

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Acting Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Specific Design Plan, SDP-9910 (For Infrastructure)
Hampton Property

The Urban Design staff has reviewed the site development plans for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

BACKGROUND

The Hampton site is located in southern Prince George's County, north of the interchange of Branch Avenue (MD 5) and Crain Highway (US 301). The property is bisected by Dyson Road. The western portion of the site is wooded and surrounds the Gwynn Park Middle School. The eastern portion of the site is wooded on the northern half and cultivated on the southern half. The southern half also contains the Gwynn Park historic site, included in the County Historic Inventory in July 1981. The existing structure is a two-story, gabled roof brick house with a five-course cornice of molded bricks and is significant for its unique cornice treatment. The eastern portion of the site also adjoins Gwynn Park High School to the south. Surrounding Hampton, west of US 301, are single-family detached homes and vacant land in the R-R Zone. East of US 301, directly across from Hampton and continuing south, is the 1,000-acre Brandywine Industrial Park. It is for the purpose of serving this industrial park that the Spine Road is proposed to run through Hampton and connect to MD 5. At the intersection of Branch Avenue and Brandywine Road are commercial uses in the C-S-C Zone.

The site has an approved Basic Plan, Z.O. No. 19-1992, an approved Comprehensive Design Plan, CDP-9403 (PGCPB No. 94-345), and an approved Preliminary Plat of Subdivision, 4-99048 (PGCPB No. 99-230).

EVALUATION

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Basic Plan, A-9853-C, Z.O. No. 19-1992.

- b. Conformance to the Comprehensive Design Plan, CDP-9403, and applicable standards of the *Landscape Manual*.
- c. Conformance to the Preliminary Plat of Subdivision, 4-99048.
- d. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- e. Referrals.

FINDINGS

Based upon the foregoing evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. This Specific Design Plan is for the approval of infrastructure for 287 single-family detached lots. Architecture for the development will be submitted at a later date. Previously, a Specific Design Plan (SDP-9517) and a Preliminary Plan (4-95052) were approved by the Planning Board for a total of 450 dwelling units, including single-family detached and attached housing. The previous approvals also included the conversion of the historic house, Gwynn Park, to a community building and recreational center for the development. On November 18, 1999, a new Preliminary Plan (4-99048) was approved by the Planning Board for 314 single-family detached lots. The plan also included small single-family lots (6,000-8,000 square feet) surrounding the historic site in a traditional grid pattern. The new plan proposes to reduce the environmental setting of the historic house to approximately one acre and change its use from a community building to a residence. Because of the reduction in the overall site density and the conversion of the historic house to a residence, the applicant proposes a substantial reduction in the amount of recreational facilities for the development. It is the applicant's intention to upgrade existing recreational facilities on the adjacent school sites and to provide a small amount of facilities on the site. For more information regarding recreational facilities, see Finding 4 below.
2. On May 22, 1992, the District Council adopted Z.O. No. 19-1992 (Application No. A-9853-C) and amended the Zoning Map by rezoning the subject property, consisting of 189.32 acres, from the R-R and R-A Zones to the R-S Zone (1.6-2.6 DUs per acre). The rezoning was approved with 32 conditions and 3 considerations. The Specific Design Plan for infrastructure is in conformance with the applicable conditions of the approved Basic Plan A-9853-C.
3. In general, the Specific Design Plan is in conformance with the approved Comprehensive Design Plan, CDP-9403, and applicable conditions of approval. The following conditions warrant discussion:
 7. (This condition contains the development standards for SDP review.)

The standards do not provide for a new lotting pattern approved by the Preliminary Plan, whereby some of the lots front on streets at a point where the street turns sharply at a 90 degree angle. Where this situation occurs, the ■Minimum Lot Width at Streetline• should be a minimum of 25 feet. See Condition 5 below.

12. CDP Text

Signage

In general, the applicant has provided a hierarchy of signage for the development which is in conformance with the design guidelines on page 29 of the CDP text. Number 3 under Signage requires that "Entrance signage design shall incorporate brick to reflect the character of the Historic Site and provide ease of maintenance and long term suitability." The applicant has provided brick signage for primary and secondary entrances into the development pods.

Lighting

The applicant has not provided lighting details for the development. The CDP text design guidelines for lighting recommend that traditional post-type fixtures be provided in Parcel A. Staff recommends that the applicant provide lighting details consistent with the CDP text guidelines prior to certificate approval.

4. In general, the Specific Design Plan is in conformance with the approved Preliminary Plat of Subdivision, 4-99048, and applicable conditions. The following conditions warrant discussion:

8.a. Provision of a 60-foot public street along Road B between Road A and Road E. At the time of Final Plat, this right-of-way may be revised to 50 feet in the event that DPW&T determines in writing that a 26-foot pavement section is the maximum necessary.

The above condition requires that the Preliminary Plan show a 60-foot right-of-way unless it is determined by DPW&T that a 50-foot right-of-way is adequate. To date, the applicant has not obtained written permission from DPW&T to reduce the right-of-way to 50 feet. The Specific Design Plan should be amended to show Road B as a 60-foot right-of-way until such time as DPW&T provides written permission to allow a 50-foot right-of-way.

11. At the SDP stage, the Planning Board may reduce the environmental setting for the historic site. This reduction shall be predicated upon the provision of improvements to the house which may include an upgraded kitchen, modernized bathrooms and the addition of a family room at the rear of the home. The details of such improvements and the environmental setting shall be approved by the Planning Board upon recommendation of the Historic Preservation Commission. Additionally, a proposal for a security and maintenance agreement for the historic site shall be considered at the time of SDP. Lots 7, 8, 13 and 15, Block E, shall be removed from the preliminary plat if the environmental setting is not reduced.

For information regarding the above condition, see Historic Preservation Section comments, Finding 10, below.

The Environmental Planning Section commented on Conditions 12 and 14 below.

12. **Prior to signature approval, the preliminary plat shall be revised as follows:**
 - g. **The proposed boundaries of conservation easements related to the three vernal pools shall be delineated and approved by the Environmental Planning Section. At time of final plat these conservation easements shall be established by note.**

The Specific Design Plan should clearly delineate the limits of the drainage area to define the conservation area. Additional planting or fencing may be appropriate to define the edges of the conservation easements and limit encroachment by adjacent homeowners.

- h. **The preliminary plan shall be revised to show the realignment of the existing sanitary sewer now running in the stream bed outside of the embankment.**

The applicant should show the location of the sanitary sewer on the SDP.

- i. **Plunge pools shall be located outside the stream buffer, or removed if in accordance with an approved stormwater management concept plan.**

Stormwater management design has not been provided to determine the effects of any plunge pools or outfalls that might be proposed. The applicant should illustrate the location of outfalls or plunge pools on the SDP.

- j. Conceptual street grades shall be provided by the applicant to the Environmental Planning and Urban Design Review Sections. The effect of the street grades on tree preservation in Blocks K, L and H shall be reviewed with the purpose of maximizing on-lot tree preservation in these areas.**

Street grades have been provided. The streets in Block H are approximately five feet higher than shown on the Preliminary Plan. The applicant should lower the grades in this area in order to provide additional on-site tree preservation.

14. At time of Specific Design Plan:

- a. The Specific Design shall address the recommendations of the Noise Study prepared by Polysonics, Inc., and dated April 1994. The noise barrier along the north side of the Spine Road between Route 301 and Dyson Road, and the buffer strip adjacent to Route 301 shall be reviewed by the Environmental Planning and Urban Design Sections for adequate and attractive noise mitigation measures.**

Certification from a qualified acoustical professional should be provided prior to certification of the SDP. Urban Design Review should determine aesthetic sufficiency.

Urban Design Section comments:

The Specific Design Plan has not adequately addressed noise attenuation along the north side of the Spine Road. The plans do not provide details of proposed noise walls on top of a proposed six-foot-high berm. The proposed noise wall should be designed attractively to complement the proposed development surrounding the historic house. Details of the proposed noise wall should be provided prior to certification of the SDP. Wooden fencing material should not be permitted.

- e. **Block F shall include a pre-treatment or intercept system for impervious surface run-off in the area of the vernal pool per Department of Environmental Resources, Watershed Protection Branch regulations.**

The applicant should provide information of a pre-treatment or intercept system for impervious surfaces runoff in the area of the vernal pool.

- f. **The proposed Spine Road shall be located so as to minimize the impacts to floodplain, wetlands and buffers, subject to the following conditions:**

- 1. The wetland fringe of the open water pond system and other wetland disturbance proposed shall be mitigated;

The applicant should provide information regarding the quantity of wetlands disturbance.

- 2. **The drainage areas for the vernal pools shall be considered a priority area for on-site woodland conservation due to its critical woodland habitat value as defined in COMAR 08.19.03., and preserved to the extent possible. Any impacts to woods in the drainage area of the vernal pools caused by construction of the Spine Road shall be mitigated by equivalent woodland conservation contiguous to the drainage area in order to maintain the habitat value of the pools;**

The vernal pool and its drainage area should be labeled on all plans. The proposed stormwater management facility should be shown, and its impacts to the vernal pool should be minimized.

- 3. **The wetland crossing necessary for construction of the Spine Road shall employ bio-sensitive design measures to maintain the viability of the wetlands system.**

The applicant should provide information demonstrating that the Spine Road incorporates bio-sensitive design measures to maintain the viability of the wetland system.

- 4. The location and design of wetland mitigation areas shall be provided to the Environmental Planning Section prior to SDP approval.**

The applicant should provide information regarding the location and design of wetland mitigation areas.

- g. In order to protect the vernal pool on the east side of Dyson Road, the following best management practices shall apply:**

- 1. The drainage area for the vernal pool is a priority area for woodland conservation due to its habitat value, and should be preserved to the extent possible, except for impacts necessary for the widening of Dyson Road subject to DPW&T. Any portions of the drainage area which are not now treed should be afforested;**

The applicant should delineate the vernal pools, buffer areas and drainage area on all plans, so this can be reviewed.

- 2. The applicant shall revise the realignment of Dyson Road slightly to the west upon approval by DPW&T and adjust the right-of-way dedication in this area to minimize impacts to the drainage area at time of preliminary plan;**

No longer pertinent.

- 3. The loss of woodlands in the drainage area caused by construction to Dyson Road shall be mitigated by reforestation or woodland preservation adjacent to the vernal pool drainage area in order to maintain the viability of the ecosystem;**

The applicant should indicate the clearing necessary for the widening of Dyson Road and show where woodland mitigation will be provided.

- 4. Run-off from impervious surfaces and developed areas should be intercepted for pre-treatment or by-pass of the vernal pool drainage area to avoid the build-up of pollutants in the system.**

The applicant should provide information regarding pre-treatment or bypassing of the vernal pool area.

- 20. The applicant, his heirs, successors and/or assigns shall provide recreational facilities for the development in an amount to be determined at the SDP. All recreational facilities, and the staging of their construction, shall be determined as part of a Specific Design Plan for the entire property, to be approved prior to or concurrent with any Specific Design Plans for residential development.**

The overall density for the site was reduced with the approval of the Preliminary Plan from 450 lots to 287 lots. Accordingly, the recreational facilities to be provided for the development, or improvements to existing outdoor recreational facilities, or the construction of new recreational facilities on adjacent school sites was determined to be a minimum of \$200,000. The applicant has agreed with staff to provide some recreational facilities on the site with the balance of the required outdoor recreational facilities to be provided on the adjacent school sites.

The applicant has agreed to provide at least one multiaged playground for the development. The playground should be constructed prior to the issuance of the 25th building permit. Staff recommends that in addition to the playground, a six-foot-wide asphalt trail be provided around Pond #1 with four 6-foot-long benches equally spaced as a passive recreational feature. This is consistent with the previous SDP approval. The trail and benches should be constructed concurrently with the construction of stormwater management Pond #1. The Specific Design Plan should be revised to include this information prior to certification of the plans.

Prior to the issuance of the first building permit (excluding model homes), the applicant should provide the M-NCPPC Urban Design Section with written evidence that an agreement has been executed between the applicant and the Board of Education or appropriate agents of the adjacent schools to provide improvements to existing recreational facilities on school property. The agreement should include the cost of all improvements and a schedule of construction. The improvements may include landscape materials up to, but not exceeding, 10 percent of the total cost of the improvements. If the adjacent schools do not allow the developer to improve facilities on their properties, the applicant should amend the Specific Design Plan to provide recreational facilities within the development, prior to the issuance of the 25th building permit.

5. The Specific Design Plan is in conformance with the Woodland Conservation and Tree Preservation Ordinance. By memorandum dated March 6, 2000 (Finch to Wagner), the Natural Resources Division recommends approval of TCPII/34/96.
6. 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.

Transportation Planning Section

The Transportation Planning Section has reviewed the application referenced above. The application involves a Specific Design Plan for Hampton. The subject property consists of approximately 189 acres of land in the R-S Zone. The property is located on both sides of Dyson Road between US 301 and MD 5, along the alignment of the proposed A-63 (Brandywine Spine Road) facility. The applicant proposes to develop the site as a residential development with 287 single-family detached residences.

There are not really many new issues introduced by the subject application. What issues remain are best discussed in the context of a review of conditions placed on the subject property by previous applications. CDP-9403 and Preliminary Plat of Subdivision 4-99048 contain a number of transportation-related conditions. The status of these conditions is summarized below:

CDP-9403:

Condition 13: This condition requires the payment of pro rata fees toward off-site transportation improvements in the Brandywine area. These fees are to be paid at the time of building permit; therefore, this condition is enforceable at the time of building permit.

Condition 14: This condition indicates that Parcels H and/or I on the CDP be considered as a site for a potential commuter parking lot. Parcel L of the current plan corresponds to those parcels, and Parcel L is not being developed at this time.

Condition 15: This condition indicates that Parcels H and/or I on the CDP, if not developed as a commuter lot, should have at least five acres occupied by another public or quasi-public use, with the remainder reverting to open space. Parcel L of the current plan corresponds to those parcels, and Parcel L is not being developed at this time.

Preliminary Plat of Subdivision 4-99048:

Condition 1: This condition requires the payment of pro rata fees toward off-site transportation improvements in the Brandywine area and is consistent with CDP Condition 13. These fees are to be paid at the time of building permit; therefore, this condition is enforceable at the time of building permit.

Condition 2: This condition requires dedication along Dyson Road. This condition is enforceable at the time of Final Plat. The submitted plan is consistent with this requirement.

Condition 3: This condition requires dedication along US 301, including Outlot 1. This condition is enforceable at the time of Final Plat. The submitted plan is consistent with this requirement.

Condition 4: This condition requires that the initial half-section of A-63 between US 301 and Dyson Road be bonded and scheduled for construction prior to the initial building permit. The transportation staff intends to enforce this condition once the initial permit for an occupied residence is received, as this condition is not enforceable until that time.

Condition 5: This condition requires all right-of-way documents for the acquisition of the right-of-way for A-63 between the subject property and MD 5 to be completed prior to issuance of the initial building permit. The transportation staff intends to enforce this condition once the initial permit for an occupied residence is received, as this condition is not enforceable until that time.

Condition 6: This condition requires physical improvements at the US 301/A-63 intersection prior to issuance of building permits. The transportation staff intends to enforce this condition once the initial permit for an occupied residence is received, as this condition is not enforceable until that time.

Condition 7: This condition requires a traffic signal warrant study to be conducted at the US 301/A-63 intersection prior to the approval of the 250th residential building permit. This condition is not enforceable until that time.

Condition 8a, b and c: These conditions require modifications to the submitted preliminary plat in accordance with staff recommendations. The plan complies with Conditions 8b and 8c. However, Condition 8a requires that Road B be revised to a 60-foot right-of-way between Road A and Road E (note: the SDP now labels all ■Roads■ as ■Streets■). The condition allows the 50-foot right-of-way to remain provided that the County Department of Public Works and Transportation determines in writing the sufficiency of such a right-of-way. While this determination is not needed until Final Plat, there is little use to approving the subject application unless it is clear that such an approval would be forthcoming. Therefore, appropriate documentation regarding the right-of-way along Street B should be secured prior to plan approval.

The subject property is required to make or fund roadway improvements in the area pursuant to a finding of adequate public facilities made in 1999 for Preliminary Plat of Subdivision 4-99048 and supported by a traffic study submitted with a prior preliminary plat application in 1995. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff can make a finding that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed or which would be provided as a part of the development. This statement is contingent, however, upon Condition 8a of Preliminary Plat 4-99048 being properly addressed. The required written documentation related to that condition must be submitted, or the plan must be revised accordingly.

Upon meeting the requirement above, the subject application will conform to Preliminary Plat of Subdivision 4-99048, Comprehensive Design Plan CDP-9403 and all other plans.

Public Facilities

The Growth Policy and Public Facilities Planning Section has reviewed the specific design plans for adequacy of public facilities and concluded the following.

The existing fire engine service at Brandywine Fire Station, Company 40, located at 14201 Brandywine Road, has a service response time of 4.72 minutes, which is within the 5.25-minute response time guideline.

The existing ambulance service at Brandywine Fire Station, Company 40, located at 14201 Brandywine Road, has a service response time of 4.72 minutes, which is within the 6.25-minute response time guideline.

The existing paramedic service at Brandywine Fire Station, Company 40, located at 14201 Brandywine Road, has a service response time of 4.72 minutes, which is within the 7.25-minute response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.

The proposed development will be within the adequate coverage area of the nearest existing fire/rescue facilities for engine, ambulance and medic service.

The proposed development is within the service area of District V-Clinton. In accordance with Section 27-528(a)(2) of the Zoning Ordinance, the staff concluded that the development will be adequately served within a reasonable period of time with the existing County's police facilities.

The Growth Policy and Public Facilities Planning Section reviewed the Specific Design Plans for adequacy of public facilities in accordance with Section 27-528(a)(2) of the Zoning Ordinance and the *Regulations to Analyze the Development Impact on Public School Facilities* (revised January 20, 2000). CR-4-1998 concluded the following findings. These findings are based on approved Preliminary Plat 4-99048.

Projected Impact on Affected Public Schools

Affected School Name	D.U. by Type	Pupil Yield Factor	Development Pupil Yield	Sept. 1999 Enrollment	Sept 1999 Adjusted Enrollment	Total Projected Enrollment	State Rated Capacity	Projected% Capacity
Brandywine Elementary School	287 SFD	0.22	63.14	490	490	553.14	569	97.21%
Gwynn Park Middle School	287 SFD	0.08	22.96	568	568	590.96	864	68.40%
Gwynn Park High School	287 SFD	0.13	37.31	1302	1302	1339.31	1274	105.13%

Source: Prince George's County Planning Department, M-NCPPC, January 2000

The development will be adequately served within a reasonable period of time with existing facilities.

Since the affected Gwynn Park High School projected percentage of capacity is greater than 105 percent, the Adequate Public Facilities fee is \$1,300.00 per dwelling unit.

The amount of the Adequate Public Facilities fee for schools shall be offset by the School Facilities Surcharge fee of \$2,500.00 per dwelling unit. Therefore, no Adequate Public Facilities fee is required.

7. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. An amended Stormwater Management Concept Plan, Concept #958012050, has been approved by the Department of Environmental Resources. There are two major stormwater management ponds on the site. One is located on the west side of Dyson Road and is a natural contour pond. A dam embankment will be built across an existing high quality stream. The pond will control runoff for the majority of the site, plus some additional off-site runoff. The second pond (Pond #1) is located on the east side of Dyson Road and controls the remaining runoff from the site. The pond should be designed as an amenity and should be naturalistic in shape. There should be a six-foot-wide asphalt trail forming a loop around the pond with a minimum of four benches spaced evenly around for viewing into the pond area. Special attention should be given to the design and appearance of any riser or outfall structures, pond edge treatment, landscape treatment, the elimination of rip-rap channels and other aesthetic considerations. The technical plans should be reviewed by the Urban Design Section prior to certification to check it for conformance with the approved SDP and to address the above concerns.
8. The Specific Design Plan was reviewed and found to be in general compliance with all applicable sections of the *Landscape Manual*. Condition 18.b. of CDP-9403 requires that all Specific Design Plans comply with Section 4.7 for all abutting external incompatible land uses. Alternative Compliance may be requested as necessary. Accordingly, a 30-foot bufferyard is required where residential lots abut the existing Gwynn Park Middle School, the Brandywine Special Education Center and the SMECO right-of-way. Most of the bufferyards are in compliance with the requirements, with the exception of the one required along the lots bordering the southern property line of the Gwynn Park Middle School. There, the 30-foot-wide bufferyard is proposed to encumber most of the rear yard area of Lots 10-16, Block J, along that property line. On two of the lots, where a cul-de-sac extends closer to the property line, it may be difficult to meet the required minimum 40-foot building restriction line. The applicant has discussed with the staff the possibility of providing the entire bufferyard on the adjacent school site. The area is a grassy slope, approximately 35 feet wide, between the property line and a parking lot and service area for the school. Landscaping this area would be better, if approved by the school, since the bufferyard would then not encumber the lots. According to the applicant, the school has expressed an interest in providing landscape material on their property since there is currently a lack of plant materials on their site. If the applicant is unable to obtain permission from the Gwynn Park Middle School to place the bufferyard on school property, the applicant should apply for

Alternative Compliance to be approved by the Planning Director, for encroachment into the building restriction line, and should be required to provide a landscape easement, recorded with the County Land Records, for the bufferyard to be placed on the lots.

9. The applicant recently withdrew architecture that was originally submitted with the application and changed the scope of the review to an SDP for Infrastructure. Consequently, referrals that are required to be reviewed by DER and Soil Conservation Service in accordance with CB-32-1998 were just recently forwarded for their review. In order to allow sufficient time for review and comment, the referrals are not due back to the Urban Design Section until March 21, 2000. Staff will present any findings of significance by those agencies at the Planning Board hearing. The Planning Board is required to find that the Specific Design Plan for Infrastructure is in conformance to the approved Comprehensive Design Plan, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare and economic well-being for grading, reforestation, woodland conservation, drainage, erosion and pollution discharge.
10. The Historic Preservation Section reviewed the Specific Design Plan and provides the following findings. The Historic Preservation Commission will meet on March 21, 2000, to review and make recommendations to the Planning Board with regard to the subject Specific Design Plan.

This Specific Design Plan application is for Hampton, a residential subdivision to include the immediate grounds of Historic Site #85A-13, Gwynn Park. Gwynn Park is a two-story brick plantation house with Georgian plan and an outstanding decorative cornice composed of courses of molded corbeled bricks, one of only two such dwellings remaining in the County. Gwynn Park was the home of William H. Gwynn and was built in 1857 to replace the house destroyed by fire earlier that year. The brick plantation house has been maintained in excellent condition and stands in a small grove of trees on level farmland, at the end of a farm lane which leads east from Dyson Road to the house. To the rear (east) is a small frame smoke house which survived the 1857 fire.

The Historic Preservation Commission (HPC) reviewed the Basic Plan for this development (A-9853) in May 1991, at which time it was agreed that the Environmental Setting of the Historic Site would be a minimum of 3.5 acres, including the barns on both the north and south sides of the historic house and the entire tree-shaded lawn area. The plan also emphasized the Gwynn Park House as the focal point of the surrounding residential development, and noted particularly the preservation of significant trees along the existing entry drive. The plan also included measures for retaining a tenant in the house and for maintaining and securing the Historic Site during the

development process; these measures were stated in Conditions 11 and 12 of the Council Resolution for the amended Basic Plan:

Condition 11: ■In light of the desire to continue the residential use of the historic home, Gwynn Park, the applicant and/or his successors and assigns shall endeavor to keep a tenant in the historic home throughout all phases of the development project. If the current tenants leave, the applicant shall consult with the Historic Preservation Commission, as needed, to ensure that a suitable tenant is found.●

Condition 12: ■If the historic house is vacated, the following measures shall be implemented to ensure preservation of Gwynn Park, with consultation with the Historic Preservation Commission:

- a. Install a security system which notifies the appropriate authorities in event of fire or break-in within the historic home.
- b. Install a chain-link fence with a locking gate around the Historic Site.
- c. Install *no trespassing* signs on the Historic Site and the surrounding property.
- d. Repair the exterior fabric of the Historic Site (roof, gutters, windows, doors) to keep it weather tight until a future use/tenant is found.
- e. The property will be subject to inspection by the DER to ensure the installation of the above features, if they become necessary.●

Condition 17 of the amended Basic Plan addressed the character of the residential development near the Historic Site.

Condition 17: ■The residential development surrounding the Historic Site shall be designed in consideration with the character of the existing historic house and include such design elements as a variety of lot sizes, setbacks and special landscaping treatments.●

In October 1994, the HPC reviewed the Comprehensive Design Plan (CDP-9403) for Hampton, discussing and approving the proposed conversion of the Historic Site into a community center instead of the original proposal of private residence. At that time, preservation staff pointed out the omission

of any reference to the Secretary of the Interior's Standards of Rehabilitation in the Historic Site Design Standards; accordingly, the HPC recommended that adaptive reuse of Gwynn Park be in conformance with the Secretary of the Interior's Standards for Rehabilitation. **The Commission agreed that both the barns and the garage could be demolished; the historic house, smoke house and large trees near the dwelling must be maintained and protected.** Planning Board action on CDP-9403 (PGCPB Resolution No. 94-345) in December 1994 stated:

Condition 2 states that ■Prior to approval of any SDPs for Stage II of the Development, an SDP for the improvements to the historic site shall be reviewed and approved by the HPC and the Planning Board The plan shall also describe any proposed additions or interior alterations to the historic house, adequate handicapped accessibility and recreational facilities.●

Condition 16 states that . . . ■The adaptive reuse of the Gwynn Park Historic Site (85A-13) shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation. In addition, any improvements to the historic house and its Environmental Setting shall be subject to the Historic Area Work Permit process, in accordance with the County Historic Preservation Ordinance.●

A plan for the renovations/improvements and adaptive use of the historic house as a community center was submitted at that time, fulfilling the above two conditions. (Subsequently, the plans for the use of the historic house have changed, so that the plan for renovations and adaptation as a community center will not be used.)

In June 1995, the Historic Preservation Commission reviewed Preliminary Plan 4-95052. This plan, however, showed only a 2.37-acre Environmental Setting for the Historic Site; the HPC pointed out that the Planning Board Resolution had required a minimum of 3.5 acres for the Environmental Setting. The HPC also requested site plan review for those residential units within sight of the Environmental Setting, and also recommended that an interpretive marker or plaque should be installed, to be reviewed by Historic Preservation staff, detailing the history of the property.

In April 1996, the HPC reviewed SDP-9517, which dealt principally with renovations to the Historic Site itself and its immediate grounds. The HPC reinforced the proposal of the applicant to initiate rehabilitation of the

house at Gwynn Park prior to the issuance of the 225th building permit for the Hampton development, and to make every reasonable effort to ensure that the Historic Site is occupied and/or secured appropriately during the development process. It was also restated at this time that the Environmental Setting must be a minimum of 3.5 acres.

In the fall of 1999, Preservation staff reviewed a new preliminary plan of subdivision (4-99048) for the Hampton property and pointed out that the applicants were asking for an Environmental Setting significantly smaller than the required 3.5 acres. In a series of memoranda in September and November 1999, preservation staff pointed out that the applicants would have to apply to the Historic Preservation Commission for a redetermination of the existing Environmental Setting. This plan of subdivision also proposed that the historic house be retained as a private residence. The resolution of the Planning Board for Subdivision 4-99048 (PGCPB No. 99-230) contains Condition 11, which states:

■At the SDP stage, the Planning Board may reduce the environmental setting for the historic site. This reduction shall be predicated upon the provision of improvements to the house, which may include an upgraded kitchen, modernized bathrooms and the addition of a family room at the rear of the home. The details of such improvements and the environmental setting shall be approved by the Planning Board upon recommendation of the Historic Preservation Commission.

■Additionally, a proposal for a security and maintenance agreement for the historic site shall be considered at the time of SDP. Lots 7, 8, 13 and 15, Block E, shall be removed from the preliminary plat if the environmental setting is not reduced.●

Findings:

1. The SDP plan indicates a proposed Environmental Setting of 2.29 acres, i.e., including both the one-acre lot drawn around the Historic Site, and the central green area to be dedicated to the Home Owners Association. The SDP plan shows four proposed building lots flanking the boundaries of the one-acre Historic Site lot: Lot 7 (6,009 square feet) and Lot 15 (6,025 square feet) on the south; and Lot 8 (8,450 square feet), and Lot 13 (7,773 square feet) on the north.

2. The SDP plan shows the construction of a road (Street C) cutting through the cedars and boxwoods which define and enhance the present setting and entry lane to the historic house.
3. The applicant has applied to the Historic Preservation Commission for a redetermination of the Environmental Setting of the Historic Site. In preparation for processing this application, preservation staff made a site visit to the property and recorded the condition of the Historic Site and grounds, and noted necessary improvements.
4. No proposal for a maintenance and security agreement has been submitted (in conformance with Condition 11 of Planning Board Resolution 99-230, Preliminary Plan of Subdivision 4-99048).
5. No proposal for an historical marker has been submitted.

Conclusions:

1. Since the central green area will be dedicated to the homeowners association and will not be in the same ownership as the historic house, it cannot be considered as part of the Environmental Setting. The Environmental Setting as proposed in the SDP is therefore only the one-acre house lot (Lot 14) of the Historic Site.
2. The alignment of Street C should be modified in order to include within the Environmental Setting all of the boxwoods and several of the cedars that presently frame the immediate grounds of the Historic Site on the west.
3. Applicants have applied to the Historic Preservation Commission for a redetermination (reduction) of the Environmental Setting of the Historic Site; the Historic Preservation Commission should approve the reduction of the Environmental Setting to one-acre lot currently shown as Lot 14 (to be slightly increased by the modification in Street C). If a reduction in size of the Setting is approved, and proposed Lots 7, 8, 13 and 15 are retained in the SDP plan, the applicants should provide improvements (in accordance with Condition 11 of Planning Board Resolution 99-230 for Preliminary Plan #4-99048) to the historic house.

4. The Planning Board staff should require landscape screening along the north, east and south boundaries of the Environmental Setting, to protect the views of the new development from the Historic Site.
5. Specific Design Plan review, focused on architecture, compatibility, siting issues and landscape screening, should be required for the four lots.
6. A plan for maintenance and security of the Gwynn Park Historic Site should be submitted prior to acceptance of the upcoming SDP for architecture. The plan should be reviewed and approved prior to approval of the SDP for architecture.
7. Applicants should be asked to prepare and erect an historical marker at the entrance to the Historic Site.

Staff Recommendation and Conditions:

The Planning Board should approve the reduction in size of the Environmental Setting of Historic Site 85A-13 (Gwynn Park) to the proposed Lot 14, a minimum of one acre (actual size to depend on revisions, currently in process, to street and lot configuration), subject to conditions 8-12 below.

ATTACHMENT 1

Site Visit, 28 February 2000 - possible improvements to Gwynn Park House

Exterior:

1. Complete repair of west porch, including replication of missing cornice brackets.
2. Complete repair of all broken window glass, with compatible individual panes.
3. Scraping and painting of all window trim (sills, lintels, moldings and muntins).
4. Repointing where necessary of brick in all elevations, foundations and chimneys.
5. Complete repair of gutters and downspouts.
6. Cleaning of all chimneys.

7. Rescreening of rear (east) porch.

Interior:

1. Repairs to floors, especially in large north parlor and in kitchen.
2. Determination of floor condition under bathtub in west central bathroom and repairs to ceiling in hall below it.
3. Complete repair to plaster ceilings throughout house (particularly in first-story hall and southeast parlor).
4. Complete upgrade of kitchen ●appliances and cabinets, etc.
5. Replacement of mantel missing in large north parlor, replicating the one remaining mantel in that room.
6. Complete weatherizing of house, including weatherstripping of all exterior doors.
7. Installation of complete powder room in small laundry room next to the kitchen.
8. Installation of laundry facilities in basement.
9. Rebuilding/improvement of stairs from the kitchen hallway into the basement.
10. Repair, refinishing and reinstallation of original doors (presently stored on screened porch).
11. Upgrade of all wiring.

Grounds:

1. Removal of all dead trees and bushes, under careful supervision of expert arborist.
2. Renovation or removal of garage building.
3. Stabilization of smokehouse.
4. Removal of southern driveway within environmental setting; reseed or landscape the area.
5. Renovation of all lawn area.
6. Renovation of circular driveway.
7. Redesign line of Street C to preserve boxwoods and several of the cedars that presently frame the immediate grounds of the Historic Site on the west.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE SDP-9910 and amended TCPII/34/96 subject to the following conditions:

1. Prior to certificate approval, the Specific Design Plan shall be revised as follows:
 1. Provide lighting details consistent with the CDP text guidelines.
 2. Revise Street B to be a 60-foot right-of-way until the applicant can demonstrate that DPW&T has allowed a 50-foot right-of-way.
 3. Provide landscape buffers along the north and south boundaries of the Environmental Setting of the historic site equivalent to a ■D• bufferyard. Existing plant material may count toward the requirements.
 4. Provide evergreen and ornamental plantings along the east boundary of the Environmental Setting of the historic site to filter views of the rear of the house.
 5. Modify the alignment of Street C in order to include within the Environmental Setting all of the boxwoods and several of the cedars that presently frame the immediate grounds of the Historic Site on the west, subject to DPW&T approval.
 6. Provide a table on the Specific Design Plan that shows the Lot #, Block #, Size of Lot, and Lot Coverage.
 7. Provide sidewalks on the north and south sides of the village green.
 8. Revise Landscape Plan to provide more shade trees in the front yards of lots.
2. Prior to certification, the following shall be addressed to the satisfaction of the Environmental Planning Section:
 1. The recommendations of a ■Hampton Property Traffic Noise Analysis• (Report #3279, dated April 1994) prepared by Polysonics, Inc., shall be incorporated into the SDP. The applicant shall submit to the Environmental Planning Section certification from a qualified acoustical engineer regarding the adequacy of mitigation measures. Mitigation measures shall be attractively designed and shall be reviewed and approved by the Urban Design Section for design compatibility with the development surrounding the historic house. Wooden structures shall not be permitted.

2. The limits of grading in Block H shall be reviewed to determine if the area of grading can be reduced to provide additional on-site tree preservation area.
3. The applicant shall illustrate the technical design of all stormwater management facilities on the Specific Design Plan, so that any proposed impacts on sensitive environmental areas can be reviewed by the Environmental Planning Section.
4. The applicant shall delineate and label the three vernal pools, the adjacent 25-foot buffer and any adjacent woodland conservation area within their drainage area.
5. The applicant shall provide information and illustrate a pre-treatment or intercept system for impervious surfaces run-off in the area of the vernal pool per DER, Watershed Protection Branch regulations.
6. The plans shall be revised to show the realignment of the existing sanitary sewer now running in the streambed outside of the embankment.
7. The plans shall illustrate that the location of outfalls or plunge pools, if proposed, are located outside the delineated stream buffer.
8. The applicant shall demonstrate that the wetland crossing necessary for construction of the Spine Road shall employ bio-sensitive design measures to maintain the visibility of the wetlands system.
9. Information regarding the quantity, location and design of wetland mitigation areas shall be provided to the Environmental Planning Section.
10. To protect the vernal pool on the east side of Dyson Road, the following best management practices shall apply:
 - (1) The drainage area for the vernal pool should be preserved to the extent possible, except for impacts necessary for the widening of Dyson Road.

- (2) Any portions of the drainage area which are not now treed should be afforested.
 - (3) The loss of woodlands in the drainage area caused by construction to Dyson Road shall be mitigated by reforestation or woodland preservation adjacent to the vernal pool drainage area in order to maintain the viability of the ecosystem.
 - (4) Runoff from impervious surfaces and developed areas shall be intercepted for pre-treatment or bypass of the vernal pool drainage area to avoid the build-up of pollutants in the system.
3. A minimum of \$200,000 in recreational facilities shall be provided. At a minimum, the on-site facilities shall consist of one multiaged play facility to be constructed prior to the issuance of the 25th building permit, and a six-foot-wide asphalt trail around stormwater management Pond #1 with four 6-foot-long benches, to be constructed concurrently with the construction of the stormwater management pond. The balance of the money may go toward improvements to existing recreational facilities on the adjacent two school sites.
4. Prior to the issuance of the first building permit (excluding model homes), the applicant shall provide the M-NCPPC Urban Design Section with written evidence that an agreement has been made between the applicant and the adjacent schools to provide improvements to existing recreational facilities on school property. The agreement shall include the cost of all improvements and a schedule of construction. The improvements may include landscape materials up to, but not exceeding, 10 percent of the total cost of the improvements. If the adjacent schools do not allow the developer to improve facilities on their properties, the applicant shall amend the Specific Design Plan to provide recreational facilities within the development, prior to the issuance of the 25th building permit.
5. For any lot that has frontage on a street at the 90 degree radius (outside right-of-way line), the minimum lot width at the Streetline shall be 25 feet.
6. Stormwater management (SWM) pond #1 shall be designed to fit harmoniously into the site by means of naturalistic and irregular contours and grading in keeping with the general topography of the area. The SWM pond

shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, elimination of rip rap channels where possible, and other aesthetic considerations. A six-foot-wide asphalt trail shall be provided around the pond.

7. Prior to certificate approval for this Specific Design Plan, the applicant, his heirs, successors, and/or assigns shall submit technical stormwater management plans to the Urban Design Section to check for conformance with the approved Specific Design Plan, particularly regarding landscaping, trail location, grading, riser and outfall structures, rip-rap, and access routes. The Urban Design Section shall act as the Planning Board's designee to work with the applicant and the Watershed Protection Branch of DER to resolve any discrepancies discovered between the two plans.
8. The applicants shall provide the Historic Preservation Commission with a copy of the recorded survey of the Environmental Setting, i.e., Lot 14 as officially delineated after revisions to street and lot configuration.
9. Before the release of the 25th building permit, all physical improvements to the historic house and its Environmental Setting shall be completed by the applicants, according to the following list and subject to final inspection by HPC staff.

Exterior:

1. Complete repair of west porch, including replication of missing cornice brackets.
2. Complete repair of all broken window glass, with compatible individual panes.
3. Scraping and painting of all window trim (sills, lintels, moldings and muntins).
4. Repointing where necessary of brick in all elevations, foundations and chimneys.
5. Complete repair of gutters and downspouts.
6. Cleaning of all chimneys.
7. Rescreening of rear (east) porch.

Interior:

1. Repairs to floors, especially in large north parlor and in kitchen.

2. Determination of floor condition under bathtub in west central bathroom and repairs to ceiling in hall below it.
3. Complete repair to plaster ceilings throughout house (particularly in first-story hall and southeast parlor).
4. Complete upgrade of kitchen ●appliances and cabinets, etc.
5. Replacement of mantel missing in large north parlor, replicating the one remaining mantel in that room.
6. Complete weatherizing of house, including weatherstripping of all exterior doors.
7. Installation of complete powder room in small laundry room next to the kitchen.
8. Installation of laundry facilities in basement.
9. Rebuilding/improvement of stairs from the kitchen hallway into the basement.
10. Repair, refinishing and reinstallation of original doors (presently stored on screened porch).
11. Upgrade of all wiring.

Grounds:

1. Removal of all dead trees and bushes, under careful supervision of expert arborist.
 2. Renovation or removal of garage building.
 3. Stabilization of smokehouse.
 4. Removal of southern driveway within environmental setting; reseed or landscape the area.
 5. Renovation of all lawn area.
 6. Renovation of circular driveway.
 7. Redesign line of Street C to preserve boxwoods and several of the cedars that presently frame the immediate grounds of the Historic Site on the west.
-
10. When a Specific Design Plan for architecture is submitted, review focused on architecture, compatibility, siting issues and landscape screening shall be required for Lots 7, 8, 13 and 15, which adjoin the Historic Site.
 11. Prior to approval of the SDP for architecture of the Hampton dwelling units, a security and maintenance plan for Gwynn Park shall be approved by the Planning Board, with advice and recommendation from the Historic Preservation Commission.

12. Prior to approval of the SDP for architecture of the Hampton dwelling units, the applicants shall prepare an historical marker to be erected at the entrance to the Historic Site, with text to be approved by the Planning Board upon advice from the Historic Preservation Commission.
13. Prior to certification of the Specific Design Plan, the design and location of the multiaged play facility shall be determined, subject to the review and approval of the Urban Design Section