisions to the plans or through conditions included in the Recommendation section of this report.
- h. **Public Facilities**—In a memorandum dated October 24, 2016, the Special Projects Section provided the following comments:

The Special Projects Section of the Countywide Planning Division has reviewed this SDP in accordance with Section 27-528(a)(2) of the Zoning Ordinance, which states that:

The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.

Fire and Rescue

The Special Projects Section has reviewed this SDP for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that “A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.” The proposed project is served by Upper Marlboro Fire/EMS Co. 820, a first due response station (a maximum of seven (7) minutes travel time), is located at 14815 Pratt Street. “In the Fire/EMS Department’s Statement of Adequate Apparatus, as of May 15, 2016, the Department states they have developed an apparatus replacement program to meet all the service delivery needs of the County.”

Capital Improvement Program (CIP)

The Capital Improvement Program for Fiscal Years 2016–2021 provides funding for replacing the existing station with a new four-bay Fire/EMS station.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the “Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.”

Police Facilities

The Special Projects Section has determined that this SDP is located in District II, Bowie. Police facilities have been determined to be adequate.

Schools:**Single-Family Detached**

Affected School Clusters #	Elementary School Cluster 4	Middle School Cluster 4	High School Cluster 4
Dwelling Units	117 DU	117 DU	117 DU
Pupil Yield Factor	.177	.095	.137
Subdivision Enrollment	21	11	16
Actual Enrollment	11,626	4,454	8,008
Total Enrollment	11,647	4,465	8,024
State Rated Capacity	14,216	5,518	9,389
Percent Capacity	82%	81%	85%

Single-Family Attached

Affected School Clusters #	Elementary School Cluster 4	Middle School Cluster 4	High School Cluster 4
Dwelling Units	93 DU	93 DU	93 DU
Pupil Yield Factor	.145	.076	.108
Subdivision Enrollment	13	7	10
Actual Enrollment	11,626	4,454	8,008
Total Enrollment	11,639	4,461	8,018
State Rated Capacity	14,216	5,518	9,389
Percent Capacity	82%	81%	85%

County Council Bill CB-31-2003 established a school facilities surcharge in the amount

of: \$7,000 per dwelling if a building is located between the Capital Beltway (I-95/495) and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); or \$12,000 per dwelling for all other buildings. County Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation, and the current amounts are \$9,017 and \$15,458 respectively to be paid at the time of issuance of each building permit.

In 2013, Maryland House Bill 1433 reduced the school facilities surcharge by 50 percent for multifamily housing constructed within an approved transit district overlay zone; or where there is no approved transit district overlay zone within one-quarter mile of a Metro station; or within the Bowie State MARC Station Community Center Designation Area, as defined in the Approved Bowie State Marc Station Sector Plan and Sectional Map Amendment. The bill also established an exemption for studio or efficiency apartments that are located within the county urban centers and corridors as defined in Section 27A-106 of the County Code; within an approved transit district overlay zone; or where there is no approved transit district overlay zone within one-quarter mile of a Metro station. This act is in effect from October 1, 2013 through September 30, 2018.

The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

Senior Housing

The subdivision has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and concluded that the subdivision for elderly housing operated in accordance with State and Federal Fair Housing Law is exempt from a review.

Water and Sewerage

Section 24-122.01(b)(1) of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”

The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Category 4, Community System Adequate for Development.

- i. **Environmental Planning**—In a memorandum dated January 4, 2017, the Environmental Planning Section (EPS) offered a discussion of the application’s conformance with the Woodland and Tree Preservation Ordinance, as discussed in Finding 12 above, as well as conformance with environmentally-related previous conditions of approval incorporated into Findings 7, 8, and 9 above. They also provided the following summarized comments:

Site Description

The subject application is 440.85-acre site, and is located on the north side of Leeland Road, east of the railroad tracks, and west of Robert Crain Highway (US 301). There are streams, wetlands and 100-year floodplains and associated areas of steep slopes with highly erodible soils and areas of severe slopes on the property. The Pope’s Creek Branch

railroad, used by CSX, which is adjacent to the westernmost portion of the property, may be a source of noise and vibration. The proposed development is not a noise generator. According to the *Prince George's County Soil Survey* (1967) the principal soils on the site are in the Adelphia, Bibb, Collington, Colemantown Elkton, Howel, Marr, Monmouth, Sandy Land, Shrewsbury, and Westphalia series. Adelphi, Collington and Marr soils are in hydrologic class 'B' and are not highly erodible. Bibb and Shrewsbury soils are in hydrologic class 'D,' and pose various difficulties for development due to high water table, impeded drainage and flood hazard. Colemantown and Elkton soils are in hydrologic class 'D' and are have a K factor of 0.43 making them highly erodible. Howell and Westphalia soils are in hydrologic class 'B' and are highly erodible. Monmouth soils are in hydrologic class 'C' and have a K factor of 0.43, making them highly erodible. Sandy land soils are in hydrologic class 'A' and pose few difficulties to development. The Natural Resources Inventory has not be revised to match the most current Soil Web Survey soil classifications. Marlboro clay is found to occur extensively near and on this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, a Sensitive Species Project Review Area (SSPRA), as delineated on the SSPRA GIS layer, is found to occur near this property. Further information received from the Wildlife and Heritage staff indicated known records related to three rare, threatened or endangered (RTE) aquatic species in Collington Branch, and the possible presence of several RTE plants. Leeland Road is a designated scenic road. This property is located in the Collington Branch watershed in the Patuxent River basin and contains the mainstem of Collington Branch along the western side of the property. The site is currently located within 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*. The site contains Regulated Areas, Evaluation Areas, and Network Gaps as designated on the 2005 *Approved Countywide Green Infrastructure Plan*.

Natural Resources Inventory

A Natural Resource Inventory (NRI), NRI-098-05, was originally signed for the Willowbrook site on December 13, 2005, and revised twice since that time. Most significantly, the Primary Management Area (PMA) was revised with the '-02' revision to incorporate a 100-foot-wide protection buffer for rare, threatened and endangered (RTE) species, for all streams and non-tidal wetlands in accordance with PGCPB Resolution No. 06-273 and Section 24-101. The '-02' revision was approved on January 11, 2007. An NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs are required to be revised and re-approved if the base information changes significantly, or updated for reapproval if they are past their validity date.

With the current application, staff recommends an update of specific information that is known to have changed significantly (new soils mapping and soils series nomenclature, which directly relate to implementation of Stormwater Management and Sediment and Erosion Control requirements) and updating of site information that has evolved over the past nine years. This includes current forest health, due to the identification of mortality related to green ash trees most likely related to Emerald Ash Borer; the location and quantification of invasive species, to determine if implementation of an invasive species management plan is now indicated; and the resurveying of the identified RTE plant species, including *Sphenopholis pensylvanica*, to track any migration which may have occurred and confirm ongoing protection of identified habitat. Therefore, a condition has been included in the Recommendation section of this report requiring a revised NRI.

Rare, Threatened and Endangered (RTE) Species and Habitat

During the review of the CDP, the Environmental Planning Section conducted an extensive review of the site regarding rare, threatened, and endangered species in coordination with state officials. In a letter dated November 6, 2006, the Department of Natural Resources Natural Heritage Program noted that rare, threatened, and endangered (RTE) species were known to occur on the subject property. The letter specifically addressed three fish species identified on the state-listed endangered Stripeback darter (*Percina notogramma*), the state-listed threatened American brook lamprey (*Lampetra appendix*), and the state-listed threatened Glassy darter (*Etheostoma vitreum*).

Also identified on the site were seven state-listed threatened, rare and uncommon plant species: Single-headed pussytoes (*Antennaria solitaria*, State Threatened), Swamp-oats (*Sphenopholis pensylvanica*, State Threatened), Large Seeded Forget-Me-Not (*Myosotis macrosperma*, State Rare/Watch List), Low Spearwort (*Ranunculus pusillus*, Status Uncertain), Swamp Beggar-ticks (*Biden discoidea*, Watch List), Downy Milk Pea (*Galactia volubilis*, Watch list) and Umbrella Magnolia (*Magnolis tripetala*, Watch List). These, as well as other RTE species, have been identified in Collington Branch of the Western Branch watershed in the Patuxent River basin, which runs north-south along the eastern portion of the subject site. It should be noted that the distribution of the Stripeback darter in Maryland is limited to Western Branch, which is ranked eighth out of 84 watersheds in Maryland with respect to aquatic biological diversity and priority for conservation. The only other known location of this species is along the James River in Virginia. Preservation and protection of the biological integrity of Western Branch is critical to the continued sustainability of this diverse and sensitive community of fish and plant species.

Conditions of approval regarding preservation and protection of the on-site habitat are contained in the CDP resolution. This includes the expansion of the PMA for all streams and wetlands to protect RTEs, enhanced stormwater management techniques, enhanced sediment and erosion control mechanisms, and development of a Habitat Protection and Management program based on detailed surveys of the site.

No protocol or survey work was required for the rare, threatened or endangered (RTE) aquatic species of this site, because there are known records and ongoing monitoring at the adjacent Beech Tree development, so their presence was assumed. Protection of the sensitive aquatic species habitat, which included appropriate buffers as determined by the Wildlife and Heritage Service, of Maryland Department of Natural Resources (DNR), were adopted.

Regarding the sensitive plant species, at a meeting on March 16, 2006, the Willowbrook project applicant met with staff of the Wildlife and Heritage Service DNR, at which time DNR staff encouraged the applicant to conduct a plant survey of the site for RTE species known to occur in the general vicinity. Following the meeting with DNR, an RTE plant survey was commissioned from Mr. Brent Steury, who is recognized by DNR as qualified to conduct such surveys. The completed survey work has been reviewed by DNR staff, and has been found to accurately identify the RTEs present on the site, their location, and population size; therefore, no additional protocol was necessary.

The rare plant species' populations were mapped on the revised Natural Resources Inventory and the TCPI so that the proximity of populations to proposed development

activities can be assessed and additional, more specific measures can be identified to maintain the hydrology and water quality of the rare species' wetland habitat. An updated survey of the RTE plants on the site was performed by Brent Steury in May 2016, and was submitted with the current application. As previously noted, the location of the RTE plants will be updated on a revised NRI and the TCPII.

The Wildlife and Heritage Service at DNR further offered to assist in the development of a Habitat Protection and Management Program for long-term protection of and monitoring of these rare species and their habitat.

Conceptual and Revised Habitat Protection and Management Program

To protect and preserve the on-site habitat of the rare, threatened, and endangered species, staff worked with the applicant on the development of a Habitat Protection and Management Program for the Willowbrook and Locust Hill developments at time of preliminary plan. Guidelines to be addressed on the subject site before, during, and after the development of the site were identified, which included the use of the following practices:

- Reduction of impervious surfaces
- Stormwater conveyance to streams via sheet flow and naturally vegetated channels
- Maximum retention of forest
- Disconnection of rooftop and non-rooftop runoff
- Improved sediment and erosion control
- 100-foot-wide buffer for all streams and non-tidal wetlands on the site
- Avoidance of in-stream work, where possible

A "Habitat Protection and Management Program for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George's County" (December 2006) was prepared by McCarthy & Associates, Inc in consultation with the Environmental Planning Section, and the staff of the Maryland Department of Natural Resources Natural Heritage Program. The program addressed baseline monitoring of the site prior to the commencement of construction, monitoring of hydrology, sediment, and protective mechanisms during construction, and long-term monitoring of the sensitive species habitat after construction to assess the success of the mechanism proposed. The Program included, but was not limited to: Hydrologic monitoring for a minimum of one year prior to the issuance of the first grading permit to establish a baseline of data, during construction, and post construction for the following elements: Water quality, benthic macroinvertebrate, hydrologic flow, and sedimentation. Also included was monitoring during construction for the following: Sediment and erosion control measures, stormwater management controls, special protection measures for RTE habitat, and monitoring of the RTE Species during and post-construction.

A "Baseline Surface Water Quality Monitoring Report for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George's County" (April 2009) was prepared by McCarthy & Associates, Inc was submitted to EPS staff in April of 2008 representing baseline pre-construction monitoring commencing on February 20, 2007 and ending on February 25, 2008. At that time, due to the economic recession, development activities at the site ceased, and were not revived until 2013. At the time, the new property owner approached staff about providing revisions to the habitat protection and management plan to update sampling procedures and protocols to reflect newer technologies, and to

enhance the quality and usefulness of the data derived. A “Revised Habitat Protection and Management Program for Willowbrook (CDP-0505) and Locust Hill (CDP-0506) in Prince George’s County” (November 11, 2016) was submitted by prepared by Wetlands Studies and Solutions, Inc in consultation with the Environmental Planning Section, and staff of the Maryland Department of Natural Resources.

The Program proposes monitoring of the site for a projected 15-year construction period, and for five years post-construction, for a total of 20 years, in addition to the baseline monitoring that has already been accomplished. To assure that the monitoring required by the program is fulfilled, bonding will be required prior to the issuance of the first grading permit. The bonding amount required shall be based on a cost estimate to implement the program submitted prior to the certification of the SDP for approval by EPS. Staff recommends approval of the revised, detailed program with the current application.

Marlboro Clay

This property is located in an area with extensive amounts of Marlboro clay that is known as an unstable, problematic geologic formation when associated with steep and severe slopes. The presence of this formation raises concerns about slope stability and the potential for the placement of structures on unsafe land. Based on information available, the Environmental Planning Section projected that the top elevation of the Marlboro clay varies from an elevation of approximately 110 feet to approximately 120.

The original CDP application package included a “Report of Preliminary Geotechnical Exploration” prepared by Geotechnology Associates, Inc. and dated September 2005. The initial geotechnical study was determined inadequate, because it was based on an insufficient number of borings and failure to address the requirements contained in “Criteria for Soil Investigations and Reports on the Presence and Affect of Marlboro Clay upon Proposed Developments.” The extent of impacts on the proposed design could not be determined without a Detailed Geotechnical Report, establishment of a 1.5 safety factor line based on existing conditions, identification of problem areas, and the establishment of a 1.5 safety factor line based on conceptual grading.

A memorandum from Ben Dinsmore, Geotechnology Associates, Inc. to Nand Gupta, Toll Brothers, dated June 20, 2006, and an Exploration Location/Slope Stability Evaluation Plan, dated June 20, 2006, were submitted and stamped received on June 22, 2006. The memorandum summarized 114 additional borings that have occurred on the site. The Exploration Location/Slope Stability Evaluation Plan showed the location of the additional boreholes.

A further memorandum from Ben Dinsmore, Geotechnology Associates, Inc. to Nand Gupta, Toll Brothers, dated September 12, 2006, and an Exploration Location/Slope Stability Evaluation Plan, dated September 12, 2006, was submitted and stamped as received on September 29, 2006, as part of the first NRI revision. In summary, the memorandum states that Marlboro clay is present over a large portion of the site at elevations generally on the order of 80 to 120 feet. A mitigated 1.5 safety factor line was proposed based on a grading plan provided on August 16, 2006. The stability of the Marlboro clay needs to be re-evaluated as revisions to the design and grading are proposed through the development process.

Since 2006, extensive experience with Marlboro clay outcroppings on the nearby Beech Tree development, located in the southwest quadrant of the intersection of Leeland Road and US 301, has developed expertise in County staff in the review of grading issues

which has resulted in a cooperative process between the developer and County staff in addressing potential unsafe land issues, and in recommending stormwater management techniques suited to these unique situations.

A “Report of Geotechnical Exploration”, prepared by Geo-Technology Associates, Inc., dated April 4, 2016, and revised on August 12, 2016, was submitted with the current application, which includes an extensive Conclusions and Recommendations Section for dealing with the many issues that arise on a site with extensive Marlboro clay. Exhibits showing the location of the unmitigated and mitigated factor of safety were also provided. The submitted plans also indicated the location of the unmitigated and mitigated 1.5 safety factor line. The Environmental Planning Section is dependent on the expertise of DPIE in addressing complex geotechnical issues which arise during the design and development process on sites with Marlboro clay. Therefore, prior to certification of the SDP, the most current and complete Report of Geotechnical Evaluation shall be submitted to DPIE, and the SDP and TCPII should be found consistent with the recommendations of the report as determined by DPIE. The Environmental Planning Section recommended approval of this SDP and TCPII with conditions.

Comment: The Environmental Planning Section’s conditions have been included in this staff report to address the issues.

- j. **Prince George’s County Fire/EMS Department**—In a memorandum dated November 9, 2016, the Office of the Fire Marshal provided standard comments regarding fire apparatus, hydrants, and lane requirements. Those issues will be enforced by the Fire/EMS Department at the time of issuance of permits.
- k. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 3, 2017, DPIE offered the following comments:
 - (1) The property is located on the north side of Leeland Road, approximately 3,250 feet west of its intersection with Robert Crain Highway (US 301).
 - (2) Right-of-way dedication and roadway improvements are required for the existing Leeland Road in accordance with the Department of Public Works and Transportation’s (DPW&T’s) urban major collector (100-foot right-of-way) roadway Specifications and Standards. Alternatively, the County is considering a waiver to allow construction of the urban collector roadway standard.
 - (3) Two-inch mill and overlay for existing Leeland Road frontages is required to be shown on the plan.
 - (4) Ultimate right-of way conveyance 50 feet from the centerline of Leeland Road is required, prior to permit issuance.
 - (5) The existing bridge over the Collington Branch stream located at the western end of the Willowbrook property and Leeland Road is to be upgraded to a four-lane bridge.
 - (6) Widening of the existing one-lane culvert on Leeland Road is required. Coordination with DPIE, DPW&T and M-NCPPC is required.

- (7) In-road bike lanes and/or hiker/biker/equestrian trail shall be constructed along Leeland Road frontage in accordance with the Department of Parks and Recreation's *Park and Recreation Facilities Guidelines*.
- (8) Construction of the Collington Branch trail as determined by the Maryland-National Capital Park and Planning Commission will be required. A separate concept is required for the park trails and future park.

Comment: The above requirements are required to be addressed at the time of technical plan approvals and prior to issuance of permits.

- (9) This property contains the future right-of-way for Master Planned I-300 (industrial roadway). Right-of-way dedication and road construction of I-300, in accordance with DPW&T's Specification and Standards is required prior to issuance of a fine grading permit. If M-NCPPC indicates that this Master Planned roadway is not required, then this roadway construction may be eliminated.

Comment: This issue is discussed further in Finding 14(c) above. The final determination is that I-300 should be shown on the SDP, but road dedication and construction is not required at this time.

- (10) Subdivision streets shall be constructed in accordance with DPW&T's urban primary and secondary residential roadway Specifications and Standards.
- (11) Culs-de-sac are required to allow, as a minimum, the turning movement for a standard WB-40 vehicle and a standard-length fire truck.

Comment: The above requirements are required to be addressed at the time of technical plan approvals and prior to issuance of permits.

- (12) Modifications are required to the southern end of the roads designated as 'Private Road 7' and 'Private Road 9' to allow for the turning movements required for a standard WB-40 vehicle, and a standard-length fire truck.

Comment: The applicant has agreed to make this revision. Therefore, a condition has been included in the Recommendation section of this report requiring this.

- (13) Proposed townhomes with driveway access on County-maintained roadways are not allowed. The proposed layout is to be revised to have townhouse access off of an alley or a privately maintained roadway. In order for DPIE to complete a detailed analysis/review of this SDP, an updated plan addressing this issue is required.

Comment: The SDP was revised to place all proposed townhouse access off of private roadways.

- (14) All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA). Additionally, all pedestrian crosswalks shall have proper sight distance and be ADA accessible.

- (15) The applicant shall demonstrate that the proposed access points on Leeland Road provide adequate sight distance in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards.
- (16) Transit routes on designated public roadways are to be determined by the applicant and submitted to our Division of Transit for review and approval. Modification to these transit roadways to accommodate pull on and off of the transit bus at every proposed bus stop location is required. These roadways are to be consistent with the Westphalia Sector Plan and Sectional Map Amendment.
- (17) Maintenance of private streets is not the responsibility of Prince George's County.
- (18) Private roadways are to be designed, bonded and permitted in accordance with applicable County codes, standards and specifications.
- (19) The proposed development will require an approved DPIE site development - fine grading permit.
- (20) Sidewalks, trails and bike lanes are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance and in accordance with the master plan.

Comment: The above requirements are required to be addressed at the time of technical plan approvals and prior to issuance of permits.

- (21) Sidewalks are to be offset at least 1.5 feet from the proposed right-of-way line to allow for Washington Suburban Sanitary Commission water meter housings within the right-of-way.

Comment: In an e-mail dated January 10, 2017, DPIE indicated that this comment could be disregarded as it was included from another referral.

- (22) Sidewalk ramps are required at all intersections with sidewalks. Compliance with the latest standards of the Americans with Disabilities Act is required.
- (23) Permanent traffic control signage (i.e., stop signs, yield signs, speed limit signs, etc.) should be included on the proposed roadway construction plans for Leeland Road.
- (24) Conformance with street tree and street lighting standards are required.
- (25) Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required, by the applicant.
- (26) Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established "DPW&T's Policy and Specification for Utility and Maintenance Permits" are required.
- (27) Stormwater management facilities constructed on M-NCPPC property shall be

coordinated with, and approved by the Department of Parks and Recreation (DPR).

Comment: The above requirements are required to be addressed at the time of technical plan approvals and prior to issuance of permits.

- (28) The proposed site development is consistent with the approved Site Concept Plan No. 15988-2016-0, dated September 8, 2016. This is the overall Site Concept Plan covering the Willowbrook subdivision. Individual site concept plans are required for each phase of construction. ESD to the MEP stormwater management practices are required for this site.
- (29) Prior to approval of the specific design plan, site development concept for Phase 1 is required.

Comment: In an e-mail dated January 9, 2017, DPIE indicated that this comment could be disregarded as they had agreed to one site development concept for the entire subdivision.

- (30) Stormwater management pond access roads are unacceptable as shown on this plan. They are to be revised providing complete access around the perimeter of the pond.

Comment: The applicant indicated that they will address this issue at the time of technical stormwater management plan approval.

- (31) All stormwater management facilities and drainage systems are to be constructed in accordance with the Specifications and Standards of the DPIE, DPW&T and the Department of the Environment (DoE). Approval of all facilities are required, prior to permit issuance.
- (32) A 50-foot 5:1 slope landscape buffer is required from the proposed right-of-way or adjacent lot line to the 100-year water surface elevation.
- (33) Proposed roadway culverts are to be designed to convey the 100-year frequency storm with one-foot minimum freeboard in accordance with County design standards.
- (34) The proposed site development is part of the approved 100-year Floodplain No. FPS 200522, dated August 7, 2006.
- (35) For the floodplain that is contained within the site; stream buffers, culvert design and site improvements should be in accordance with County requirements.
- (36) A 50-foot-wide vegetative buffer, must be provided where residential lots are in close proximity to stormwater management basins. If ponds are adjacent to non-residential areas, the buffer may be reduced to 35 feet. The buffer shall be measured from the 100-year design high water elevation and embankment limits to the adjacent lot line.
- (37) The overall stormwater management outfall design, shall meet the location

requirements from section 8.3.3.2.9, of the Prince George's County stormwater management Design Manual requirements.

- (38) Proposed stormdrain pipes above, over or thru Marlboro Clay are to convey the 100-year storm.
- (39) Stormwater management facilities located within the vicinity of Marlboro clay may require specialized design requirements.

Comment: The above requirements are required to be addressed at the time of technical plan approvals and prior to issuance of permits.

- (40) This site in the vicinity of Marlboro Clay. The following requirements must be addressed:
 - (a) A Geotechnical report shall be provided at the time of grading permit submission to analyze slope stability, to define factor of safety limits, and to confirm acceptable location of roads, structures, ponds and utilities.
 - (b) Geotechnical reports shall be provided at the time of grading permit submission after being updated to reflect the final grading and recent soil & site conditions. Such conditions shall be verified thru verification borings dispersed to cover vulnerable areas that include: low spots, erodible spots, spots where natural change is evident, provided that such borings are NOT laterally farther than 10 feet from the original borings of earlier studies.
 - (c) Geotechnical reports shall analyze the proposed grading in Marlboro Clay areas, and recommend maximum allowable slopes. Any slope in excess of 5H:1V shall be specifically evaluated, and recommendations shall be provided. If reinforcement material is recommended for the slope stability, the material's location, grade and length shall be identified on both the Geotechnical report's analysis and the grading permit plans.
 - (d) Grading in Marlboro Clay areas must not exceed 5H:1V without specific Geotechnical analyses.
 - (e) Permit plans of both site grading and storm drain & paving shall be revised to comply with the Geotechnical engineering recommendations. Permit plans shall be verified by the preparer of the Geotechnical report and construction shall be verified by the Geotechnical Engineer on site.
 - (f) Permit plans shall be revised to address Marlboro Clay showing its limits and its 1.5 Factor of Safety (F.S.) line in distinct line-patterns identified in the Legend. Additionally, existing steep slopes, such as 3H:1V shall be analyzed to ensure stability.
 - (g) The 1.5 F.S. line may not be extrapolated outside the study limits. Additional slope stability profiles are required to extend through this line

to verify its proper location based on stability analysis.

- (h) Due to Marlboro Clay, field investigation, lab testing, engineering analysis, and preparation of Geotechnical reports and site plans shall be in compliance with DPIE's 006-2016 Technogram.
- (41) A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation for public streets, stormwater management, and onsite grading, is required.
- (42) This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - (a) Final site layout, exact impervious locations are shown on plans.
 - (b) Exact acreage of impervious areas have been provided with concept plan.
 - (c) Proposed grading is shown on plans.
 - (d) Delineated drainage areas at all points of discharge from the site have been provided with the concept plan.
 - (e) Stormwater volume computations have been provided with the concept plan.
 - (f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overly plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
 - (g) A narrative in accordance with the code has not been provided.

Comment: The remainder of DPIE's comments are required to be addressed at the time of technical plan approvals and prior to issuance of permits.

- l. **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.
- m. **Prince George's County Health Department**—In a memorandum dated November 23, 2016, the Environmental Engineering Program of the Health Department stated that they had completed a health impact assessment review of the subject SDP and had the following comments:
 - (1) The public health value of access to active recreational facilities has been well documented. The applicant proposes hiking trails, clubhouse, swimming pool, private recreational area, soccer fields, and open space. Access to these active recreation facilities and green space will be a positive health benefit to the residents.

Comment: This is noted and the information has been transmitted to the applicant.

- (2) Due to proximity of the CSX railroad to the west of the property, noise may become an issue. Noise can be detrimental to health with respect to hearing impairment, sleep disturbance, cardiovascular effects, psycho-physiologic effects, psychiatric symptoms, and fetal development. Sleep disturbances have been associated with a variety of health problems, such as functional impairment, medical disability, and increased use of medical services even among those with no previous health problems. Future plans should properly assess and minimize the potential adverse health impacts of noise on any susceptible populations.

Comment: The closest residential lot is approximately 1,500 feet away from the railroad tracks, with intervening woodlands. Therefore, staff does not believe noise from the railroad will be a factor in this phase.

- (3) There are no existing carryout/convenience store food facilities or market/grocery stores located within a 1-3-mile radius of this location. Research has found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity. The applicant is encouraged to factor in some retail area to allow for the establishment of healthy food sources.

Comment: The subject property has always been envisioned as a residential only development, starting with the Basic Plan approval, A-9968, in 2005. Therefore, the incorporation of commercial retail uses at this time is not reasonable.

- (4) During the 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.
- (5) During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Future plans should indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Comment: A condition has been added to the Recommendation section requiring the applicant to add a note to the plans indicating that they will comply with the above conditions relating to dust and noise during construction.

- n. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated October 28, 2016, WSSC provided comments relating to water and sewer service that will be required prior to issuance of permits.
- o. **Verizon**—At the time of the writing of this technical staff report, Verizon did not provide comments on the subject application.
- p. **Baltimore Gas and Electric (BG&E)**—At the time of the writing of this technical staff report, BG&E did not provide comments on the subject application.

- q. **City of Bowie**—At the time of the writing of this technical staff report, the City of Bowie did not provide comments on the subject application.

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 Specific Design Plan SDP-1603 and Type II Tree Conservation Plan TCPH-028-2016 for Willowbrook, Phase 1, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - a. Revise the architectural template sheet to reflect all the models and square footage, all options with dimensions, and to show garages on all models.
 - b. Revise the Parking Schedule to specify garage parking spaces, and perpendicular on-street parking spaces per area.
 - c. Add site plan notes as follows:

“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. Delineate the location of the portion of I-300 within the limits of the property.
 - e. Provide turnarounds at the ends of Private Road 7 and Private Road 9.
 - f. Provide clear standards for accessory structures, such as decks, on the cover sheet.
 - g. Provide a trailhead facility location on the active recreation park, with parking for trailers. Parking for a minimum of four or five trailers shall be provided, unless modified by the Department of Parks and Recreation.
 - h. Provide sidewalk access to Lots 1–12 of Block K and Lots 21–28 of Block K.
 - i. Provide a cross section of the Leeland Road improvements.
 - j. Mark and label the location of an at-grade trail crossing of Leeland Road. If feasible, the trail may cross under the road at the Leeland Road bridge over Collington Branch. If an at-grade crossing is utilized, improvements shall be provided per Department of Permitting, Inspections and Enforcement.
 - k. Provide detailed construction drawings, to be reviewed and approved by Department of Parks and Recreation staff as the designee of the Planning Board, that include the following recreational facilities on dedicated parkland:

- (1) A ten-foot-wide, asphalt, master planned trail, along the Colling Branch Stream Valley, as shown on DPR Preliminary Plan "Exhibit A."
- (2) An eight-foot-wide trail connector/maintenance access trail from subject subdivision, via land to be dedicated to M-NCPPC. Public parkland shall have a minimum of 40 feet of frontage on a public or private street as shown on DPR Preliminary Plan "Exhibit A." If the connection is made on a private street, a public use easement shall be recorded at the final plat of subdivision.
- (3) A six-foot-wide connector trail via Homeowner's Association (HOA) Parcel 'C' and public road 'B' and a six-foot-wide connector trail via HOA Parcel 'C,' public road 'A' and public road 'G.'
- (4) Two adult soccer fields (225 feet x 360 feet minimum), one baseball field, one full basketball court, one picnic shelter with grills and benches, one hundred and forty-one space parking lot, a multiage playground, trails and a restroom building. The restroom building shall provide a minimum of three restroom facilities each, for both male and female park users.

l. Revise the architecture to show and/or provide notes as follows:

- (1) Provide a minimum of two standard endwall features in a balanced composition on all house models.
- (2) A minimum of four standard endwall features combined with full brick, stone or stucco shall be provided in a balanced composition on corner and highly-visible lots, including:

Block A: Lots 1, 9, 27, 33, 34, 47 and 58

Block B: Lot 1

Block C: Lots 1, 4, 10, 16, 22, and 25

Block D: Lots 1, 8, 15, 19, 27, 36, 43 and 45

Block E: Lots 1, 3, 9 and 13

Block G: Lots 1, 12, 13, 24, 25, 39, 40 and 52

Block H: Lots 1, 7, 8, 13, 14, 19, 30, 41, 42 and 43

Block J: Lots 1 and 7

Block K: Lots 1, 13, 20, 28, 44, 48, 52, 53, 60, 61, 74, 77, 87 and 88

Block L: Lots 1, 7 and 13

- (3) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco.
- (4) Provide front, rear and side elevations for all model types showing all options.
- (5) Remove McPherson Elevations 'A' and 'K' from the plans, or provide enhanced roof variation or façade articulation.

m. Revise the landscape plan as follows:

- (1) Provide a Tree Canopy Coverage schedule showing the requirement being met

on-site.

- (2) Provide one overall proposed plant list identifying native species, and clarify the plant schedules provided on individual sheets.
- (3) Section 4.6 schedules shall be provided to show conformance for those lots which have rear yards that are oriented to a street.
- (4) Add the following note to the light detail sheet: "All community lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over."
- (5) Revise the plan so that the afforestation/conservation areas match what is proposed on the TCPII.
- (6) Provide plantings per Section 4.6 within the 40-foot-wide scenic buffer along the north side of Leeland Road, including native species and larger planting materials in order to establish the scenic buffer more quickly, as appropriate.
- (7) Demonstrate conformance with Section 4.10 requirements for all private roads, including alleys.
- (8) Demonstrate conformance with Section 4.7 for all adjacent incompatible uses.

n. Revise the Type II tree conservation plan (TCPII) as follows:

- (1) Include plan sheets covering the entire area of the Willowbrook development (440.85 acres) and the sheet key and sheet order shall reflect the additional sheets covering the full extent of the TCPII; or a phased TCPII shall be prepared.
- (2) The standard symbols and labeling provided in the Environmental Technical Manual shall be used on the TCPII to the fullest extent possible. All graphic lines and patterns shall be identified and included in the sheet legend, including the unmitigated and mitigated 1.5 safety factor line.
- (3) The current TCPII approval block shall be provided on all sheets, and the TCPII number (TCPII-028-2016) shall be included in hyphenated format.
- (4) The Woodland Conservation Summary Table on the cover sheet shall be clearly labeled. Appropriate TCPII plan sheets shall include a Woodland Conservation Sheet Table, which includes the number of specimen trees retained, and specimen trees removed on each sheet. The number of specimen trees retained and specimen trees removed shall be included in the Woodland Conservation Summary Table.
- (5) The current Standard Woodland Conservation Worksheet or Phased Woodland Conservation Worksheet shall be provided.
- (6) An owner's awareness certificate shall be provided on the plan set, and signed by the owner or designated representative prior to signature approval.

- (7) Standard TCPII Plan notes shall be revised as follows:
- (a) Note 6 shall be revised to indicate the Environmental Strategy Area.
 - (b) Note 7 shall be revised to indicate that Leeland Road is a designated scenic road.
- (8) The afforestation/reforestation planting schedules shall be revised to eliminate the use of *Acer Rubrum* (red maple), an overplanted species, and replace it with an appropriate oak variety to provide quality habitat.
- (9) Revise the note under the Specimen Tree Table as follows: “The removal of 108 specimen trees as indicated above is proposed by this TCPII.”
- (10) An Invasive Species Management Plan shall be added to the plan set to address existing invasive species population greater than 20 percent of the understory coverage identified on the revised NRI required for this application. It should be noted that the applicant may choose to further reduce the invasive species coverage to less than five percentage to receive Forest Enhancement Credit.
- (11) On plan sheets, the numbers which are intended to indicate a quantity of clearing or a woodland conservation methodology, but include no measuring units, shall be placed into a table with keys to the unit type (clearing or methodology) and area.
- (12) The “ultimate right of way” shall be clearly labeled on plan sheets and in the legend.
- (13) The tree protection fence (temporary) shall be shown on the plan where clearing is proposed adjacent to existing woodlands along the limit of disturbance.
- (14) The tree protection fence (permanent) shall be shown on the plan whenever vulnerable edges of afforestation/reforestation are proposed, but is not required along utility installations unless the utility corridor includes a trail.
- (15) The plan shall indicate that exposed edges of preserved woodlands shall be marked with post-type signage after the removal of the tree protection fence (temporary).
- (16) Afforestation/reforestation signage shall be posted on the tree protection fence (permanent).
- (17) All afforestation/reforestation areas shall be set back a minimum of 10 feet from sticks of townhouse lots so that clearance for maintenance access can be maintained to the side and rear yards.
- (18) Rare, Threatened and Endangered habitat areas shall be identified in the legend with a graphic symbol.
- (19) The key map on the plan sheets shall include a full key to the entire site.

- (20) All plan sheets shall include a matchline, section line, or property line as appropriate to define the limits of the plan.
 - (21) Areas of afforestation/reforestation shall be a minimum of 35 feet in width. When a trail is located in an afforestation /reforestation area, it should be moved as close as possible to the existing edge of woodlands to allow for required minimum width as much as possible and limit the extent of tree protection fence (permanent) required to protect planting areas; or it shall be moved to the outer edge of the planting area so the minimum width is provided by combining woodland preservation with afforestation/reforestation.
 - (22) Trail locations and utility corridors shall be combined, whenever possible, to minimize impacts, especially within the Primary Management Area.
 - (23) With the park property, post-type signage shall be used along the edge of preserved woodlands and spaced approximately 100 feet apart.
 - (24) Add a Post-Type Tree Protection Signage detail to detail sheet.
 - (25) After all revisions are made to the plan set, correct the quantities on individual sheets and revise the quantities in the woodland conservation sheet tables and the woodland conservation worksheet.
 - (26) Have the plans signed and dated by the qualified professional who prepared them.
- o. Revise the Natural Resources Inventory to update significant information on the site including, but not limited to, the location of Rare, Threatened, and Endangered plant species; forest health and vitality; presence and quantification of invasive species; and updated soils mapping and soil series nomenclature.
 - p. Submit the most current and complete Report of Geotechnical Evaluation to DPIE, and the SDP and TCP II shall be found consistent with the recommendations of the report, as determined by DPIE.
 - q. Submit an estimated cost for the implementation of the Habitat Protection and Management Program over the projected twenty-year implementation period to be approved by the Environmental Planning Section as the designee of the Planning Board.
 - r. Amend the Stream Restoration Analysis to include an implementation plan and timetable for the completion of the included stream restoration measures.
 - s. Update all proposed utility lines to correspond to the proposed layout.
 - t. Show proposed lighting on all private roads, alleys and parking areas and provide a photometric plan demonstrating adequate illumination of these areas.
 - u. Revise the SDP to demonstrate a minimum lot area of 1,800 square feet for all townhouses.

2. No two identical front elevations shall be located next to or across the street from one another.
3. A minimum of 60 percent of the townhouse units shall have full front façades (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.
4. All architecture approved in this specific design plan for Phase 1 shall be permitted in subsequent phases of the development.
5. Future phases of the development shall be designed to provide connections to the stubbed roads proposed in Phase 1, where it is possible, for a continuous road network.
6. The review of handicapped accessibility on all trails located on dedicated parkland shall be conducted during the review of the construction documents for park improvements.
7. Trails adjacent to residential lots shall be constructed in phase with development. No building permits shall be issued for the lots directly adjacent to the trails, specifically Lots 18, 19, 20, 39 and 53, Block A, until the clearing, grading and installation of the gravel base of the trail directly adjacent to the lot is complete.
8. Frontage improvements along Leeland Road shall include a standard sidewalk, designated bike lanes and a four-foot grass strip, adjacent to the north edge of the sidewalk to accommodate equestrians, unless modified by DPIE.
9. Construct the master plan trail along Collington Branch utilizing the multi-use trail cross section that incorporates a 10-foot-wide paved trail and four-foot wide equestrian tread, unless modified by DPR.
10. Prior to issuance of the first grading permit, bonding for the cost estimate of implementation of the Habitat Protection and Management Program, over the projected twenty-year implementation period, shall be submitted and approved by DPIE.
11. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the Environmental Planning Section.
12. Prior to the issuance of building permits for Phase 1 of the Willowbrook development, certification of completion of the stream restoration measures provided in the Stream Restoration Analysis shall be submitted to the Environmental Planning Section, including photographs of the completed work.
13. Prior to the issuance of the building permits for lots adjacent to planting areas, all afforestation and associated fencing shall be installed. A certification, prepared by a qualified professional, may be used to provide verification that the afforestation and fence installation have been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
14. Private recreational facilities schedule of construction is as follows:

Recreational Facilities	When the Particular Facility shall be Complete
Community Center including pool(s), tennis courts and playground	Prior to the issuance of the 121st market-rate building permit
Active Adult Community Center	Prior to the issuance of the 44th active-adult building permit
Open Play Field	Prior to the issuance of the 241st market-rate building permit
Open Picnic/Play area	Prior to the issuance of the 362nd market-rate building permit