AGENDA ITEM: 10
AGENDA DATE: 7/31/2025

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Detailed Site Plan Melford Mansions

DSP-22043-03

REQUEST	STAFF RECOMMENDATION
Revise Condition 5 of the approved detailed site plan, to change the construction timing of the plaza amenity.	With the conditions recommended herein: •APPROVAL of Detailed Site Plan DSP-22043-03

Location: In the northeast quadrant of the intersection of Curie Drive and Lake Melford Avenue.

Gross Acreage:	10.49
Zone:	TAC-E
Prior Zone:	M-X-T
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	435
Gross Floor Area:	706,364 sq. ft.
Planning Area:	71B
Council District:	04
Municipality:	City of Bowie

Applicant/Address:
St. John Properties, Inc.
2560 Lord Baltimore Drive
Baltimore, MD 21244

Staff Reviewer: David Myerholtz
Phone Number: 301-780-3411
Email: David.Myerholtz@ppd.mncppc.org

Planning Board Date:	07/31/2025
Planning Board Action Limit:	09/29/2025
Staff Report Date:	07/17/2025
Date Accepted:	06/20/2025
Informational Mailing:	05/20/2025
Acceptance Mailing:	06/06/2025
Sign Posting Deadline:	07/01/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22043-03
Melford Mansions

The Urban Design Section has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

The subject property is located within the Town Activity Center - Edge (TAC-E) Zone. However, this application is being evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(b) of the Zoning Ordinance, a development project approved and remaining valid pursuant to the prior Zoning Ordinance and prior Prince George's County Subdivision Regulations may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance. The subject property received prior development approvals, including Conceptual Site Plan CSP-06002 and its amendments; Preliminary Plan of Subdivision 4-16006; and Detailed Site Plans DSP-17020 and DSP-22043 and its amendments. Pursuant to Section 27-1704(e) of the Zoning Ordinance, subsequent revisions or amendments to development approvals or permits "grandfathered" under the transitional provisions are permitted to allow a project to proceed to the next steps in the approval process. Therefore, this application is being reviewed and decided under the prior Zoning Ordinance. Under the prior Zoning Ordinance, the property is subject to the standards of the Mixed Use-Transportation Oriented (M-X-T) Zone, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this DSP:

a. The prior Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines of the prior Prince George's County Zoning Ordinance;

b. Conceptual Site Plan CSP-06002 and its amendment;

c. Preliminary Plan of Subdivision 4-16006;

d. Detailed Site Plan DSP-17020;

e. Detailed Site Plan DSP-22043, and its amendments;

f. The 2010 *Prince George's County Landscape Manual;*

g. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

h. The Prince George's County Tree Canopy Coverage Ordinance;

i. Referral comments; and,

j. Community feedback.

FINDINGS

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

1. Request: The subject detailed site plan (DSP) amendment seeks to revise Condition 5 of DSP-22043, in order to change the construction timing of the plaza amenity at the intersection of Curie Drive and Lake Melford Avenue, from prior to approval of the fourth residential building permit to prior to approval of the fifth residential building permit.

2. Development Data Summary: This DSP does not include any changes to the development data that was previously approved with DSP-22043-02. The approved data is included below:

	Approved with DSP-22043-02
Zone	M-X-T
Use	Multifamily Residential
Acreage (Gross)	10.49
Building Square Feet (Gross floor area) sq. ft.	**539,810**
Residential Units	527,745
clubhouse and bathhouse	12,065
Total Dwelling Units	**435**
Studio Units	65
Studio units plus den	7
1 Bedroom	86
1 Bedroom plus den	116
2 Bedroom	45
2 Bedroom plus den	62
3 Bedroom	54
Building Height	1 to 6 Stories
Total Parking Spaces Provided	**586** (required 554)
Standard Spaces	408
Compact Spaces	114
Parallel (On-site)	32
Parallel (On Lake Melford Avenue)	17
Standard Handicap-Accessible Spaces (including 7 van spaces)	15
Loading Spaces Provided (12 ft. by 33 ft.)	**2**

3. **Location:** The larger Melford property is located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway/ Robert Crain Highway), in Planning Area 71B and Council District 4, within the City of Bowie. The specific site included in this DSP amendment is located on the north side of Lake Melford Avenue, in the northeast quadrant of its intersection with Curie Drive, in the geographic center of Melford Town Center.

4. **Surrounding Uses:** The overall Melford site is bounded to the north by single-family detached dwellings in the Agricultural-Residential Zone (prior Residential-Agricultural (R-A Zone), and vacant park property in the Reserved Open Space (ROS) (prior R-O-S) Zone; to the east by the Patuxent River; to the south by the US 50/US 301 right-of-way and a vacant property in the Agriculture and Preservation (prior Open Space (O-S)) Zone; and to the west by MD 3. The subject DSP site is within the geographical center of Melford Town Center, which is located at the intersection of Curie Drive and Lake Melford Avenue. The site is bounded to the north by existing woodland; to the east by undeveloped land in the Melford Town Center, with an existing stormwater management (SWM) pond and woodland beyond; to the west by Curie Drive and multifamily development approved via DSP-18007, The Aspen at Melford Town Center, beyond; and to the south, beyond Lake Melford Avenue, by townhouse development approved via DSP-18034, all in the Mixed Use–Transportation Oriented (M-X-T) Zone.

5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9401, for the overall Melford development (formerly known as the Maryland Science and Technology Center), with 10 conditions (Zoning Ordinance No. 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince George's County Planning Board decision (PGCPB Resolution No. 86-107) for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. Between 1986 and 2005, several specific design plans (SDPs) and preliminary plans of subdivision (PPS) were approved for the development.

   The 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the M-X-T Zone.

   Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007, for mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. Subsequently, on May 11, 2009, the District Council approved CSP-06002, with 29 conditions and 4 modifications, rejecting the residential component of the proposed development. Over the years, numerous SDPs and DSPs have been approved for the subject property, in support of the office, flex, hotel, and institutional uses, although not all have been constructed.

   On May 6, 2014, the District Council approved the 2014 *Plan Prince George's 2035 Approved General Plan*, which created new center designations to replace those found in the 2002 *Prince George's County Approved General Plan*, and classified the Bowie Town Center,

including the subject site, as a town center. The subject site retained its status as an employment area in the plan.

CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128), for the addition of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, 1,000 multifamily dwelling units, 268,500 square feet of retail uses, and 260,000 square feet of office space to CSP-06002. The CSP amendment was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an Order of Approval on March 23, 2015, supporting the development as approved by the Planning Board.

PPS 4-16006 was approved by the Planning Board on March 9, 2017, for 256 lots and 50 parcels, to accommodate 359,500 square feet of commercial uses (124,500 square feet of commercial retail and 235,000 square feet of office and medical offices) and 1,793 residential units (293 attached units and 1,500 multifamily units). The Planning Board adopted PGCPB Resolution No. 17-45 on April 6, 2017. A request for reconsideration was granted on May 18, 2017; however, on June 29, 2017, the case was appealed to the Circuit Court for Prince George's County and the reconsideration request was dismissed, without prejudice, on July 20, 2017.

DSP-17020, for grading and infrastructure of Melford Town Center, was approved and its resolution adopted by the Planning Board on December 7, 2017 (PGCPB Resolution No. 17-152), with three conditions.

DSP-19052, for a multifamily residential complex consisting of 435 multifamily dwelling units and a 12,000-square-foot clubhouse with a swimming pool and other associated amenities, was approved by the Planning Board on February 20, 2020 (PGCPB Resolution No. 2020-24), subject to six conditions. A subsequent amendment, DSP-19052-01, was approved by the Director on March 5, 2021, for minor adjustments to the DSP, including architectural elevations, parking, and other on-site improvements. The approval of DSP-19052 expired on February 20, 2023.

DSP-22043, for development of 435 multifamily dwelling units and a 12,000-square-foot clubhouse and other associated amenities was approved by the Planning Board on February 16, 2023 (PGCPB Resolution No. 2023-09), subject to six conditions. Subsequent amendments have been approved by the Planning Director. First, DSP-22043-01 approved modifications to the proposed multifamily mix of bedroom units, and minor changes to the lighting plan and outdoor pool area. DSP-22043-02 approved changes to architecture, including the removal of Building "B", and associated modifications to landscaping, lighting, parking, and modified parcel lines.

6. Design Features: The subject DSP does not propose any changes to the approved design of the site.

The approved public plaza, for which the change in construction timing is requested, features green space and a sitting area as a focal point and is located adjacent to the intersection of Curie Drive and Lake Melford Avenue. This public open space is complementary in character to the public plaza across Curie Drive to the west, that features an expanse of hardscape, as approved in DSP-18007.

Figure 1: Illustrative Site Layout

Figure 1 shows the illustrative site layout of Melford Mansions, with building numbers labeled. The applicant seeks to first develop Buildings 1, 2, 6, and 7, which are the four buildings closest to Curie Drive, and to the recently completed Aspen multifamily building. Note that the plaza for which the change in construction timing is requested, is located adjacent to Buildings 6 and 7. The statement of justification (SOJ) states that the change in construction timing will eliminate challenges of public safety, construction, and financing that exist if the plaza has to be constrcted before the fourth residential building permit.

The SOJ further explains these challenges. The site of the plaza is to be used as a laydown area for materials that will be used to construct Buildings 1, 2, 6, and 7. Given the proximinty to Buildings 6 and 7, it is important not to open the plaza to the public until all exterior work has been completed on these buildings. In addition, the applicant contends that construction of these four buildings at once provides a large enough project to allow for financial feasibility.

Architecture
There is no change proposed to the approved architecture of the site.

Signage
There is no change to the approved signage included in this request.

Lighting
There are no proposed changes to the approved lighting plan in this request.

COMPLIANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance: The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site design guidelines of the prior Prince George's County Zoning Ordinance.

a. No changes to the approved site plan or mix of uses are proposed with this application, with the exception of construction timing of the plaza. This application does not change the findings of conformance to Section 27-547 of the prior Zoning Ordinance, as found with DSP-22043 and its amendments.

b. Section 27-546, Site Plans, of the prior Zoning Ordinance, has additional requirements for approval of a DSP in the M-X-T Zone, as follows:

(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

DSP-22043 was found in conformance with the purposes of the M-X-T Zone, as stated in Section 27-542 of the prior Zoning Ordinance, and as documented in PGCPB Resolution No. 2023-09. The limited scope of this request, to change the construction timing of the plaza, does not alter the findings of conformance to the purposes of the M-X-T Zone.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;

The subject property, as part of the larger project, was placed in the M-X-T Zone on February 7, 2006, via the Bowie and Vicinity Master Plan and SMA. Thus, the above section does not apply to this application; however, the approved CSP does include comprehensive design guidelines that guide the design of this multifamily residential complex. The SOJ submitted by the applicant provides a review of the applicable guidelines, which are incorporated into this technical staff report by reference.

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

The proposed multifamily development is part of a larger mixed-use development designed to be physically integrated with both existing and future adjacent development in the area. The DSP is visually integrated with existing and future uses through connecting streets, such as Lake Melford Avenue and Curie Drive, and pedestrian systems, including sidewalks and trails, as reflected on the DSP.

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

DSP-22043 was approved for a multifamily residential complex on this site, which was anticipated by the previously approved CSP-06002-01 and PPS 4-16006. This application does not alter the proposed development beyond construction timing of the plaza, and therefore, is compatible with the development concept of the Melford Town Center and other design elements recommended for the area.

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

DSP-22043 was approved for high-quality multifamily residential buildings and a clubhouse with amenities that will complement the other residential uses proposed within the boundaries of the Melford Town Center. This application does not change the mix of uses, arrangement, or design of buildings as approved with DSP-22043.

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

The development shown on the DSP will be completed in one phase. However, this development is part of a larger project under one previously approved CSP-06001-01. Development of this site will allow effective integration of subsequent development because this DSP will provide needed housing options.

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

No changes to the approved pedestrian system are proposed with this application.

(8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and

textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and

Details pertaining to areas for pedestrian activities and gathering spaces, specifically the corner public plaza, have been reviewed and approved with DSP-22043. The arrangement of these areas generally reflects a well-conceived design for pedestrian activities and gathering spaces, including attention to material type, landscaping, and street furniture, to give these spaces a well-defined sense of place. The plaza is intended for passive activities, featuring a more open green area that is complementary to the urban plaza featuring hardscape, across Curie Drive to the west.

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

This requirement is not applicable to this DSP.

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

The subject DSP amendment does not propose any changes to the findings of adequacy approved with DSP-22043.

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

The subject DSP does not propose a mixed-use planned community.

c. Section 27-548, M-X-T Zone Regulations, of the prior Zoning Ordinance, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed, as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR; and

(2) With the use of the optional method of development—8.00 FAR.

There are no changes to the approved floor area ratio (FAR) with this application. The approved maximum FAR is approximately 0.7 for the entire Melford Town Center, under approval of CSP-06002-01.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

DSP-22043 was approved for a total of 10 buildings on 11 separate parcels, as allowed by this regulation. The subject DSP amendment will not have any impact on it.

It is noted that there is a discrepancy between the approved and platted parcels for this area, and the parcels shown on this DSP. Any additional parcels shown on this DSP will need to be approved under a subdivision application, as discussed further under Finding 9.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

The subject DSP amendment has no changes to the approved dimensions for coverage, height, and location of all improvements for this site.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

The required landscaping approved with DSP-22043 is in accordance with the requirements of the applicable sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). No changes are included with this DSP amendment.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

The FAR for the Melford Town Center, approved under CSP-06002-01, is approximately 0.7, which is calculated in accordance with this requirement and is within the permitted FAR of 1.4. The subject DSP amendment will have no impact on it.

(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

No proposed structures will infringe upon public rights-of-way with this DSP amendment.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

The development parcels approved under DSP-22043 have frontage on and direct access to public streets, specifically Curie Drive and Lake Melford Avenue. No changes are proposed with this DSP amendment.

(i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.

All approved multifamily buildings are below the maximum height of 110 feet. No changes to building heights are proposed with this DSP amendment.

(j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or

the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).

The subject property was rezoned to the M-X-T Zone through a sectional map amendment, approved on February 7, 2006. Therefore, this section does not apply to the subject DSP amendment.

d. Section 27-274(a)(6) of the prior Zoning Ordinance establishes the required design guidelines for site and streetscape amenities for DSPs. DSP-22043 was found in conformance with all site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation, and adequate lighting and landscaping. No changes to the site design are proposed by this DSP amendment.

e. In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. The required number of parking spaces for this site, as calculated by the applicant, is 554 spaces. The site was approved for a total of 586 parking spaces and 2 loading spaces under DSP-22043-02. The subject DSP amendment does not change the approved parking layout nor the number of parking and loading spaces.

8. Conceptual Site Plan CSP-06002 and its amendment: CSP-06002 was approved by the District Council on May 11, 2009, subject to 29 conditions. These conditions were entirely superseded by CSP-06002-01, with District Council's approval on March 23, 2015, subject to 23 conditions. The conditions of CSP-06002-01 relevant to the review of this DSP amendment are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

7. Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:

a. The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.

The impervious surfaces as approved with DSP-22043 are not altered by this DSP amendment application.

b. The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors

to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.

DSP-22043 satisfied the approved 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain. No changes are proposed with this DSP amendment.

c. Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.

The utility installation proposed for the subject site was approved with DSP-22043, to minimize any impact to environmentally sensitive areas. Any area cleared for this purpose will be reforested. No changes have been made with this DSP amendment.

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

The approved DSP-22043 includes a public plaza at the intersection of Lake Melford Avenue and Curie Drive, and open space and amenities associated with the clubhouse. The designed open spaces do not intrude into any natural open spaces, as previously shown on the approved DSP, CSP, and PPS. An extensive sidewalk system connects the open spaces. The proposed development in this application will allow for a continuation of the planned pedestrian and street network concepts endorsed by the Melford Town Center design guidelines. No changes to the approved open space system, with the exception of construction timing, are included in this DSP amendment.

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

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

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

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

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

Condition 9.a., 9.c., 9.d., and 9.e. were met with the approval of DSP-22043. No changes have been proposed with this DSP amendment.

11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:

a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.

b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.

c. The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.

This condition was met with the approval of DSP-22043, which included a comprehensive on-site recreational facility package with a total value of approximately $2.4 million. The number and size of the recreational facilities were found appropriate. All facilities will be maintained by the management of The Mansions at Melford Town Center. In accordance with this condition, the timing of the construction of both the public plaza and the clubhouse compound was conditioned in the approval of DSP-22043.

The request to amend Condition 5 of DSP-22043, to change the construction timing of the public plaza, does not alter the number, size, or quality of recreational facilities. The reasons provided by the applicant for the requested change in construction timing of the plaza, from prior to approval of the fourth residential building permit to prior to approval of the fifth building permit, are threefold:

a. Public Safety: Due to the proximity of the plaza to Buildings 6 and 7, it would not be in the interest of public safety to open the plaza prior to the completion of these buildings.

b. Construction Logistics: The plaza area is to be used as a material laydown space during construction of Buildings 1, 2, 6, and 7.

c. Financial feasibility: the first four buildings are to be constructed at once, to provide a large enough project to result in appropriate construction financing.

Given these justifications, staff find that deferring the construction of the plaza prior to the fifth residential building permit is both practical and essential to provide a safe environment for the public, as well as to support an efficient and financially sound development process for the developer. In addition, staff find the applicant's request is consistent with the intent of this condition and that this condition will still be met with approval of this DSP amendment, and therefore, recommend approval of this request.

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

In accordance with the Historic Preservation Section, the most recent quarterly report received was on June 27, 2025, in accordance with this requirement. This condition will remain applicable to all future DSPs within CSP-06002-01.

9. Preliminary Plan of Subdivision 4-16006: PPS 4-16006 was approved by the Planning Board on March 9, 2017, subject to 24 conditions. The resolution of approval, PGCPB Resolution No. 17-45, was adopted by the Planning Board on April 6, 2017. None of the conditions of PPS 4-16006 are relevant to the review of this DSP amendment.

The final plat of subdivision for the subject property (5-23076, recorded July 19, 2023 in Plat Book ME 264 Plat No. 64) included nine parcels. The subject DSP delineates a total of 11 parcels, and therefore, is not reflective of the legal property. A subdivision application will be required to gain additional lots, as shown on this DSP, or the DSP will need to be revised to be in keeping with the recorded subdivision. Inconsistency between the DSP and the recorded subdivision will result in subsequent permits being placed on hold for failure to reflect the correct recorded parcels for the property.

10. Detailed Site Plan DSP-17020: DSP-17020 was reviewed and approved by the Planning Board on December 7, 2017, subject to three conditions. None of the conditions of DSP-17020 are applicable to the subject DSP.

11. Detailed Site Plan DSP-22043: DSP-22043 was approved by the Planning Board on February 16, 2023 (PGCPB Resolution No. 2023-09), subject to six conditions. One condition of DSP-22043 is relevant to the review of this DSP amendment and is listed below, in **bold** text. Staff's analysis of the project's conformance to the condition is listed in plain text:

5. Prior to approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue.

The subject DSP amendment application seeks to revise this condition to adjust the construction timing of the public plaza, prior to the 5th residential building permit for the subject development. Per analysis of Condition 11 of CSP-06002-01, in

Finding 8 above, staff find this request in keeping with the intent of CSP-06002-01 and the original DSP-22043.

12. 2010 Prince George's County Landscape Manual: The subject site has an approved landscape plan associated with DSP-22043, demonstrating conformance with the applicable sections of the Landscape Manual. No changes to the approved landscape plan are included with this DSP amendment.

13. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: The project has an approved Type 2 Tree Conservation Plan, TCP2-036-99-18, which includes the subject site. No revisions to the approved TCP2 are included in this application.

14. Prince George's County Tree Canopy Coverage Ordinance: Section 25-127(a)(4) of the Tree Canopy Coverage Ordinance notes, "Landscape plans demonstrating conformance to this Division approved as part of a permit or an entitlement case shall be subject to the regulations in place at the time of approval." A landscape plan was approved with DSP-22043 and remains in full force and effect. The subject DSP amendment application does not change the approved tree canopy coverage to be provided.

15. Referral Comments: The subject application was referred to the concerned agencies and divisions. Due to the limited scope of this application, comments were only solicited from external agencies. The referral comments are summarized, as follows:

a. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE**)—At the time of the writing of this technical staff report, DPIE did not provide comments on the subject project; however, since this project is within the City of Bowie, coordination with the City for right-of-way dedication, roadway improvements, and the internal subdivision streets is required. SWM Concept Plan 02-0523-207NE15 was approved by the City of Bowie on June 5, 2023, and remains valid through June 5, 2026.

b. **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 project.

c. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not provide comments on the subject project.

d. **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.

e. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide comments on the subject project.

f. **Prince George's County Fire Department**—At the time of the writing of this technical staff report, the Fire Department did not provide comments on the subject project.

16. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

17. In accordance with Section 27-285(b)(2) of the prior Zoning Ordinance, this DSP is in general conformance with CSP-06002-01.

18. Section 27-285(b)(4) of the prior Zoning Ordinance provides the following required finding for approval of a DSP:

> **(4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

In its approval of DSP-22043, the Planning Board found the regulated environmental features (REF) on the subject property had been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the DSP and tree conservation plan. There are no changes to the REF included with this application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22043-03, for Melford Mansions, subject to the following conditions:

1. The conditions of approval from the original Detailed Site Plan DSP-22043 shall remain in full force and effect. However, Condition 5 shall be modified and replaced with the following:

   > "Prior to approval of the 5th residential building permit for this detailed site plan, the applicant shall complete construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue."

2. Prior to certification of the detailed site plan (DSP), the applicant shall revise the parcels shown on the DSP to be reflective of the recorded subdivision for the property, unless modified by a subsequent subdivision approval.

MELFORD MANSIONS

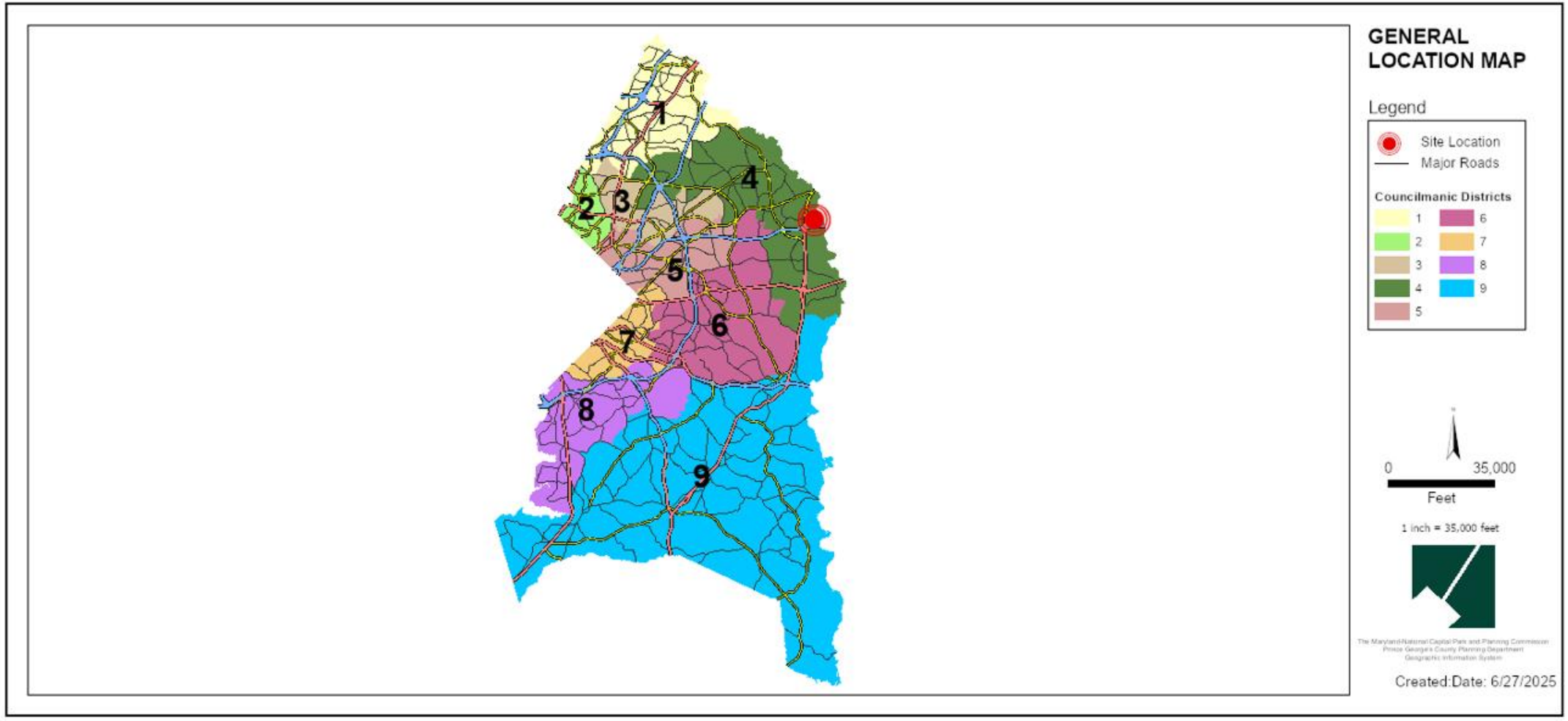
Detailed Site Plan

Staff Recommendation: APPROVAL with conditions

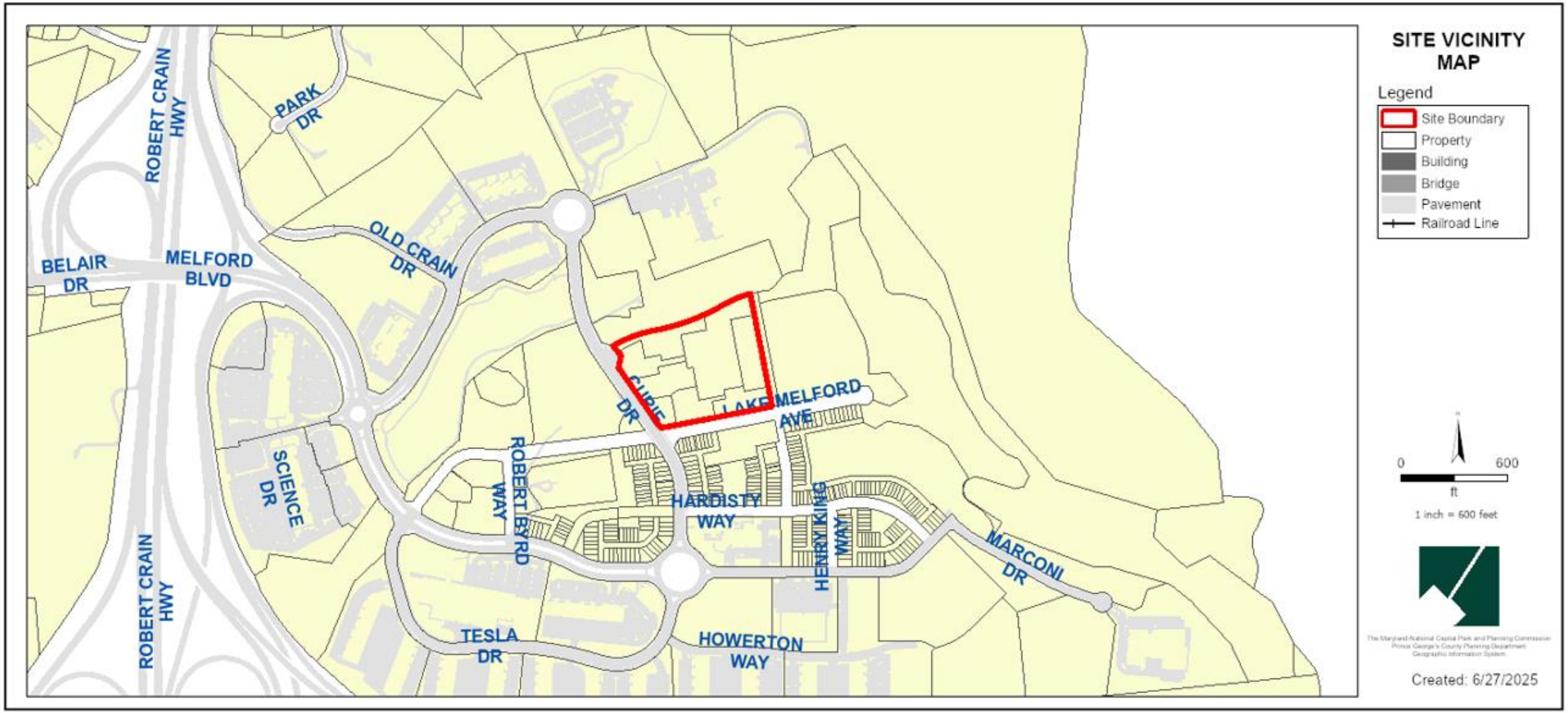
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



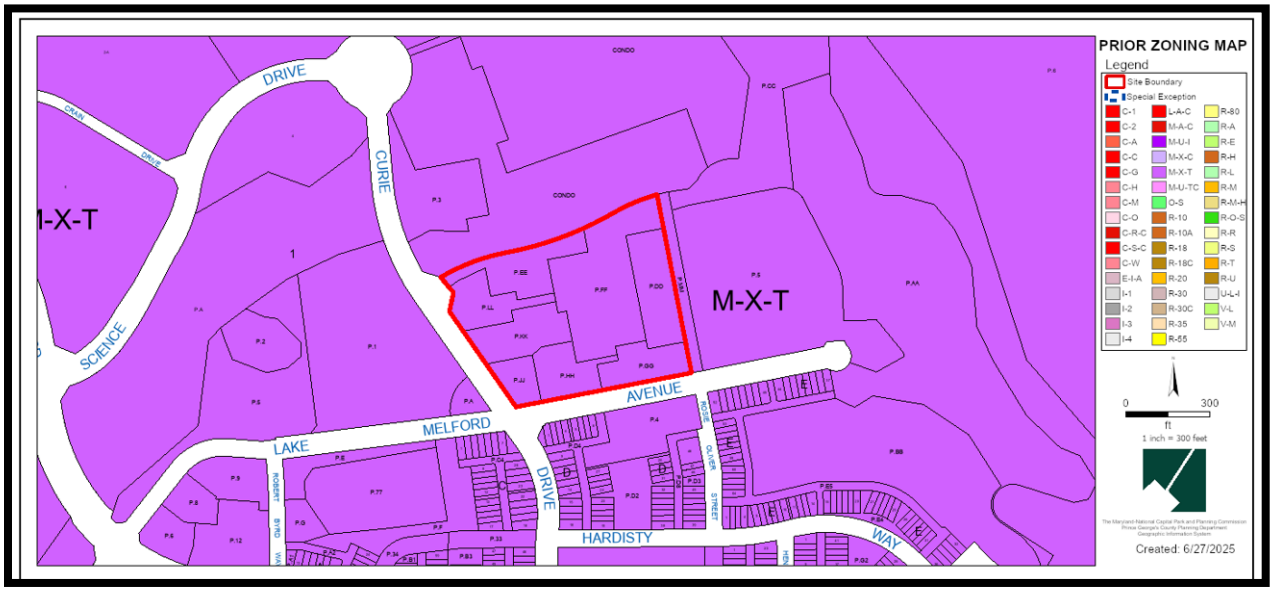
SITE VICINITY MAP



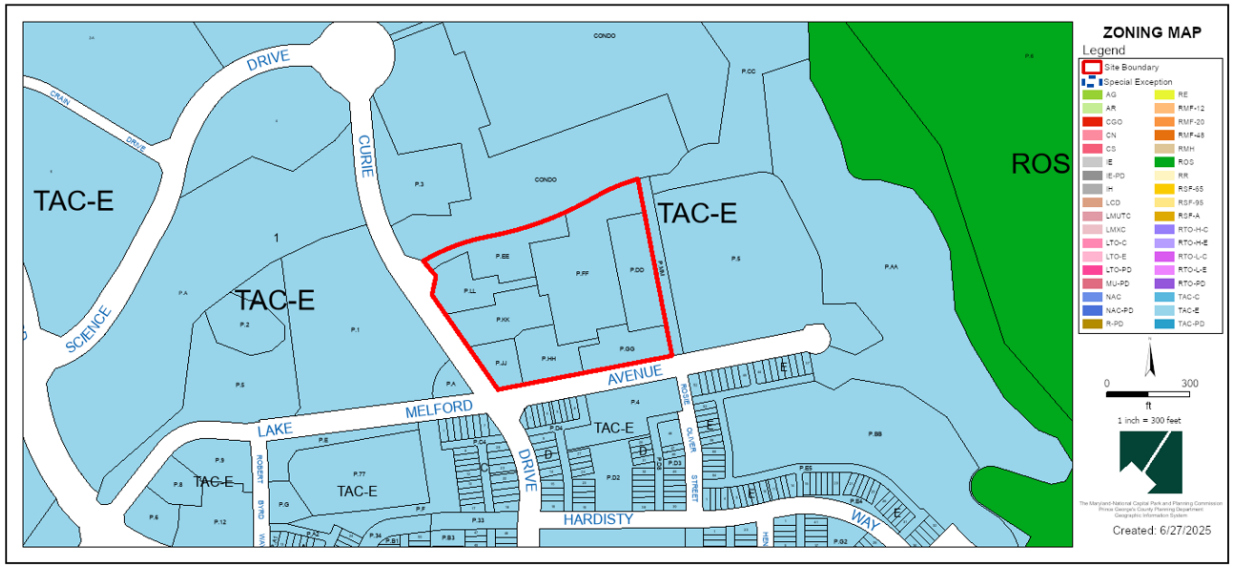
ZONING MAP (PRIOR AND CURRENT)

Property Zone: M-X-T

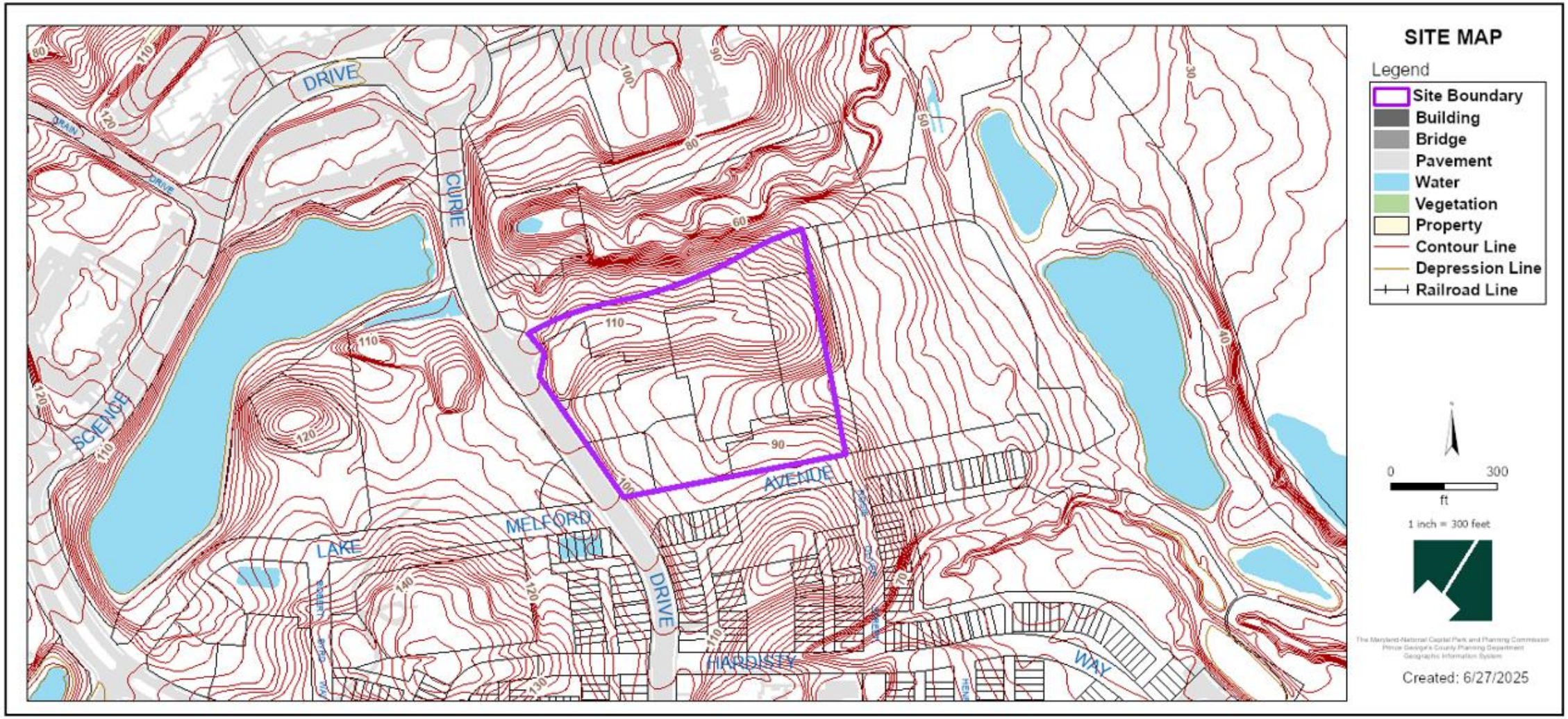
PRIOR ZONING MAP (M-X-T)



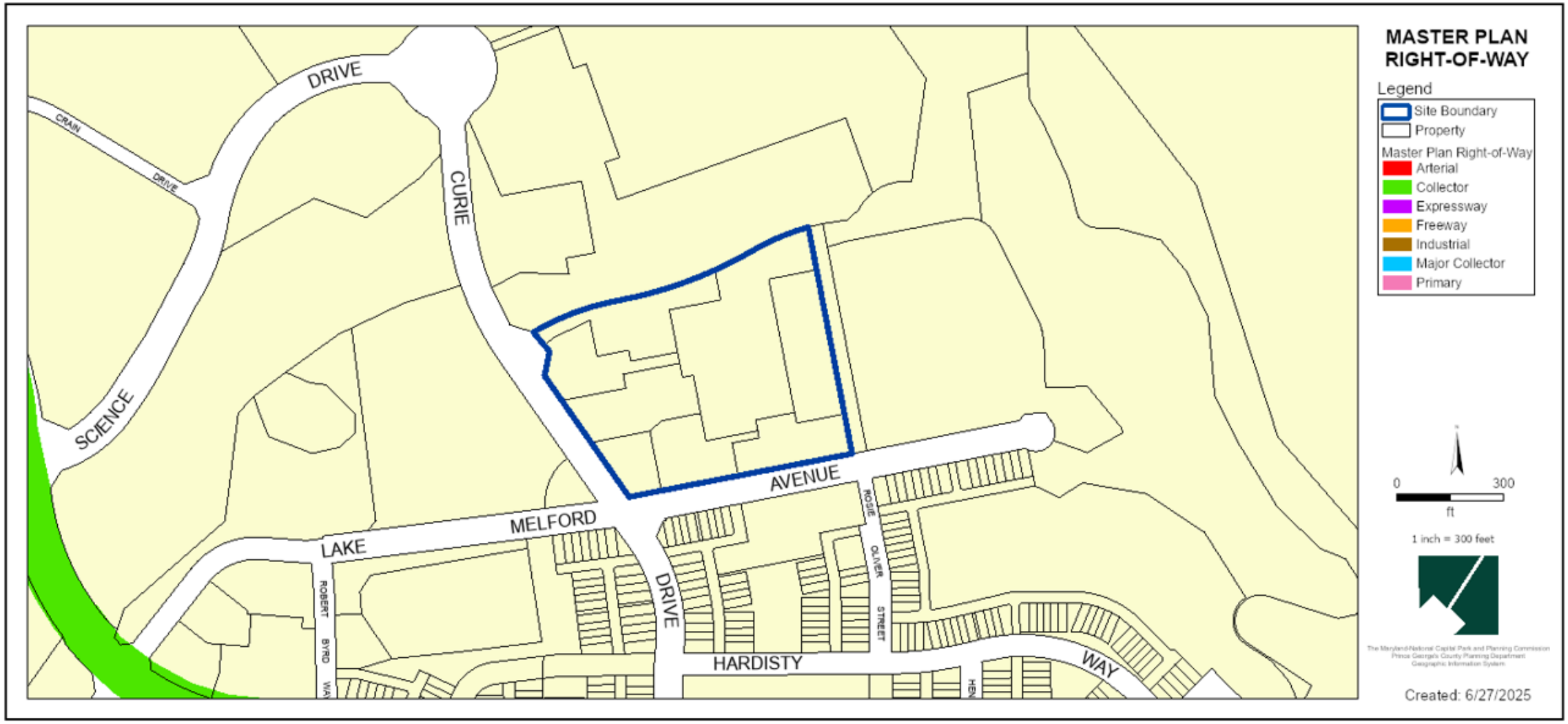
CURRENT ZONING MAP (TAC-e)



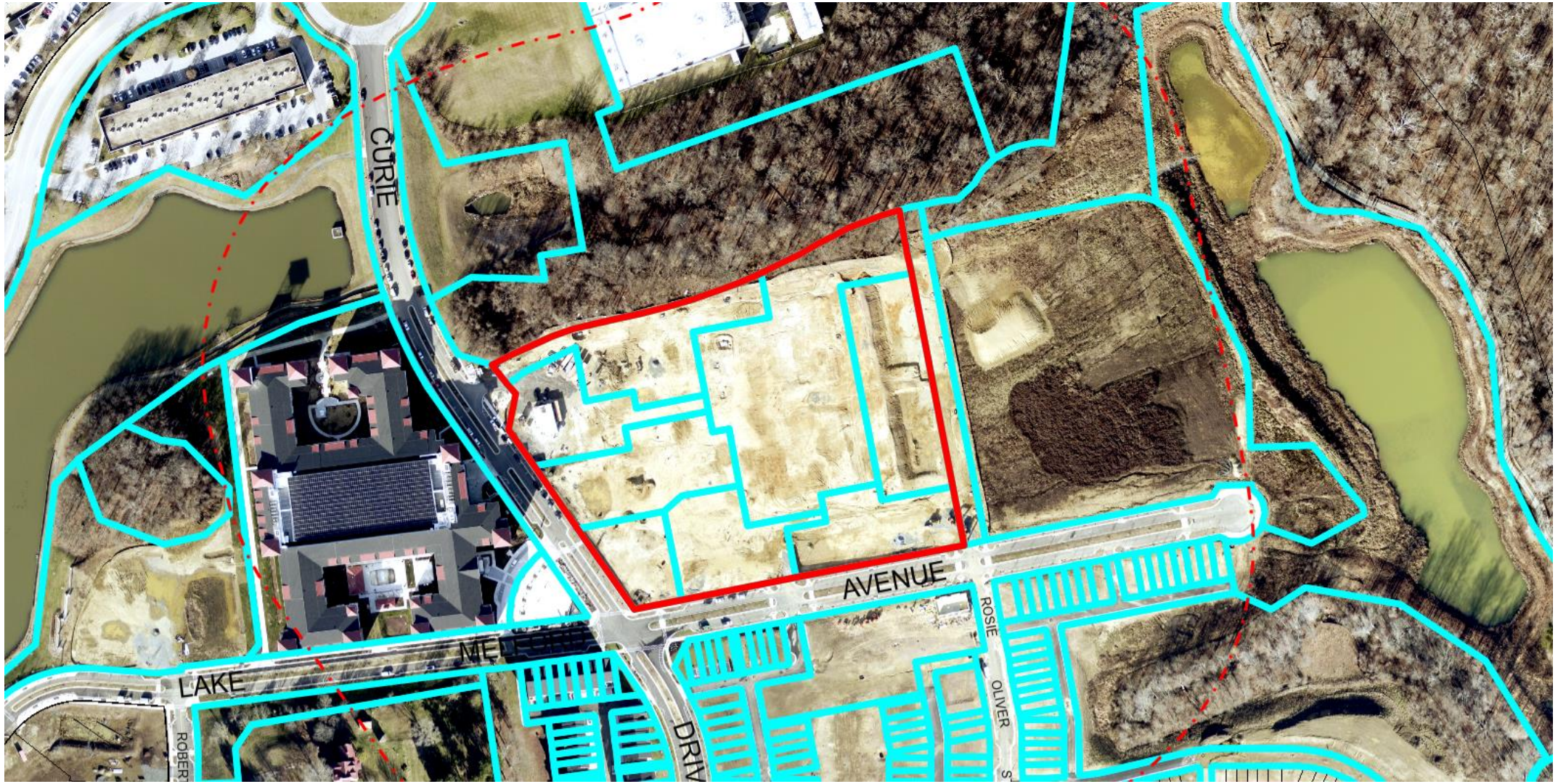
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
300
ft
1 inch = 300 feet
Created: 6/27/2025
DRIVE
CURIE
SCIENCE
LAKE
MELFORD
AVENUE
DRIVE
HARDISTY
WAY

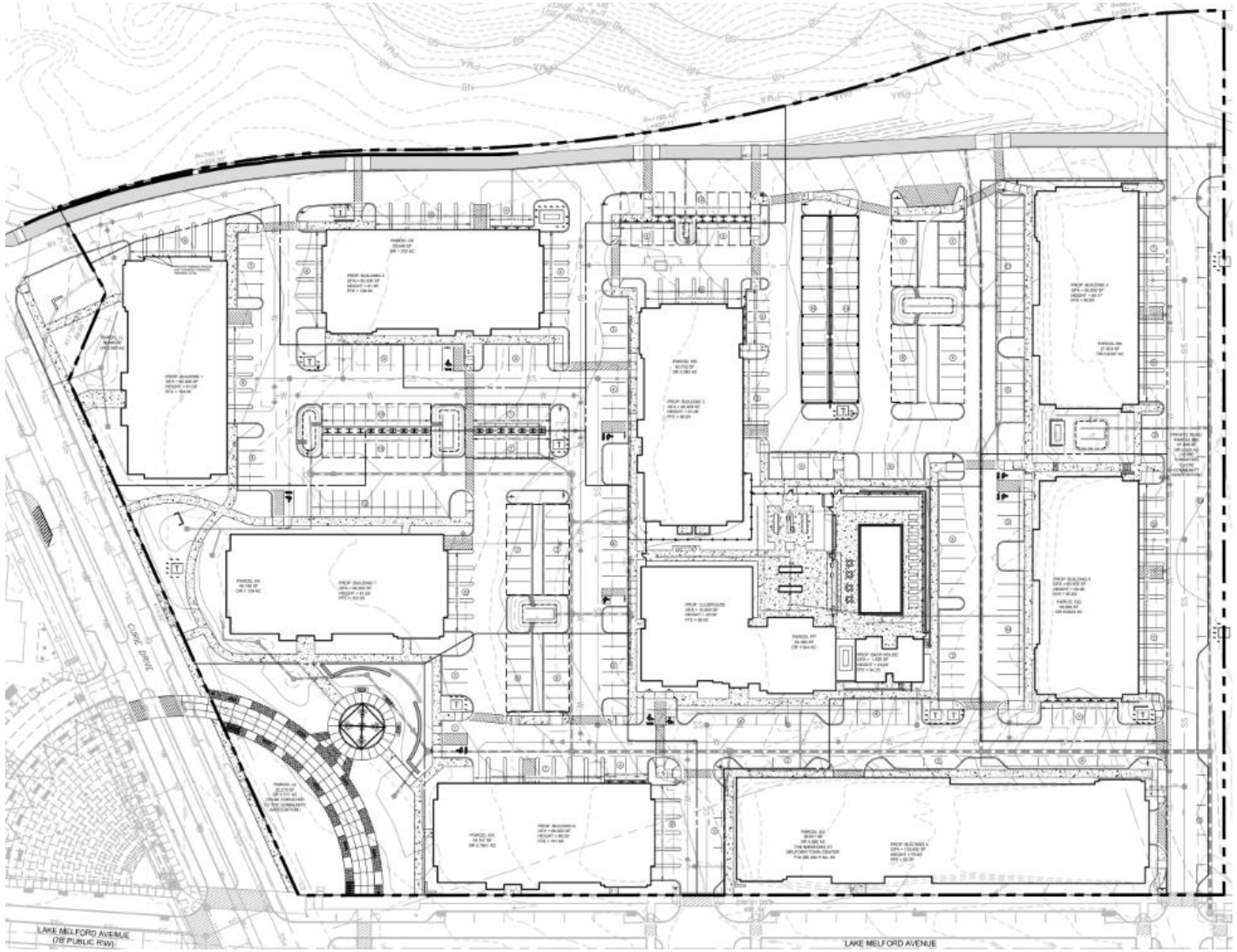
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

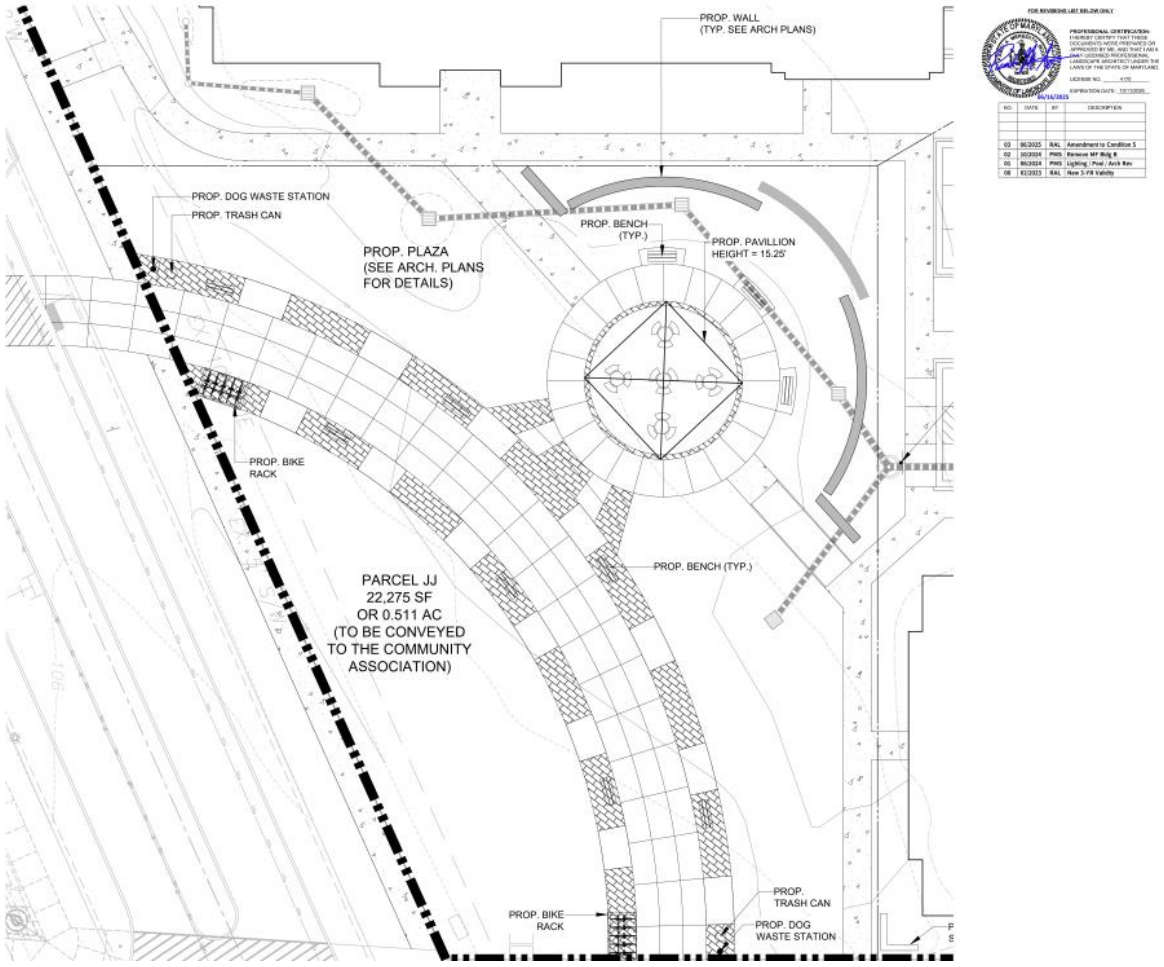


DETAILED SITE PLAN

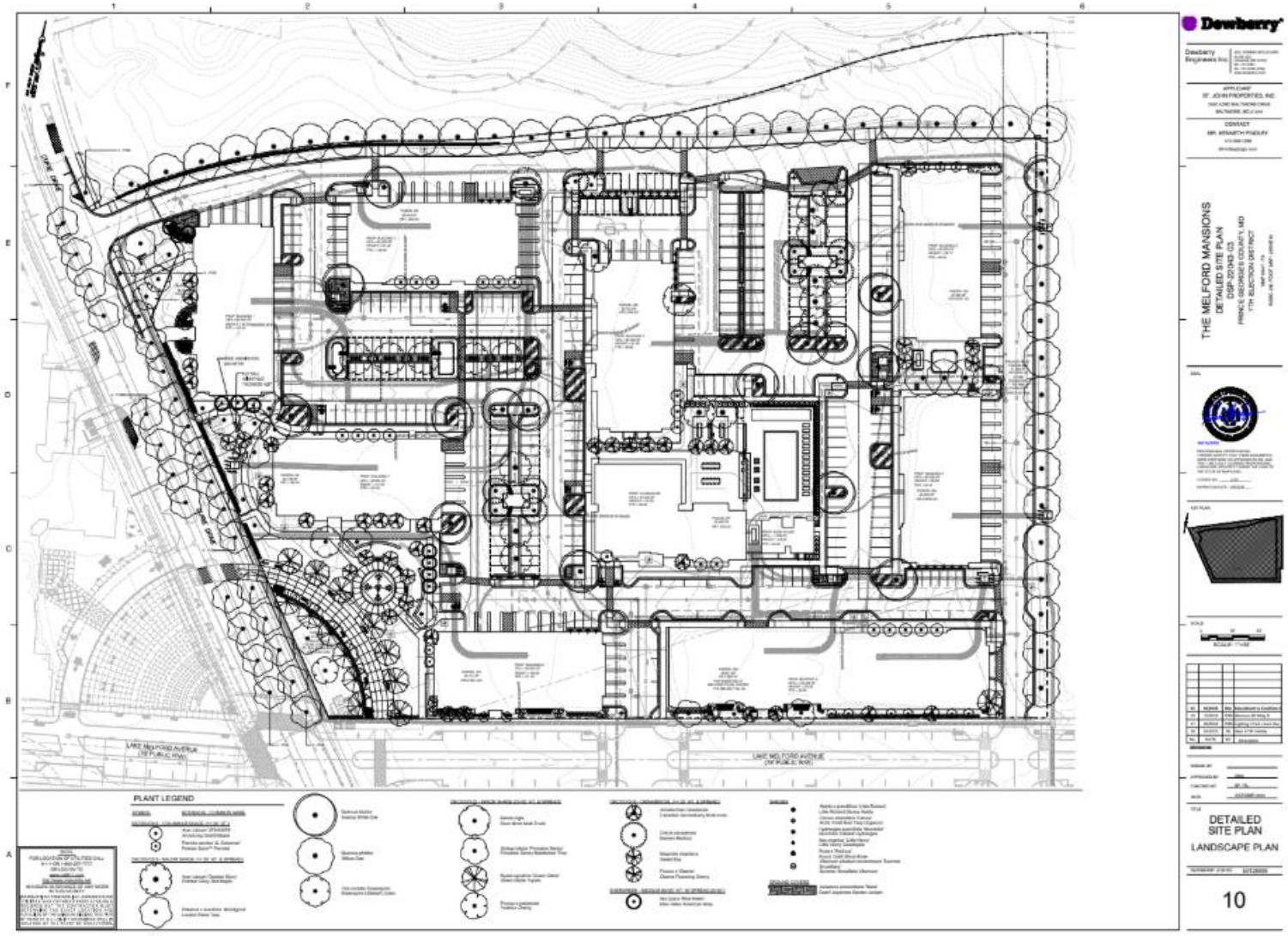


ILLUSTRATIVE SITE PLAN

PUBLIC PLAZA



LANDSCAPE PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22043-03

Issues:

- None

Applicant Required Mailings:

- Information Mailing Date: 5-10-25
- Acceptance Mailing Date: 6-5-2025

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Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

May 20, 2025

VIA ELECTRONIC MAIL
Ms. Hyojung Garland
Urban Design Section, Supervisor
Development Review Division
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

RE: Detailed Site Plan 22043-03 (the "Melford Mansions")
Melford Town Center (formerly known as "Melford Village")
(REQUEST FOR AMENDMENT OF CONDITION 5)

Dear Ms. Garland:

On behalf of our client, St. John Properties, Inc. (the "Applicant"), please accept this Statement of Justification in support of a Planning Director approval for Detailed Site Plan 22043-03 (the "DSP Amendment"). This request seeks approval of an amendment to Condition 5 of the parent DSP-22043 relating to the timing of the construction of the plaza for the multifamily project known collectively as the "Melford Mansions" within the "Northeast" neighborhood of the Melford Town Center. The Melford Town Center represents a portion of the overall Melford mixed-use project. The parent detailed site plan for the Melford Mansions, DSP-22043, was approved by the Planning Board on January 26, 2023, for 435 multifamily dwelling units in nine (9) separate buildings and one 12,000-square-foot clubhouse with a swimming pool and other associated amenities in the M-X-T (Mixed Use Transportation Oriented) Zone, (PGCPB No. 2023-09). On March 29, 2023, the District Council waived their right to review DSP-22043. On or about June 24, 2024, the Planning Director approved DSP-22043-01 which involved minor changes including modifications to the number of bedrooms within each unit, the lighting plan, the pool area, and corresponding architectural changes. Recently, DSP-22043-02 received Planning Director approval on April 22, 2025, for additional minor changes to the Melford Mansions site including the removal of multifamily Building B resulting in a remaining total of eight (8) separate multifamily buildings sand the clubhouse. **The subject DSP Amendment only proposes an amendment to Condition 5 in DSP-22043 relating to the timing for construction of the plaza amenity as further discussed in the Overview Section (i.e. Section III) of this statement of justification.** With the exception of the amendment proposed for Condition 5, all other previously approved conditions in DSP-22043 will continue to apply to the Melford Mansions development.

ELECTION TO UTILIZE PRIOR M-X-T ZONING PROCEDURES (Section 27-1704 (b))

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the entire Melford project to the newly created TAC-E Zone (Town Activity Center-Edge). Notwithstanding, the Applicant elects to pursue this DSP Amendment utilizing the applicable provisions of the prior zoning ordinance pursuant to Section 27-1704(e) which states in pertinent part:

Section 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance

(e) Subsequent revisions or amendments to development approvals or permits "grandfathered" under the provisions of this Section as authorized herein shall be reviewed and decided under the prior Zoning Ordinance (until April 1, 2032 or April 1, 2042, unless a longer or an indefinite validity is applicable in accordance with Subsection (a), above), unless the applicant elects to have the proposed revision or amendment reviewed under Subsection (f), below. Notwithstanding the requirements of Sections 27-289 and 27-325 of the prior Zoning Ordinance (2019 Edition, 2021 Supp.), revisions or amendments to such "grandfathered" development approvals or permits may construct one or more electric vehicle charging stations subject to the review and approval of the DPIE Director. Following the expiration of the grandfather period, subsequent revisions or amendments to development approvals or permits shall be subject to the provisions of Section 27-1707.

The initial DSP-22043 was approved by the Planning Board on January 26, 2023, and is valid until January 26, 2026. Further, the underlying CSP-06002-01 is valid until April 1, 2042. Since these "grandfathered" approvals are currently valid, the Applicant can proceed with amendment applications utilizing the provisions of the Zoning Ordinance that existed prior to April 1, 2022, (per Section 27-1704(e) of the New Zoning Ordinance). DSP-22043-03 is being filed in accordance with the appropriate provisions of the Prince George's County Zoning Ordinance and the M-X-T Zone that existed prior to April 1, 2022. As such, the Applicant respectfully requests that the Pre-Application Conference be waived in this instance.

I. DESCRIPTION OF SUBJECT PROPERTY

The subject property is located at the northeast quadrant of the intersection of Robert S. Crain Highway (MD 3) and John Hanson Highway (US 50/301), in Planning Area 71B and Council District 4. The site is in the TAC-E Zone and was formerly classified in the Mixed-Use Transportation Oriented (M-X-T) Zone. The Melford Town Center consists of 129.16 acres located in the center portion of the overall Melford development. The site is bounded to the north by office and medical office uses in the TAC-E Zone; to the east by vacant property owned by The Maryland National Capital Park and Planning Commission (M-NCPPC) in the RMF-12 Zone; to the south by office, medical office, and research and development uses ("flex-space") in the TAC-E Zone, and beyond by the John Hanson Highway (US 50/301) right-of-way and a small vacant property in the AG Zone; and to the west by the Crain Highway (MD 3) right of way. The specific site included in this DSP Amendment is approximately 11.4+/- acres and is located on the north side of Lake Melford Avenue, in the northeast quadrant of its intersection

with Curie Drive, in the geographic center of Melford Town Center.

II. ZONING AND DEVELOPMENT HISTORY

In 1982, the overall Melford development (formerly known as the "Maryland Science and Technology Center") was rezoned from the R-R (Rural-Residential) zone to the E-I-A (Employment and Industrial Area) zone for the development of up to 6.4 million sq. ft. A Comprehensive Design Plan (CDP) was approved for the property in 1986. Between 1986 and 2005, several Specific Design Plans (SDPs) and Preliminary Plans of Subdivision were approved for the development.

In 2006, the overall Melford development was rezoned from the E-I-A zone to the M-X-T zone, via the *2006 Bowie and Vicinity Master Plan and Sectional Map Amendment (*the "2006 Master Plan"*)*. A Conceptual Site Plan (#CSP-06002) was approved by the District Council in 2009, which allowed additional development of up to 425,000 square feet of office space, 330,000 square feet of flex space and 200,000 square feet of retail space over and above the existing (or approved) 1.5 million square feet of employment space. In 2014, the County Council approved an update to the County's General Plan (the "2035 General Plan") which focused future residential and commercial growth in different development "centers" designated throughout the County. The 2035 General Plan designated the entire Melford project as part of the "Bowie Town Center." Said center designation anticipates an increased residential density and mix of uses for the Melford development.

In 2015, a revised Conceptual Site Plan (CSP-06002/01) for a mixed-use development containing up to 2,500 single-family attached and multi-family (both market and senior age-restricted) residential units, 260,000 square feet of office space and 268,500 square feet of retail space was approved by the District Council. The vast majority of these additional uses will be located within the Melford Town Center boundaries.

On or about March 9, 2017, the Prince George's County Planning Board approved Preliminary Plan 4-16006 (the "PPS") for the Melford Town Center project. The PPS approved 256 lots and 50 parcels to accommodate 359,500 square feet of commercial uses (124,500 square feet of commercial/retail, & 235,000 square feet of office/medical office) and 1,793 residential dwelling units (293 attached units and 1,500 multifamily units). Multiple detailed site plans have been approved for the project including a plan for rough grading (DSP-17020), a 388-unit multifamily building (the "Aspen"; DSP-18007), 57,845 square feet of retail (the "Retail Village East"; DSP-18026) and infrastructure for townhouses/attached units (DSP-18034). The initial iteration of the Melford Mansions (DSP-19052), was approved by the Planning Board on March 12, 2020, for 435 multifamily dwelling units in nine separate buildings and one clubhouse with a swimming pool and other associated amenities (PGCPB No. 2020-24). On July 27, 2020, the District Council waived their right to review DSP-19052. A Planning Director revision known as DSP-19052-01 was approved on March 5, 2021. Due to the expiring validity period of DSP-19052, the Applicant filed DSP-22043, which was approved by the Planning Board on January 26, 2023. As mentioned above, the Planning Director also approved DSP-22043-01 on or about June 24, 2024. Recently, DSP-22043-02 received Planning Director approval on April 22, 2025, for

additional minor changes to the Melford Mansions site including the removal of multifamily Building B resulting in a remaining total of eight (8) separate multifamily buildings sand the clubhouse.

III. OVERVIEW

This DSP Amendment proposes a minor revision to Condition 5 of the parent DSP-22043 related to the timing of completion of plaza as part of the Melford Mansions project. Specifically, the Planning Board approved Condition 5 in the DSP which states the following:

> *5. Prior to the approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue.*

The above Condition 5 was in response to Condition 11 in CSP-06002-01 which required that a determination be made for the timing of private on-site recreation amenities (within the area of each detailed site plan) at time of detailed site plan approval for development within the Melford Town Center. At the time of approval of the parent DSP for the Melford Mansions, the Applicant had not finally determined the sequence of construction for each of the nine (9) buildings approved as part of the application. Presently, the Applicant is attempting to proceed with development of the Melford Mansions by constructing Buildings 1, 2, 6 & 7. These buildings are in the western portion of the Melford Mansions site nearest to the recently completed Aspen multifamily building as reflected in the image below:

As mentioned above, Condition 5 of the DSP requires the public plaza to be completed prior to the 4th residential building permit being issued. The Applicant respectfully requests that the Planning Board amend Condition 5 for completion of the plaza prior to issuance of the 5th residential building. This will eliminate the public safety, construction, and financing challenges that exist if the plaza is to be constructed before the 4th residential building permit. Specifically, the Applicant requests that the Planning Board revise Condition 5 as follows:

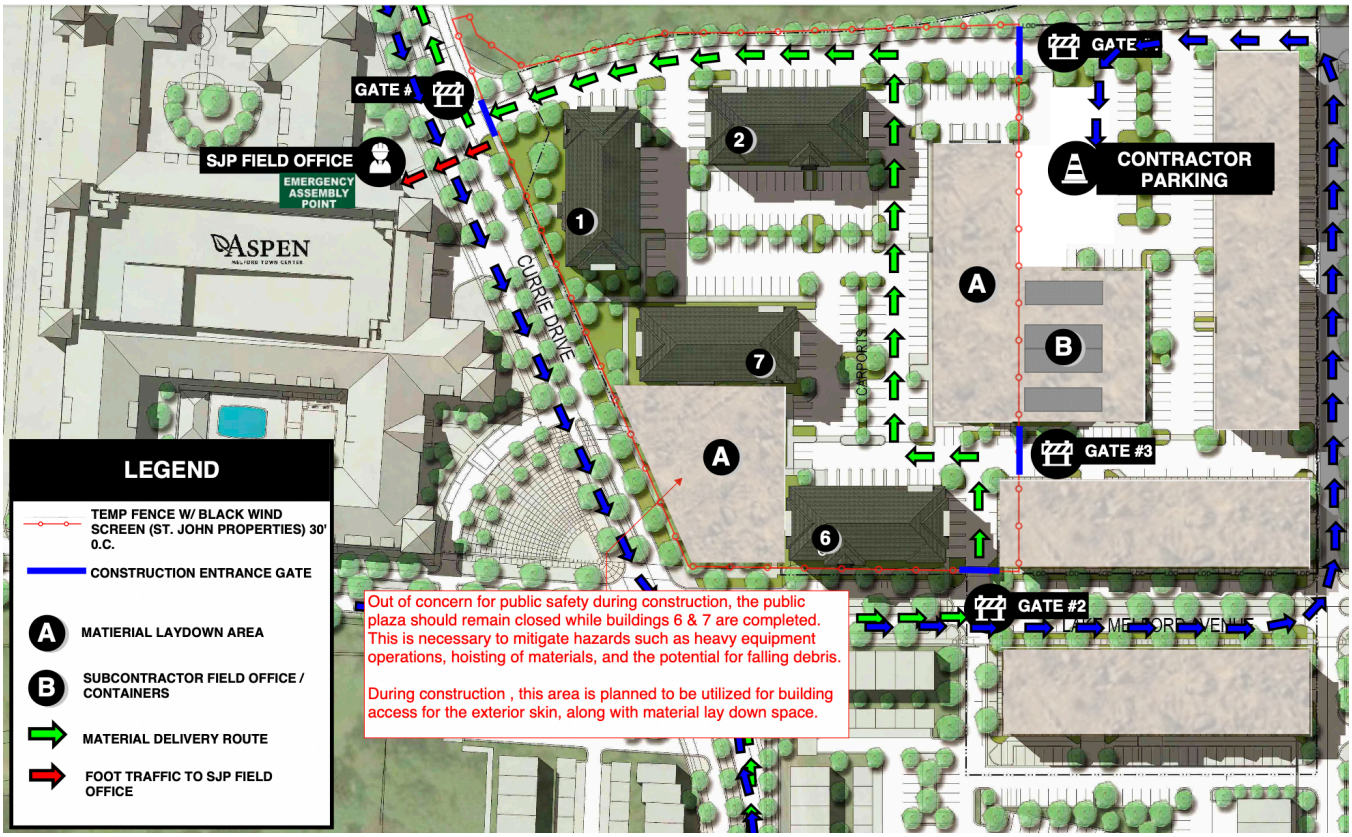
(Proposed Revised Condition 5)

> *5. Prior to the approval of the **5th** residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue.*

With this change, the Applicant will be able to adequately and safely sequence construction of the plaza while work on the first 4 buildings is underway. The completion of the plaza will occur prior to receiving the building permit approval for the 5th residential building.

An amendment of Condition 5 is necessary and appropriate for the following reasons:

> **Public Safety** – Due to the proximity of portions of the plaza to buildings 6 & 7, it is important not to open any of the plaza to the public until all exterior work has been completed on these buildings. Maintaining adequate separation between construction activities and the public within the future plaza area is essential to protect public safety and to mitigate hazards such as heavy equipment operations, hoisting of materials, and the potential for falling debris during construction.
>
> **Constructability and Material Staging** – The plaza provides the only means of access for construction of portions of the exterior of Buildings 6 & 7. If the landscaping and hardscapes of the plaza are installed, we will no longer have access for the materials and equipment that will need to be installed on the exterior facades of these buildings. Additionally, this area is a prime laydown area for materials that will be used for construction of Buildings 1, 2, 6 & 7. The need to utilize the plaza area for construction purposes is more clearly shown on the logistics plan below (the area of the plaza is labeled "Material Laydown Area"):



<u>County Housing Shortage and Project Financial Viability</u> – It is widely accepted that the County is facing a significant shortage of quality housing options for current and future residents. Based on growth and planning policies set forth the current 2014 General Plan and 2002 Bowie-Mitchellville and Vicinity Master Plan, a large portion of necessary housing growth is to be directed towards designated "Centers" in the form of walkable multifamily housing units. The Melford Mansions project is located within the Bowie Local Town Center as designated by the 2014 General Plan and 2022 Master Plan and is exactly the type of housing required to help address the current shortages. The Applicant has been diligently working towards a construction start date for the Melford Mansions for several years. Construction financing for multifamily projects regionally and nationally has become increasingly challenging due to interest rate fluctuation and other market influences. The Applicant has thoroughly reviewed multiple options for initiating construction of the project to find a financially viable path forward. Ultimately, the Applicant has determined that proceeding with the first 4 buildings (i.e. Buildings 1, 2, 6 & 7) is the only cost-effective option. If the Applicant constructs these 4 buildings at once, it will provide a large enough project that will result in appropriate

construction financing and competitive prices from several subcontractors for each division of work necessary. Conversely, if the Applicant were to reduce the amount of buildings to be constructed, the cost per unit and per overall square foot increases while negatively impacting the financial viability of the project.

IV. DEVELOPMENT SUMMARY & PLANNING CONSIDERATIONS

1. **Development Data Summary -** The following information relates to the subject DSP application:

	EXISTING	PROPOSED
Zone	TAC-E	TAC-E
Use(s)	Vacant Site	Multifamily Residential
Acreage (Gross)	53.95(Existing Par.)	10.49
Building Square Feet (GSF)	0	539,810
Parking Spaces (off-street)	--	--
Standard Spaces	0	408
Parallel Spaces	0	32
Compact Spaces	0	114
Handicapped Spaces	0	8
Van Accessible	0	7
Total spaces	0	569
Loading Spaces (15 ft. x 33 ft.)	0	2
Residential Units	N/A	435
Variance	No	No

2. **General and Master Plan Compliance:**

Plan Prince George's 2035 Approved General Plan – The DSP is only for residential uses. Notwithstanding, the uses presented in this DSP will be used to ultimately support the total mix of uses approved in the CSP and the PPS (including retail and office uses). Said applications were approved, in part, based on the recommendations of the approved 2035 General Plan. According to the approved 2035 General Plan, the site is located within an Employment Center, and is designated as a "Local Town Center" as shown on the Growth Policy Map. The mix of uses proposed in the approved CSP and PPS are consistent with the vision, policies and strategies of the 2035 General Plan. Specifically, page 108 of the approved 2035 General Plan explains the Local Town Centers concept as follows:

Town Centers (Local)			
• Bowie • Brandywine • Konterra • Landover Gateway • Westphalia Center		A range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall the centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation. The centers typically have a walkable "core" or town center. Often the mix of uses is horizontal across the centers rather than vertical within individual buildings. While master plans may call for future heavy or light rail extensions or bus rapid transit, no transit alternatives have been approved for construction. Town Centers such as Brandywine, Konterra, and Westphalia are currently under construction and have received significant public and private investment for infrastructure improvements. These centers are envisioned to develop per the guidelines of Plan 2035 to help fulfill countywide goals.	
New Housing Mix	**Average Housing Density for New Development**	**FAR for New Commercial Development**	**Transportation Characteristics**
Low-rise apartments and condos, townhomes, and small, single-family lots.	10-60 Dwelling Units/Acre	1-2.5	Largely automobile-oriented with access from arterial highways. Limited bus service along with on-demand bus service.

As noted above, the 2035 General Plan intends that Local Town Centers offer a range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall the local centers are less dense and intense than other center types (in the 2035 General Plan) and may be larger than half mile in size due to their auto orientation. The centers typically have a walkable "core" or town center. Often the mix of uses is horizontal across the centers rather than vertical within individual buildings. While master plans may call for future heavy or light rail extensions or bus rapid transit, no transit alternatives have been approved for construction. All of these elements form the essence of the Melford Town Center.

The Melford Town Center proposal approved in CSP-06002-01, and carried forth through PPS 4-16006, does not exceed the development limits for a "Local Town Center" as defined by the 2035 General Plan. Specifically, the proposed development for CSP-06002-01was based on the gross acreage of approximately 276.68 acres (roughly 9.0

dwelling units per acre, and less than 10-60 dwelling units per acre recommended for Town Centers), with an overall floor area ratio ("FAR") of .47-.70 (less than the 1.0-2.5 FAR recommended for Town Centers). Further, the overall Melford project is primarily automobile oriented with access from two arterial highways (via an interchange with US 50/MD 3). The existing transportation infrastructure abutting the overall Melford project was the result of a significant public investment by the State of Maryland through the construction of elevated interchange ramps leading from US 50/MD 3 directly into the main entrance of the project. Notwithstanding this automobile orientation and infrastructure, the compact and sustainable layout of the Melford Town Center and its mix of uses encourages workers and residents at Melford to live, work and play in the same area. By locating residences and jobs proximate to each other, this thoughtful neighborhood planning concept incorporates sustainable design elements that encourage walking, bicycling, and the potential for public transportation for daily commuting. As evidenced by the approved Design Guidelines for the Melford Town Center approved in the CSP (and as reflected in the lotting and street grid patterns proposed in the approved PPS), the Melford Town Center will have a "walkable core" consisting of the main plaza with a horizontal mix of uses including office, retail and residential. Further, the Melford Town Center plan represents a vibrant and compact mix of dwelling types including multifamily units (both market rate and senior age restricted) and townhomes.

The instant DSP Amendment represents a portion of the overall residential density and use mix planned for the Melford Town Center through the approved CSP and PPS. The 435 residential dwelling units does not exceed the total units approved in both the CSP (2,500 units) and the PPS (1,793). Furthermore, the location of the Melford Mansions (within the greater Melford Town Center) is located at the core of the overall project approved in the CSP and PPS. As such, the buildings' design, massing and location at the intersection of the future Lake Melford Avenue and existing Curie Drive provides excellent proximity to the future main plaza as well as the variety of other uses (i.e. office, (future) retail and (future) recreational amenities) within the Melford Town Center (and the overall Melford project). Thus, the development proposed in this DSP promotes the 2035 General Plan's concept of a "walkable core" with opportunities for excellent pedestrian, bicycle and automobile access to other uses located horizontally throughout the project.

2009 Master Plan of Transportation (MPOT) – There are no identified improvements pursuant to recommendations contained in this plan or the *2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B* (Bowie and Vicinity Master Plan and SMA) that impact the proposed DSP Amendment.

2010 *Water Resources Functional Master Plan* – The instant DSP Amendment has been reviewed against the recommendations in this plan and have been found to be consistent with the policies therein because sensitive environmental features are preserved and the Applicant intends to use environmental site design (ESD) concepts (as required by its approved stormwater management concept plan) in developing the property as

recommended by the 2010 Plan. The property is identified as having existing water and sewer category classifications of W-3 and S-3 (Public water and sewer service exist).

2022 *Approved Master Plan for Bowie- Mitchellville and* Vicinity -This DSP Amendment is for residential buildings/units within the Melford Town Center. The 2022 Master Plan does recognize that Melford is to be a mixed-use center with residential, office, and retail components as part of the Bowie Local Center. As noted earlier, the CSP and PPS applications for the Melford Town Center established the amounts of residential and commercial/offices uses that are permitted within the overall project.

This DSP Amendment request for the Melford Mansions continues to represent a proposal for development of compact and sustainable residential buildings that fully supports the mixed-use concept approved in the CSP and the PPS. The proposed buildings will be located proximate to future retail and amenity spaces planed for the Melford Town Center (that will be reflected in future DSP applications). The development proposal is respectful to the adjacent environmental setting for the Melford historic site and avoids impacts to sensitive environmental areas within the site. The proposed building also places future residents within walking distance of employment opportunities within the greater Melford project (thus potentially reducing reliance on automobile trips). Moreover, the project leverages existing public and private roads and infrastructure to support the proposed use (including the significant public infrastructure investment made by the State of Maryland when it built direct interchange access into the site from US 50/MD 3). As such, the DSP Amendment also fulfills many of the 2022 Master Plan's pertinent goals and policies such as:

- Providing a compact, high-intensity, pedestrian-oriented community (that encourages responsible and sustainable development);
- Enhancing the compact, planned employment area at Melford;
- Preserving and enhancing environmentally sensitive areas;
- Protecting and maintaining the unique historical character of the Melford House while creating an appropriate adaptive reuse of the mansion to make it a center piece for the community; and
- Balancing development with the provision of adequate public facilities and services that already exist.

3. **Conformance with the Design Guidelines approved with CSP-06002/01:**

Organizing Principles:

CSP-06002/01 includes a 67-page Design Guideline book titled "Melford Village Design Guidelines." This book articulated the design and organizing principles for what is now known as the Melford Town Center. The Design Guidelines envisions that the Melford Town Center will become a premier mixed-use walkable community within the City of Bowie and Prince George's County. As such, a variety of

commercial and residential uses are proposed within the Design Guidelines for various areas of the overall site. The main organizing principles of the Design Guidelines (p.10) are:

1. *Axes: East-west and north-south boulevards shall intersect at the main plaza and terminate at the amphitheater.*
2. *Neighborhoods: Four neighborhoods are created by dominant axes.*
3. *Walkability: The main plaza shall be within a 5-minuite walk of each neighborhood.*
4. *Development Opportunities: Parcels shall be defined by rational blocks.*
5. *Natural Amenities: Neighborhoods shall be surrounded by existing natural and historic amenities*
6. *Density: The building footprints shall define an urban edge along the axial boulevards and create desirable densities.*

RESPONSE: The proposal for the Melford Mansions is in conformance with these organizing principles for the Melford Town Center. Specifically, the development of certain multifamily buildings (Buildings 6 and A) in this proposal will have massing along the future Lake Melford Avenue, representing a compact and rational block of development within the Northeast Neighborhood. The setback of the proposed buildings along this roadway will create an urban edge along its frontage of Lake Melford Avenue. Further, the Melford Mansions will provide the development of a significant portion of the main plaza planned for the entire project. This portion of the plaza, once constructed, will be within a 5-minuite walk of all areas of the Melford Town Center.

Northeast Neighborhood:

The Northeast Neighborhood includes the land area for the Aspen. The Northeast Neighborhood requirements (p. 30-31) include the following:

- *Respect and respond to the primary boulevards*
- *Develop a waterfront amenity (such as an amphitheater) along the lower pond to terminate at the East-West Boulevard*
- *High density multifamily shall front the Northeast corner of the Village plaza*
- *Provide connections to surrounding developments and amenities*

RESPONSE: This DSP Amendment will be developed in a manner consistent with the above requirements for the Northeast Neighborhood. The proposed buildings will have pedestrian pathways adjacent to all four sides of the Melford Mansion parcel(s) to allow for maximum interconnectivity to

surrounding uses. The site will also provide access to the future master plan trail along the lower pond and land dedicated by the Applicant to the M-NCPPC. Further, the placement of the Melford Mansion buildings has been designed to activate and define its frontage along the east-west boulevard (Lake Melford Avenue) and Curie Drive (See Buildings 1, 6, 7, and A). This will include appropriate setbacks from the edge of curb, appropriate street trees, furniture and lighting, and the opportunity to develop a substantial portion of the main plaza for the Melford Town Center. The location of the buildings (and their proposed lots) for the Melford Mansions respects the 2 view corridors approved for the Melford House and Duckett Family Cemetery. Further, the architecture for the Melford Mansions responds to architectural cues from the Melford House including use of masonry materials, complimentary façade colors, use of metal seam roof elements, design of window elements, and the overall massing and height of the buildings (allowing the Melford House to remain the highest and most prominent structure in the center of the Melford Town Center). It should be noted that the eastern terminus of Lake Melford Boulevard will be constructed in connection with future development immediately to the east of the Melford Mansions' site. This future detailed site plan will also include details for the planned amphitheater along the lower pond that will ultimately be constructed by the Applicant.

Criteria for "Multi-Family Villas": The Melford Mansions are essentially the "multi-family villas" described in the Design Guidelines (p. 41). The following design criteria for multi-family villas are appropriate for the Melford Mansions:

- *Generally buildings placed along Lake Melford Avenue should have 80% of street facing facades between 0 and 25 feet from the back of sidewalk.*
- *Buildings along boulevards are strongly encouraged to have street-facing facades between 0 and 15 feet from sidewalk or existing PUE where feasible.*

RESPONSE: Approximately 100% of the facades of Buildings 6 and A are between 0 and 25 feet from the back of sidewalk. (See Attached Exhibit 1).

- *Garages: Private garages may be incorporated into the first floor of the building on sides not fronting a primary street. A minimum driveway depth of 18' but no more than 24' must lead to each garage permitting a second parking space for each unit.*

RESPONSE: The parking for the Melford Mansion buildings with individual garages conforms to the above criteria.

V. RELATIONSHIP TO REQUIREMENTS IN THE ZONING ORDINANCE:

A. Section 27-289. – Amendment (of Detailed Site Plans).

(a) ***General.***

An application to amend a Detailed Site Plan shall be filed with the Planning Board by the owner or authorized owner representative. No amendment of a Detailed Site Plan shall be permitted without the approval of the Planning Board or Planning Director, as provided in this Section. The Director may authorize staff to take any action the Director may take under this Section.

RESPONSE: The Applicant agrees with this requirement and the proposed DSP Amendment will be decided by the Planning Board.

(b) Amendment, Planning Board.

All requirements for the filing and review of an original Detailed Site Plan shall apply to an amendment. The Planning Board shall follow the same procedures and make the same findings.

RESPONSE: The Applicant agrees with this requirement and the proposed DSP Amendment will be decided by the Planning Board.

(c) ***Limited minor amendment, Planning Director.***

(1) The Planning Director is authorized to approve limited minor amendments administratively, without public hearing, to approved Detailed Site Plans.

(2) The Director may approve only the following minor amendments, if limited in scope and nature:

(A) An increase of no more than ten percent (10%) in the gross floor area of a building;

(B) An increase of no more than ten percent (10%) in the land area covered by a structure other than a building;

(C) The redesign of parking or loading areas;

(D) The redesign of a landscape plan;

(E) New or alternative architectural plans that are equal or superior to those originally approved, in terms of overall size and quality;

(F) Changes required by engineering necessity to grading, utilities, stormwater management, or related plan elements; or

(G) Changes to any other plan element determined by the Planning Director to have minimal effect on the overall design, layout, quality, or intent of the approved site plan.

(3) Before approving a minor amendment, the Director shall make all findings the Planning Board would be required to make, if it reviewed the application.

(4) The Director is not authorized to waive requirements in this Subtitle, grant variances, or modify conditions, considerations, or other requirements imposed by the Planning Board or District Council in any case.

(5) The applicant's property shall be posted within ten (10) days of the Director's acceptance of filing of the application. Posting shall be in accordance with Part 3, Division 1. On and after the first day of posting, the application may not be amended.

(6) The Director may waive posting after determining, in writing, that the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.

RESPONSE: The proposed DSP Amendment will be decided by the Planning Board. As such, the above section does not apply.

B. Section 27-285(b) Required Findings

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

RESPONSE: See comment below.

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

RESPONSE: The proposed development in this DSP Amendment is substantially the same as what was approved by the Planning Board in DSP-22043. Much like DSP-22043, this DSP Amendment also represents a reasonable alternative to satisfying all site design guidelines in view of the physical development constraints represented on the Property. The proposal is limited to a revision of Condition 5 to allow for the completion of the main plaza prior to issuance of the 5th building permit to eliminate concerns for public safety, construction logistics, and financing related to the first 4 buildings (See Section III herein). The DSP Amendment will allow the Applicant to develop the site without requiring unreasonable costs and without detracting from the utility

of the proposed development, its intended purpose as a mixed-use center. The proposed multifamily buildings in this DSP are consistent with the design principles approved in CSP-00002/01 for "multi-family villas" to be located along the future Lake Melford Avenue. The minor revision proposed in this DSP Amendment makes no changes to the overall development previously approved in DSP-22043-02. Said development was previously determined to prevent offsite property damage, and prevent environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge. Further, the proposed DSP Amendment is consistent with the density and commercial FAR targeted for local town centers in the 2035 General Plan. Specifically, the overall Melford project is designated to be part of the Bowie local "town center" designation. Similarly, the 2022 Master Plan also recognizes that Melford is to be a mixed-use center with residential, office, and retail components as part of the Bowie Local Center. As noted earlier, the CSP and PPS applications for the Melford Town Center established the amounts of residential and commercial/offices uses that are permitted within the overall project. As such, it is certainly a reasonable alternative for the Planning Board to support the proposed DSP Amendment in light of its conformance to the most recent and relevant planning considerations and land use policy goals proposed for local town centers in the 2035 General Plan and the 2022 Master Plan.

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

RESPONSE: This finding is not applicable as the instant application is not a detailed site plan for infrastructure.

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

RESPONSE: The DSP Amendment request will not have any deleterious impacts on regulated environmental features within the

Melford project. The regulated environmental features within the limits of this application have been preserved and/or restored by the Applicant to the fullest extent possible in accordance with applicable laws and regulations. These findings were made by the Planning Board at the time of its approval of DSP-22043 and remain applicable to this DSP Amendment.

VI. CONFORMANCE TO CSP, PPS, AND DSP CONDITIONS:

Compliance with CSP-06002-01

The District Council approved CSP-06002-01 for a mixed-use development containing up to 2,500 single-family attached and multi-family (both market and senior age-restricted) residential units, 260,000 square feet of office space and 268,500 square feet of retail space. The following conditions are applicable to detailed site plan review:

7. Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:

a. The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.

RESPONSE: Impervious surfaces in this application have not changed from those approved in DSP-22043-02 and are minimized to the fullest extent possible in accordance with the approved Stormwater Management Concept Plan. The proposed multifamily buildings will be supported by interior structured parking elements (including either an individual garage space or podium style parking). The project will also provide 10% of its surface parking spaces with pervious pavement (if soil conditions allow).

b. The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.

RESPONSE: The instant DSP Amendment continues to respect the approved 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.

c. Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland

disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.

RESPONSE: The utility installation proposed in this application has been designed to minimize any impacts to environmentally sensitive areas. Any area cleared for this purpose will be reforested.

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

RESPONSE: The DSP Amendment does not propose any changes to buildings or structures approved in DSP-22043-02, and does not intrude into any planned natural open spaces shown in the CSP or PPS. Further, the proposed multifamily buildings do not intrude into the approved view corridors from the Melford historic site. The proposed development in this application will allow for a continuation of the planned pedestrian and street network concepts endorsed by the CSP Design Guidelines.

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

RESPONSE: The instant DSP Amendment complies with this requirement.

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

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

RESPONSE: The instant DSP Amendment does not include the area of the existing stormwater pond in the northwest neighborhood of the Melford Town Center. Nonetheless, future detailed site plans will show all stormwater ponds as amenities with the required plantings.

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

RESPONSE: The Applicant will pursue approval of interpretive signage as part of the adjacent detailed site plan for the Aspen multifamily building (DSP-18007).

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

RESPONSE: The instant DSP Amendment proposes to use full cut-off lighting systems.

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

RESPONSE: The DSP Amendment does not propose any changes to buildings or structures approved in DSP-22043-02, and said structures were previously determined to not violate the view corridor height restrictions approved in the CSP.

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

RESPONSE: The DSP Amendment does not propose any changes to buildings or structures approved in DSP-22043-02. The instant DSP Amendment continues to propose thoughtfully designed residential structures that preserve scenic views. Primarily, views to and from the Melford Historic Site will be maintained as required by the design guidelines approved with the CSP. It should be noted that no grading is proposed within the environmental setting for the Melford House or Duckett Family Cemetery. The building architecture for this project has been inspired by the Melford House and Belair Mansion as well as the adjacent Aspen building (to be constructed). The buildings offer a variety of building materials and features including brick veneer (in six colors), four masonry colors, eight colors of cementitious siding, asphalt shingles and standing seam metal roof element sin three colors. The buildings also use a variety of columns and dormers to create interest and connect the structures to other prominent buildings in the area. All the buildings, except the 1 story clubhouse, are served by elevators. The project also includes the final portion of the plaza at the intersection of Lake Melford Avenue and Curie Drive intersection. The initial portion of this plaza was approved as part of the detailed site plan for the adjacent Aspen multifamily building. The current proposal for the remaining area of the plaza has a deliberately "greener" feel with more grass and plantings that will create a softer transition to the Mansion buildings. The HPC recommended approval of DSP-19052 (which proceeded approval of DSP-22043 with

essentially the same development). This DSP Amendment does not propose any changes from the previously approved development program in DSP-22043-03.

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

RESPONSE: The instant DSP Amendment is not proposing any additional flex space within the Melford Town Center area. Thus, this condition does not apply.

11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:

a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.

b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.

c. The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.

RESPONSE: The instant DSP Amendment does not propose any changes to the recreational amenities approved in DSP-22034. The only change in this application is limited to an amendment of Condition 5 of DSP-22034 to allow the plaza amenity to be completed prior to issuance of the 5th building permit.

12. Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that the retail uses are designed to:

a. Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services, and dining; and providing attractive gateways/entries and public spaces.

b. Create outdoor amenities to include, at a minimum, such amenities as brick pavers, tree grates, decorative lighting, signs, banners, high-quality street furniture, and extensive landscaping, including mature trees.

c. Create attractive architecture by using high-quality building materials such as stone, brick, or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes, and customized shopfronts to create a street-like rhythm.

d. Provide attractive quality façades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC (heating, ventilating, and air conditioning), and other unsightly functions.

e. Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for safe and comfortable travel; pedestrian walkways shall be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.

f. Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.

g. Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.

h. Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient, direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.

i. Provide a comprehensive sign package for signs and sign standards that integrate the signage guidelines within Conceptual Site Plan CSP-06002-01 and the previously approved sign standards contained in Detailed Site Plan DSP-11008. The standards shall address size, location, square footage, materials, and lighting. Any revision to existing approved signage plans shall incorporate the previously approved designs. The revised signage plan to consolidate the signage standards and remove inconsistencies may be approved by the Planning Director, as designee of the Planning Board.

j. Eliminate all temporary signage on the site or attached to the exterior façades of a building.

k. Make retail pad sites compatible with the main retail/office/hotel/residential component. If the retail pad sites are located along the street, all off-street parking shall be located to the rear or side of the pad sites. Parking provided on the side of pad sites shall be buffered with appropriate screening and/or landscape features.

l. Provide green areas or public plazas between pad sites, to the maximum extent possible.

m. Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features, where reasonably practicable.

RESPONSE: The instant DSP Amendment does not propose any retail spaces or uses. The design requirements set forth in the above condition therefore does not apply to this application.

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

RESPONSE: The instant DSP Amendment reflects the environmental setting and impact review area for the historic site.

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

RESPONSE: The Applicant has complied with this condition and has obtained the required HAWP setting forth the scope and timetable for the protection, restoration and potential reuse of the Melford and Cemetery Historic Site.

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

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

RESPONSE: The instant DSP Amendment does not propose any development of the Melford Historic Site.

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

RESPONSE: The Applicant agrees with this condition and has filed all required quarterly condition reports.

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

RESPONSE: The instant DSP Amendment proposes appropriately sized sidewalks along its street frontage.

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

RESPONSE: The instant DSP Amendment reflects all proposed curb cuts and other appropriate curb extensions. Additional features will be shown in future detailed site plans.

19. *Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the lower pond. The comprehensive trail network will be evaluated at the time of preliminary plan of subdivision and should be in conformance with Guidelines 29 and 30 of Prince George's County Council Resolution CR-11-2006.*

RESPONSE: The instant DSP will provide appropriate sidewalk and trail connections to the overall planned/existing pedestrian network.

22. *Recreation Facilities Conditions:*

a. The applicant shall complete construction of a ten-foot-wide asphalt surface hiker/bicycler/equestrian trail, four boardwalks, a 15-space asphalt parking lot, an asphalt access road, and trailhead facilities on adjacent Patuxent River Park prior to issuance of a building permit for the 500th residential dwelling unit within the Melford development.

b. Prior to the first residential building permit, the applicant shall submit to the Prince George's County Department of Parks and Recreation (DPR) for review and approval revised construction drawings for public recreational facilities. These drawings shall include details for construction of the planned asphalt parking lot and asphalt access road.

c. The applicant shall construct at least two eight-foot-wide asphalt trail connectors from the residential neighborhood to the master-planned trail on dedicated parkland. The location of the trail connectors shall be established at the time of detailed site plan review and approval.

d. The applicant shall submit to the Prince George's County Department of Parks and Recreation (DPR) a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DPR, at least two weeks prior to issuance of a building permit for the 100th residential dwelling unit within the Melford development.

e. Prior to a submission of any final plat of subdivision for the residential component of Melford, the public Recreational Facilities Agreement (RFA) recorded at Liber 34304, Folio 145 shall be amended to incorporate an asphalt parking lot and asphalt access road to the park, timing of construction, and bonding of the recreational facilities. Upon DPR approval, the RFA shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

f. The applicant shall allocate appropriate and developable areas for the private recreational facilities on the homeowners association land. The private recreational facilities shall include playgrounds for children of all ages. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division for adequacy and property siting, prior to approval of the detailed site plan by the Planning Board.

RESPONSE: The master plan trail and trailhead facilities (i.e. parking area) have been constructed by the Applicant. The required connector trails (condition 22 (c)) will be constructed as part of the construction of the development pads/parcels nearest to the trails.

23. A pedestrian connection, designed according to the CSP Streetscape

Design Standards, shall be constructed between the Melford Boulevard/Science Drive roundabout and Kendale Lane in the Kenilworth section, prior to the issuance of the building permit for the 300th dwelling unit, subject to the approval of the Maryland State Highway Administration.

RESPONSE: The Applicant agrees with this condition and will construct the required pedestrian connection prior to the building permit for the 300th dwelling unit, or subject to the timeline approval of SHA.

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

RESPONSE: The development proposed in this DSP will be completed in two phases. Buildings 1, 2, 6 and 7 will be completed in the first phase. Buildings 3, 4, 5, A, and the Clubhouse will be completed in Phase 2.

Compliance with PPS 4-16006

The Prince George's County Planning Board approved PPS 4-16006 for the Melford Town Center project on or about March 9, 2017. The following conditions of the PPS are applicable to this DSP:

6. *Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all Federal and State wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.*

RESPONSE: The Applicant agrees with the above condition.

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

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

a. *Permission of the owner or ownership of the property shall be*

demonstrated.

b. A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.

c. A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance, and shall identify the party or parties responsible for the long-term maintenance of the environmental setting.

d. The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.

e. Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.

RESPONSE: The Applicant agrees with the above condition and has obtained ownership of the cemetery parcel through the Prince Georges County Tax Sale procedures. A vegetative management plan was previously submitted and approved by EPS for the cemetery parcel.

10. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:

a. Construct a sidewalk along the south side of Melford Boulevard between Science Drive and Kendale Lane. This sidewalk shall conform to the Street Sections approved as part of the Melford Village Design Guidelines, or as modified by the City of Bowie or the Maryland State Highway Administration.

b. Remove the northbound channelized right at the intersection of Melford Boulevard and the ramp from MD 3 north/US 50 to reduce vehicular turning speed. The northbound right turn would be reconstructed and relocated to the existing traffic signal and pedestrian signals (APS/CPS) will be included to support the new pedestrian connection.

c. At the time of detailed site plan, provide an exhibit that illustrates the location, limits, specification and details of all off-site improvements proffered in the bicycle pedestrian impact statement, or recommended by staff, for the review of the operating agencies. This exhibit shall show the location of all off-site sidewalk construction, ADA ramps, pedestrian signals, crosswalk treatments, ramp reconfiguration and the removal of the roundabout.

RESPONSE: The Applicant agrees with this condition and will be making physical alterations to the MD 3 off ramp that will significantly reduce vehicle speeds, subject to the approval and timeline approved by SHA. The Applicant has previously provided the required exhibit showing the improvements approved in the bicycle pedestrian impact statement approved with the PPS and DSP-22043.

11. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT) and the 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:

a. Include a location for a trailhead facility for the master plan trail along the Patuxent River. Details for the trailhead regarding parking, signage, and other facilities can be made at the time of detailed site plan.

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

RESPONSE: The Applicant agrees with this condition and has completed the trailhead facilities. The Applicant will also provide shared-lane markings as required above.

13. Prior to approval of building permits for development within each detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA), or other appropriate community ownership association, land as identified on the approved preliminary plan of subdivision and/or DSP. Land to be conveyed shall be subject to the following:

a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision Review Section of the Development Review Division (DRD), Upper Marlboro.

b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to an HOA, or other appropriate community ownership association, shall be in accordance with an approved DSP. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and storm drain outfalls.

e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to an HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD in accordance with the approved DSP.

f. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed upon receipt of the covenants/declaration for the HOA, or other appropriate community ownership association.

RESPONSE: The instant DSP Amendment will convey any HOA parcels consistent with the above condition.

16. Total development shall be limited to uses which generate no more than 2,353 AM peak-hour trips and 2,766 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.

RESPONSE: The instant DSP Amendment does not propose any development that would cause the aforementioned trip cap to be exceeded.

17. Prior to issuance of any residential building permits within the subject property, the following improvements shall (a) have full financial assurances, (b) have been

permitted for construction through the applicable agency's access and permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency, and per applicable City, County, and/or SHA standards and requirements:

a. ***Melford Boulevard and Science Drive:*** *Convert the existing roundabout to a traditional four-legged signalized intersection, as described below:*

(1) *Traffic signal warrant studies for this intersection shall be provided during the review of the first detailed site plan (DSP) for each phase, until such time that the said improvements are completed. When a signal is deemed warranted, the appropriate triggers for the permitting and construction of the required physical and traffic signal improvements shall be determined at the time of DSP. This condition does not apply to DSP applications for infrastructure only.*

(2) *Provide four travel lanes on the northbound approach and on the southbound approach. These shall include two travel lanes in each direction and turning lanes, as determined to be appropriate by the City of Bowie.*

(3) *Provide two travel lanes on the eastbound approach and on the westbound approach. These shall be marked and striped as determined to be appropriate by the City of Bowie.*

b. ***Melford Boulevard and Tesla Drive/site access:*** *Traffic signal warrant studies for this intersection shall be provided during the review of the first detailed site plan (DSP) for each phase, until such time that the said improvements are completed. When a signal is deemed warranted, the appropriate triggers for the permitting and construction of the required traffic signal improvements shall be determined at the time of DSP. This condition does not apply to DSP applications for infrastructure only.*

c. ***US 301 and Governors Bridge Road/Harbour Way:*** *Provide an additional right-turn lane on eastbound Harbour Way and restripe the eastbound approach on Harbour Way to result in two left-turn lanes, one shared through/left-turn lane, and one right-turn lane.*

RESPONSE: The Applicant agrees with this condition. The Applicant has submitted the required traffic signal warrant study for Melford Boulevard and the intersections listed above (Conditions 10 (a) and (b)), as part of DSP-22043. Presently, signalized intersections are not warranted when including vehicular trips generated by this application with existing background traffic. Further, the Harbour Way/US 301 intersection improvements were permitted and bonded prior to issuance of the first

residential building permit.

19. Pursuant to a proffer made in the traffic impact study and an agreement with the City of Bowie, prior to the first residential building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide for at least four traffic calming measures or devices along Belair Drive, west of the MD 3 interchange and per the City of Bowie standards and specifications. These measures shall be provided and reviewed with the first detailed site plan for residential development filed pursuant to this preliminary plan of subdivision.

RESPONSE: The Applicant has completed the installation of the above facilities in coordination with the City Bowie.

20. A hiker-biker trail connection shall be shown on the preliminary plan of subdivision and constructed by the applicant and the applicant's heirs, successors, and/or assignees along the northern edge of the Northeast Neighborhood to provide a more direct connection between Curie Drive and the public trail proposed adjacent to the stormwater management pond (Parcel 40). The appropriate triggers for the permitting and construction of the hiker-biker trail connection shall be determined at the time of the first detailed site plan for the Northeast Neighborhood.

RESPONSE: The instant DSP Amendment does propose a hiker-biker trail connection along the northern edge of this DSP site that will ultimately connect to the future master plan trail to the east.

21. A 10-foot-wide hiker-biker trail shall be provided by the applicant and the applicant's heirs, successors, and/or assignees on Parcel 40 linking the Marconi Drive trailhead and the amphitheater parcel. This segment of the trail system shall be shown on the preliminary plan of subdivision prior to signature approval. The appropriate triggers for the permitting and construction of the hiker-biker trail on Parcel 40 shall be determined at the time of the first detailed site plan for the Northeast Neighborhood.

RESPONSE: The instant DSP Amendment does not propose any specific development for the Northeast Neighborhood that would trigger the above condition requirements.

22. To help fulfill the purpose of Condition 19 of Conceptual Site Plan CSP-06002-01, "sharrows" shall be installed by the applicant and the applicant's heirs, successors, and/or assignees on Curie Drive (and Science Drive, beyond the Melford Village project limits). The appropriate location(s) and triggers for permitting and construction of the sharrows shall be determined at the time of detailed site plan for each phase of the project.

RESPONSE: The Applicant proposes "sharrows" along the portions of Curie Drive that

Melford Mansions will front.

24. The applicant and the applicant's heirs, successors, and/or assignees shall execute a maintenance agreement with the City of Bowie for maintenance of Parcel 40 prior to issuance of any building permits.

RESPONSE: The Applicant agrees with this condition.

Compliance with DSP-22043

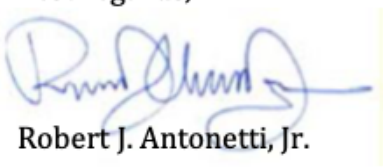
The parent detailed site plan for the Melford Mansions, DSP-22043, was approved by the Planning Board on January 26, 2023. The DSP was approved by the Planning Board subject to 6 conditions. Except for the requested amendment to Condition 5 described in Section III of this statement of justification, all conditions of approval in DSP-22043 will remain in force and effect and are not otherwise impacted by this DSP Amendment.

VII. CONCLUSION:

In consideration of the foregoing statement of justification, the Applicant respectfully requests approval of this DSP Amendment for the Melford Mansions within the Melford Town Center.

Thank you in advance for your consideration of this application. If you have any questions or comments, please do not hesitate to contact me.

Best regards,



Robert J. Antonetti, Jr.

cc: St. John Properties, Inc.
Dewberry

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03

GENERAL NOTES

1 THIS PLAN IS BASED UPON DOCUMENTS: ALTA/ACSM LAND TITLE SURVEY PREPARED BY LEO W. RADER SURVEYORS, INC. "ALTA/ACSM LAND TITLE SURVEY OF MSTC II, PODS 5, 7, AND 7B" DATED 09/15/07; "ALTA/ACSM LAND TITLE SURVEY OF POD 1" DATED 07/20/10

2 APPLICANT / OWNER:
ST. JOHN'S PROPERTIES, INC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
CONTACT: ANDREW ROUD
PHONE: (410) 369-1298

3 SUBDIVISION: MELFORD VILLAGE

4 PROPOSED SITE ACREAGE: 10.485 AC

5 EXISTING PARCEL INFORMATION:
TOTAL GROSS AREA OF EXISTING PARCELS: 2,350,011 SF OR 53.95 AC
TOTAL NET AREA OF EXISTING PARCELS: 2,214,484 SF OR 50.84 AC

EXISTING PARCEL 4
GROSS TRACT AREA: 240,672 SF OR 5.53 AC
NET TRACT AREA: 240,672 SF OR 5.53 AC
ZONING: MXT
USE: VACANT AND UNIMPROVED
L. 17411 F. 710

EXISTING PARCEL 5
GROSS TRACT AREA: 2,109,339 SF OR 48.42 AC
NET TRACT AREA: 1,978,812 SF OR 45.3125 AC
ZONING: MXT
USE: VACANT AND UNIMPROVED
L. 17411 F. 710
L. 28796 F. 346
L. 28796 F. 355
L. 28796 F. 368

6 PRIOR ZONING: M-X-T (MIXED USE TRANSPORTATION ORIENTED)

7 TAX INFORMATION:
PARCEL 4: TAX MAP 0047, GRID F3
PARCEL 5: TAX MAP 0047 AND 0048, GRID F3

8 DWELLING UNIT BREAKDOWN:

STUDIO UNITS: 65
STUDIO WITH A DEN UNITS: 7
ONE BEDROOM UNITS: 86
ONE BEDROOM WITH A DEN UNITS: 116
TWO BEDROOM UNITS: 45
TWO BEDROOM WITH A DEN UNITS: 62
THREE BEDROOM UNITS: 54

TOTAL DWELLING UNITS: 435

9 THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM FLOWN AERIAL TOPOGRAPHY, RECEIVED FROM GREENMAN-PEDERSEN, INC., DATED JUNE 18, 2015

10 WSSC 200 FOOT MAP REFERENCE: 207NE15

11 LAND-USE (EXISTING): PARCELS 4 AND 5 ARE VACANT AND UNIMPROVED

12 PREVIOUS APPROVALS:
CSP-06002-01; PPS-4-16006; DSP-19052; DSP-19052-01; DSP-22043; DSP-22043-01

13 PROPOSED PARCELS: SEE TABLE (THIS SHEET)

14 NET DEVELOPABLE AREA OUTSIDE OF PMA: 45.4135 ACRES

15 ACREAGES OF ENVIRONMENTAL REGULATED FEATURES IN THIS DSP:
NET AREA WITHIN PMA: 3.17 AC
NET AREA WITHIN WETLAND BUFFER: 2.74 AC
NET AREA WITHIN 100-YEAR FLOODPLAIN: 8.97 AC

16 ACREAGE OF RIGHT-OF-WAY DEDICATION: 0.00 AC

17 ACREAGE OF RIGHT-OF-WAY ACQUISITION: 0.00 AC

18 LAND-USE PROPOSED: MULTI-FAMILY RESIDENTIAL APARTMENTS

19 SUSTAINABLE GROWTH TIER: TIER 1

20 ANDREWS INTERIM LAND-USE CONTROL: N/A

21 THIS PROPERTY IS LOCATED WITHIN THE BOWIE TOWN CENTER PURSUANT TO GENERAL PLAN 2035

22 STORMWATER MANAGEMENT CONCEPTS:
#01 - 0417-207NE15 - APPROVED 5/19/2020
#02 - 0417-207NE15 - APPROVED 5/13/2020

23 THIS PROPERTY IS SERVED BY PUBLIC WATER / SEWER
EXISTING WATER / SEWER DESIGNATION: W-3 / S-3
PROPOSED WATER / SEWER DESIGNATION: W-3 / S-3

24 THIS SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA

25 MANDATORY PARK DEDICATION: PREVIOUSLY DEDICATED 99.48 AC TO MNCPPC UNDER PRELIMINARY PLAN #4-07055

26 THERE IS NOT A CEMETERY LOCATED CONTIGUOUS TO THIS SITE

27 HISTORIC SITE #71B-016 IS LOCATED WITHIN THE VICINITY OF THIS PROPERTY

28 DEVELOPMENT OF THIS SITE SHALL BE SUBJECT TO THE APPROVED TYPE 2 TREE CONSERVATION PLAN (TCP2-036-99) AND ANY SUBSEQUENT REVISIONS

29 THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA

30 THERE ARE NON-TIDAL WETLANDS LOCATED ON-SITE

31 THERE ARE STREAMS LOCATED ON-SITE

32 THE SUBJECT PROPERTY IS LOCATED WITHIN A 100-YEAR FLOODPLAIN.

33 SOIL TYPE INFORMATION IS SHOWN ON NRI-059-06

34 THIS PROPERTY IS NOT LOCATED ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY TRUST OR ORGANIZATION.

35 CONTRACTORS TO PROVIDE DUST CONTROL DURING CONSTRUCTION / DEMOLITION ACTIVITIES IN ACCORDANCE WITH SECTION H-5 OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

36 CONTRACTORS TO PROVIDE NOISE CONTROL DURING CONSTRUCTION / DEMOLITION ACTIVITIES IN ACCORDANCE WITH SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY CODE

37 THE DRIVEWAYS, SIDEWALKS, AND COMMUNITY TRAIL WITHIN THIS DSP ARE PROPOSED TO THE EDGE OF THE PROPERTY TO ALLOW FOR ADJOINING PROPERTIES TO EXTEND AND CONNECT THE REMAINING INFRASTRUCTURE

38 THERE IS A 10' PUBLIC UTILITY EASEMENT ALONG CURIE DRIVE.

39 PUBLIC WATER AND SEWER, STORM DRAIN, GAS, ELECTRIC, AND TELEPHONE UTILITIES AREA AVAILABLE TO THE SITE.

40 NO SIGNS SHALL BE PERMITTED IN ANY OF THE BUILDING WINDOWS.

41 NO FLAGS, BANNERS, OR LARGE INFLATABLE FORMS OF ADVERTISING SHALL BE MOUNTED, SUSPENDED, OR OTHERWISE DISPLAYED FROM THE BUILDING, OR BE PERMITTED ON THE SITE EXCEPT ONE STANDARD-SIZE AMERICAN FLAG.

42 PARKING LOT LIGHTING SHALL USE CUTOFF FIXTURES THAT ARE FULLY SHIELDED AND DIRECTED DOWNWARD TO REDUCE GLARE AND LIGHT SPILLOVER.

43 ZONING ORDINANCE PROVISIONS:

MIN LOT SIZE: N/A

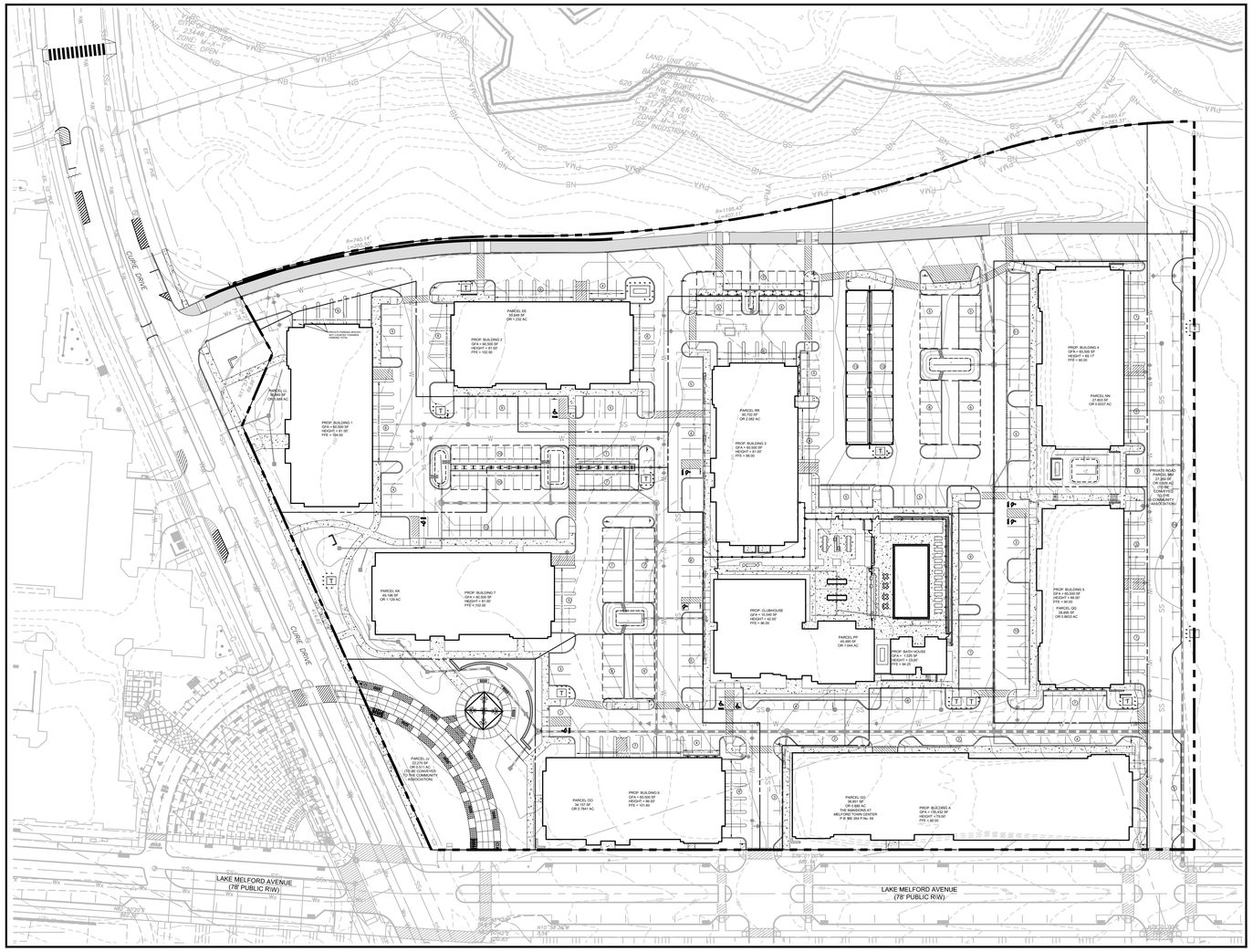
MIN. BUILDING, STRUCTURES, PARKING COMPOUNDS, AND LOADING AREAS SETBACK (27-462)
NORTH SETBACK: REQUIRED - N/A // PROVIDED - N/A
SOUTH SETBACK: REQUIRED - 0' - 15' // PROVIDED - 4.8'
EAST SETBACK: REQUIRED - N/A // PROVIDED - N/A
WEST SETBACK: REQUIRED - 10' // PROVIDED - 11.1'

MIN. LANDSCAPE BUFFER (SEE LANDSCAPE PLAN FOR MORE INFORMATION)
NORTH: REQUIRED - N/A // PROVIDED - N/A
SOUTH: REQUIRED - 10' // PROVIDED - 4.8'
EAST: REQUIRED - N/A // PROVIDED - N/A
WEST: REQUIRED - 10' // PROVIDED - 11.1'

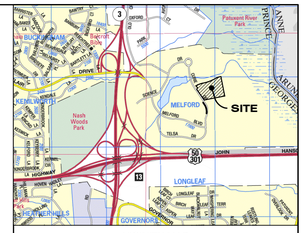
MAX. BUILDING HEIGHT (PER MELFORD VILLAGE DESIGN GUIDELINES): 91 FT

44 BIKE RACKS FOR 10 BICYCLES ARE PROVIDED IN THE PLAZA ON PARCEL JJ. BIKE RACKS FOR 112 BICYCLES ARE PROVIDED WITHIN THE BUILDINGS.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



LOCATION PLAN


SITE
MELFORD
LONGLEAF
GOVERNORS RUN
Patuxent River Park
Watkins Regional Park
Walker Mill Regional Park
Walker Mill Middle School
Kenilworth Park
Nash Woods Park
Kettering Middle School
Kettering Elementary School
Kettering Recreation Center
Kettering Park
Perrywood Park
Perrywood Elementary School
Largo Senior High School
Largo Town Center
Largo Town Center Park
Largo Regional Recreation Center
Largo Regional Park
Largo Cultural Center
Largo Library
Largo Fire Department
Largo Police Department
Prince George's Community College
Prince George's Sports & Learning Complex
Prince George's Stadium
Prince George's Equestrian Center
Prince George's Regional Medical Center
Prince George's Plaza
Prince George's Plaza Transit District
Prince George's Plaza Community Center
Prince George's Plaza Park
Prince George's Plaza Elementary School
Prince George's Plaza Middle School
Prince George's Plaza High School
Prince George's Plaza Library
Prince George's Plaza Fire Department
Prince George's Plaza Police Department
Prince George's Plaza Community Center
Prince George's Plaza Community Park
Prince George's Plaza Community Elementary School
Prince George's Plaza Community Middle School
Prince George's Plaza Community High School
Prince George's Plaza Community Library
Prince George's Plaza Community Fire Department
Prince George's Plaza Community

CSP-06002 COMPARISON AREA / FAR SUMMARY

	GFA (sf) Range							
	Minimum	to	Maximum	Site Area (ac)	SDP / DSP			
Gross CSP Acreage				270.69				
Dedicated ROW / Ponds / Floodplain				39.61				
Net CSP Acreage				231.08				
Existing Developments						**STATUS**	**NON-R&D USE**	**R&D USE**
Block 2, Lot 1 (Hotel)	253,289		253,289	10.05	DSP-06096	APPROVED	253,289	
Block 2, Lot 2	40,800		40,800	9.20	DSP-0203-01	BUILT	40,800	
Block 2, Lot 3	40,800		40,800	10.45	DSP-0203-01	BUILT	40,800	
Block 2, Lot 4	30,450		30,450	3.74	SDP-0103	BUILT	30,450	
Block 2, Lot 5					SDP-0405	BUILT	234,000	
Block 2, Floodplain	0		0	(2.51)				
Block 3, Parcel 1	0		0	2.09	DSP-07072-02	PROPOSED	0	
Block 3, Parcel 2	150,000		150,000	8.72	SDP-0104	BUILT	150,000	
Block 3, Parcel 3	150,000		150,000	9.44	SDP-0104	BUILT	150,000	
Block 3, Parcel 4	8,167		8,167	1.26	DSP-07072-02	PROPOSED	8,167	
Block 3, Parcel 5	10,260		10,260	1.70	DSP-07072-02	PROPOSED	10,260	
Block 4, Lot 1	61,680		61,680	7.18	SDP-0103	BUILT		61,680
Block 4, Lot 2	61,120		61,120	5.97	SDP-0103	BUILT		61,120
Block 4, Lot 3	83,680		83,680	9.07	SDP-0201	BUILT		83,680
Block 4, Lot 5	62,440		62,440	6.36	SDP-0402	BUILT	22,000	40,440
Pod 6, Lot 1 (Building 'A')	36,120		36,120	4.35	DSP-07031-05	APPROVED		36,120
Pod 6, Lot 2 (Buildings 'C' & 'D')	78,240		78,240	7.58	DSP-07031	BUILT		78,240
Pod 6, Lot 7 (Building 'G')	23,520		23,520	11.33	DSP-07031-05	APPROVED		23,520
Pod 6, Lot 7 (Formerly Part of Lot 4) (Buildings 'H', 'I', and 'K')	99,160		99,160		DSP-07031	PT. BUILT		99,160
Pod 6, Lot 8 (Formerly Lot 5) (Encompass Health)	61,809		61,809	9.04	DSP-07031-04	APPROVED	61,809	
Pod 6, Outparcel A (Formerly Lot 6) (Pond)	0		0	5.84	DSP-07031	BUILT		
Pod 7, Undeveloped Areas within subject area of CSP-06002-01	250,000		250,000	18.95				
Dedicated ROW (Block 3)	0		0	0.20	DSP-07072-02			
Dedicated ROW / Pond Parcels / Floodplain within subject area of CSP-06002-01	0		0	39.61				
Melford House	0		0	2.71				
Cemetery	0		0	1.13				
Site Plans								
Thrive at Melford	116,081		116,081	3.14	DSP-11018-02	BUILT	116,081	
The Aspen	457,422		457,422	6.62	DSP-18007-01	APPROVED	457,422	
Retail Village East	57,845		57,845	7.69	DSP-18026	APPROVED	57,845	
Townhouse Infrastructure	0		0	50.47	DSP-18034-03	PARTIAL BUILT	0	
Mansions	539,810		539,810	10.49	DSP-22043-02	PROPOSED	539,810	
Proposed Developments								
Proposed Office / Employment	260,000		260,000				260,000	
Proposed Commercial	42,155		210,655	36.11			210,655	
Proposed Residential (2,500 units)	1,460,578		3,520,578				3,520,578	
Overall Total	4,435,426	to	6,663,926	300.48	Gross CSP AC		6,163,966	483,960
Total Proposed FAR Range (GFA / Net Acreage)	0.44	to	0.66	231.08	Net AC			
Total Allowed FAR	1.40							

7.9% of total space in M-X-T used for R&D / Flex Space

PRELIMINARY PLAN TO DETAILED SITE PLAN COMPARISON TRACKING CHART

	PPS-4-16006 (PRELIM. PLAN)	DSP-17020 (RIGHT-OF-WAY)	DSP-07072-02 (BLOCK 3, LOTS 1 & 2)	DSP-18007-01 (THE ASPEN)	DSP-18026 (VILLAGE RETAIL)	DSP-18034-03 (TOWNHOUSE)	DSP-22043-02 (THE MANSIONS) (FORMERLY DSP-19052-01)	TOTAL
PROPERTY AREA	111.43 AC [1]	6.95 AC [5]	23.50 AC	6.62 AC	25.8 AC	53.18 AC	10.48 AC	
LOTS (TOWNHOUSE)	205					277		277
PARCELS (FOR DEVELOPMENT)								
COMMERCIAL	25		3		5	1[3]	1	10
RESIDUE PARCELS 2 & 3	2		2					2
2 OVER 2 UNIT PARCELS	44					44[2]		44[2]
MULTI-FAMILY PARCELS	7			1			8	9
TOTAL	78		5	1	5	45	9	65
OTHER PARCELS [6]								
HOA OPEN SPACE PARCELS	26					27		27
BOA OPEN SPACE PARCELS	6			1		2	1	4
CITY OF BOWIE PARCELS	1					1		1
PRIVATE ROAD G							1	1
PRIVATE ALLEYS						8		8
RESIDENTIAL								
TOWNHOMES	205					233		233
MULTI-FAMILY (MF)	1500			388			435	823
2 OVER 2 UNITS	88					44[2]		44
SENIOR HOUSING (20% OF MF)	300							0
TOTAL	1793			388		277	435	1100
NON-RESIDENTIAL								
COMMERCIAL / RETAIL	124,500 SF		18,427 SF[8]		57,845 SF			76,272 SF
OFFICE / MEDICAL OFFICE	235,000 SF		300,000 SF[4]					
TOTAL	359,500 SF							76,272 SF

PRELIMINARY PLAN TO DETAILED SITE PLAN - COMPARISON TRACKING CHART NOTES

1. AREA OF PPS-4-16006 DOES NOT INCLUDE 3.14 AC FOR FUTURE ASSISTED LIVING FACILITY OR 14.59 AC OF PREVIOUSLY DEVELOPED AREA ON LOTS 1A & 2A
2. THE 44 - TWO FAMILY ATTACHED PARCELS APPROVED WITH PPS-4-16006 ARE BEING CONVERTED TO SINGLE FAMILY ATTACHED LOTS WITH DSP-18034-01. NO FURTHER SUBDIVISION RESULTS FROM CONVERSION.
3. 1 PARCEL ON DSP-18034-03 TO BE RETAINED IN PRIVATE OWNERSHIP. (PARCEL G TO BE DEDICATED TO MSTC XVI, LLC)
4. THE TWO 150,000-SQUARE-FOOT (EACH) BUILDINGS EXISTING ON PARCELS 2 AND 3, BLOCK 3, AS APPROVED WITH DSP-07072-02, WERE ORIGINALLY APPROVED UNDER PPS-4-98076. THEREFORE, THESE TWO BUILDINGS DO NOT COUNT AGAINST THE OFFICE GFA APPROVED UNDER PPS-4-16006, AND THUS ARE NOT INCLUDED IN THE 'TOTAL' COLUMN. THE TRIP CAP ASSOCIATED WITH THIS PRIOR DEVELOPMENT WAS INCLUDED AS PART OF 4-16006.
5. RIGHT-OF-WAY NOT INCLUDED IN SUBSEQUENT DSPs. DSP-17020 WAS FOR INFRASTRUCTURE AND GRADING ONLY AND INCLUDED A TOTAL AREA OF 87.32 ACRES. PORTIONS OF SAID ACREAGE WERE ABSORBED/DISTRIBUTED IN SUBSEQUENT DSPs LISTED ABOVE.
6. THE NUMBER OF PARCELS SHOWN FOR PPS-4-16006 ARE BASED UPON THE INFORMATION PROVIDED ON THE COVER SHEET OF THE PPS. IT IS ACKNOWLEDGED THAT THERE EXIST DISCREPANCIES BETWEEN THE NUMBER, ASSIGNATION, AND DEVELOPMENT ALLOCATION OF PARCELS BETWEEN THE COVER SHEET AND THE PLAN SHEETS OF PPS-4-16006. HOWEVER, THIS DSP-22043-02 AND PREVIOUSLY APPROVED DSP'S LISTED IN THE TRACKING CHART ARE IN CONFORMANCE WITH THE LAYOUT, TOTAL NUMBER OF PARCELS AND DEVELOPMENT ALLOCATION AS APPROVED WITH PPS-4-16006.
7. DSP-18034-02 WAS SUBMITTED FOR REVIEW OF ARCHITECTURE, LANDSCAPING, AND RECREATIONAL AMENITIES. ALL LOTS, PARCELS, AND DWELLING UNITS SHOWN ON THIS DSP AMENDMENT WERE APPROVED WITH DSP-18034-01 AND NO ADDITIONAL DEVELOPMENT IS PROPOSED WITH DSP-18034-02.
8. THE 8,167 SF BUILDING 'R-A' WAS APPROVED AND PERMITTED UNDER DSP-07072-01.

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0189 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

STATE OF MARYLAND · MEREDITH A. LEECH · No. 4170 · REGISTERED LANDSCAPE ARCHITECT · BOARD OF LANDSCAPE ARCHITECTS

06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10/11/26

KEY PLAN

SCALE

No.	DATE	BY	Description
03	06/2025	RAL	**Amendment to Condition 5**
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

DETAILED SITE PLAN

TRACKING CHARTS

DEWBERRY JOB NO. 50128009

1A

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2-Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS DSP-PLAN SET.dwg, 2/4/2025 1:42:58 PM, pscott

CERTIFICATE OF APPROVAL

THE MANSIONS AT MELFORD TOWN CENTER
DSP-19052

The resolution for this Detailed Site Plan was approved on March 12, 2020 by the Prince George's County Planning Board, in accordance with Subtitle 27, Part 3, Division 9, of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 2020-24, which contains the conditions listed below:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the plan or provide the specified information, as follows:
   a. Label the two loading spaces on Sheet A102.
   b. Clarify the acreage of the land area included in the DSP and area of each proposed parcel in the general notes and on all plan sheets. Provide plan sheets for the entirety of the area of the DSP.
   c. Delineate the proposed property lines with all bearings and distances and label the proposed parcels in entirety.
   d. Revise tree canopy coverage schedule to include the entire site in the calculation of tree canopy coverage.
   e. Replace the Melford Mansions signage with Melford Town Center signage on the decorative landscape wall fence located on Parcel 19 behind the pavilion.
   f. Label Parcel J3 as to be conveyed to the Community Association.
   g. Reconcile the development data on the site plan with the Development Data in the resolution.
   h. Label the gross floor area of each building and a provide a summary chart with a total.
   i. Show the entirety of the private road parcel east of Parcel DD; provide the parcel designation, label the parcel to be conveyed to the Community Association and revise all applicable notes and acreages to account for the inclusion of this road parcel.
   j. Show the approved floodplain delineation and floodplain easement on the site plan.
   k. Revise the landscape plan and the associated schedule to show conformance with the requirements of Section 4.3(c)(2), for parking lot interior planting.
   l. Revise the parking calculation on the site plan to be consistent with the parking study dated May 20, 2019 (by Lenhart Traffic Consulting, Inc.).

Page 1 of 4

   m. Address the discrepancies regarding parking, as follows:
      (1) Total number of compact parking spaces, and what appears in the table on Sheet DSP-7 shall be reconciled to reflect the correct number of spaces shown on the plans.
      (2) The number and identification of compact parking spaces to the east of and between Buildings 4 and 5 that are shown on Sheet DSP-8, Sheet A-101, and Sheet A-102 shall be shown on the plans.
      (3) The number of handicap-accessible parking spaces proposed in the project, and the number of such spaces shown in the parking tabulation table on Sheet DSP-7, shall be reconciled to reflect the correct number of spaces shown on the plans.
      (4) The seven compact parking spaces proposed south of Building 5 shall be identified as such on Sheet A-101.
   n. Revise the parking tabulation table on Sheet DSP-7 to show the correct number of on-site parallel parking spaces (24), and the correct number of parallel parking spaces proposed on Lake Melford Avenue (32).
   o. Provide additional lighting in the following areas where there is currently inadequate lighting proposed: along the walkway to the west of Building 6 (Sheet DSP-203); in the southwestern area of Building 1 (Sheet DSP-20); and, in the pool deck area north of the bath house (Sheet DSP-21).
   p. Indicate the location and number of bike racks.
   q. Provide a detail of the signage proposed at the head of each compact parking space.
   r. Revise the Type 2 tree conservation plan (TCP2), as follows:
      (1) Reconcile all worksheets to reflect any changes to woodland conservation requirements and fulfillment resulting from required revisions.
      (2) Standard TCP2 Note 1 shall be revised to add the DSP case number.
      (3) Confirm the area of historic tree credit provided by determining the quantity of undisturbed retained critical root zone associated with historic trees to be retained within the environmental setting and revise the woodland conservation worksheets, as indicated.
      (4) Add a variance note under the woodland conservation worksheet and complete to reflect the variance approval:

      "NOTE: This plan is in accordance with a variance from the strict requirements of Subtitle 25 approved by the Planning Board on (add date): for the removal of twelve historic trees (Section 25-122(b)(1)(G)): 7, 30, 32, 33, 36, A, B, C, H, I, J, and W."

      (5) Update tables and calculations as needed to reflect the required revisions.

Page 2 of 4

      (6) Have the revised plan signed and dated by the qualified professional who prepared it.

2. Prior to approval of final plat, the applicant, and the applicant's heirs, successors, and/or assignees shall:
   a. Submit a variation from Section 24-122(a), in accordance with Section 24-113 of the Subdivision Regulations, for placement of the utilities within the right-of-way for those parcels along Lake Melford Avenue and obtain consent from the City of Bowie.
   b. Demonstrate that a business owners' association, or other appropriate community ownership association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section for review to ensure the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber and folio of the declaration of covenants shall be noted on the final plat, prior to recordation.

3. Prior to, or concurrent with, the approval of a final plat for Parcel V, the abutting roadway known as new public road D, as approved with DSP-18034, shall be dedicated to public use.

4. Prior to approval of any grading permit for this detailed site plan (DSP), the applicant shall:
   a. Submit a copy of the technical stormwater management plan to be reviewed for conformance with the DSP and Type 2 tree conservation plan.
   b. Submit a copy of the approved Final Erosion and Sediment Control Plan to be reviewed for conformance with the limits of disturbance shown on the DSP and Type 2 tree conservation plan and technical stormwater management approval.

5. Prior to approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the north-east quadrant of the intersection of Cielo Drive and Lake Melford Avenue.

6. Prior to approval of the 8th residential building permit for this DSP, the applicant shall complete the construction of the clubhouse and installation of all associated amenities.

This approval includes:

1	Cover Sheet
1	Approval Sheet
11	Detailed Site Plans
10	Landscape and Lighting Plans
28	Architectural Elevation, Perspective, and Signage Detail Sheets
23	Type 2 Tree Conservation Plans

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 3 years, until March 12, 2023, or as provided for in Section 27-287 of the Prince George's County Zoning Ordinance.

Page 3 of 4

CERTIFIED ON: 3/9/20 **BY AUTHORITY OF:**
The Prince George's County Planning Board

Signed: Digitally signed by Jill Kosack Date: 2020.09.09 09:59:47 -04'00'
Jill Kosack, Supervisor, Urban Design Section
Development Review Division

CERTIFICATE OF APPROVAL

MELFORD MANSIONS
DSP-19052-01

This amendment to a Detailed Site Plan was approved on March 5, 2021 by the Development Review Division, as designee of the Planning Director, in accordance with Subtitle 27, Part 3, Division 9, of the Prince George's County Code.

The purpose of this amendment is to make multiple minor adjustments to the unit mix, architectural elevations, parking, and other associated on-site improvements.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-289 of the Prince George's County Zoning Ordinance. The conditions of the original approval shall remain in full force and effect.

This approval includes:

1	Cover Sheet
1	Approval Sheet
2	Detailed Site Plans
2	Landscape Plans
13	Architectural Elevations & Floorplans

Any departure from this plan shall be resubmitted to the Planning Board for approval.

CERTIFIED ON: 3/5/21 **BY AUTHORITY OF:**
The Prince George's County Planning Board

Signed: Andrew Green Checkley Digitally signed by Andrew Green Checkley Date: 2021.03.05 13:04:05 -05'00'
Andrew Green Checkley, Esq.
Planning Director
Prince George's County Planning Department

Page 1 of 1

CERTIFICATE OF APPROVAL

MELFORD MANSIONS
DSP-21043

The resolution for this Detailed Site Plan was approved on February 16, 2022, by the Prince George's County Planning Board, in accordance with Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 2022-19, which contains the conditions listed below:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the plan or provide the specified information, as follows:
   a. Revise all references to this DSP as DSP-21043 on all plan sheets.
   b. Correct the acreage of the land area included in the DSP and area of each proposed parcel in the general notes and on all plan sheets. Provide plan sheets for the entirety of the area of the DSP.
   c. Correct the gross floor area in the table, as well as all other gross floor area tabulations throughout the DSP to be consistent and provide the correct sum of the building gross floor area.
   d. Obtain a one-year revalidation to Natural Resources Inventory Plan NRI-014-06-03, or provide a full update.
   e. Revise the tree canopy coverage schedule to provide the correct acreage for this application.
2. Prior to approval of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:
   a. Submit a variation from Section 24-122(a) of the prior Prince George's County Subdivision Regulations, in accordance with Section 24-113 of the prior Subdivision Regulations, for placement of the utilities within the right-of-way for those parcels along Lake Melford Avenue and obtain agreement from the City of Bowie.
   b. Demonstrate that a business owners' association, or other appropriate community ownership association has been established. The draft covenants shall be submitted to the Subdivision Section for review, to ensure the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber and folio of the declaration of covenants shall be noted on the final plat, prior to recordation.
3. Prior to, or concurrent with the approval of a final plat for Parcel V, the abutting roadway known as new Public Road D, as approved with Detailed Site Plan DSP-18034, shall be dedicated to public use.
4. Prior to approval of any grading permit for this detailed site plan (DSP), the applicant shall:
   a. Submit a copy of the technical stormwater management plan to be reviewed for conformance with the DSP and Type 2 tree conservation plan.

Page 2 of 2

   b. Submit a copy of the approved final erosion and sediment control plan to be reviewed for conformance with the limits of disturbance shown on the DSP and Type 2 tree conservation plan and technical stormwater management approval.
5. Prior to approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the intersection of Cielo Drive and Lake Melford Avenue.
6. Prior to approval of the 8th residential building permit for this detailed site plan, the applicant shall complete the construction of the clubhouse and installation of all associated amenities.

This approval includes:

1	Cover Sheet
1	Approval Sheet
2	Detailed Site Plans
2	Overall Plans
2	Existing Conditions Demolition Plans
2	Detail Sheets
3	Landscape Plans
2	Lighting Plans
32	Architectural Elevations

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 3 years, until February 16, 2026, or as provided for in Section 27-287 of the prior Prince George's County Zoning Ordinance.

CERTIFIED ON: 3/24/2022 **BY AUTHORITY OF:**
The Prince George's County Planning Board

Signed: Hurlbutt, Jeremy Digitally signed by Hurlbutt, Jeremy Date: 2022.03.24 14:01:16 -04'00'
Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

Page 1 of 2

CERTIFICATE OF APPROVAL

MELFORD MANSIONS
DSP-22043-01

This amendment to a Detailed Site Plan was approved on June 16, 2024 by the Development Review Division, as designee of the Planning Director, in accordance with Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code.

The purpose of this amendment is to revise the mix of bedroom units, the lighting plan, and the pool area.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-289 of the prior Prince George's County Zoning Ordinance. The conditions of the original approval, dated February 16, 2023, shall remain in full force and effect.

This approval includes:

1	Cover Sheet
1	Approval Sheet
1	Architectural Template Plan
2	Detailed Site Plans
1	Landscape Plan
2	Detail Sheets
5	Lighting Plans
4	Architectural Floor Plans

Any departure from this plan shall be resubmitted to the Planning Board for approval.

CERTIFIED ON: 06/18/2024 **BY AUTHORITY OF:**
The Prince George's County Planning Board

Signed: Digitally signed by Laticia Hull Date: 2024.06.18 13:44:07 -04'00'
Laticia Hull, AICP, LEED AP BD+C
Planning Director
Prince George's County Planning Department

Page 1 of 1

CERTIFICATE OF APPROVAL

MELFORD MANSIONS
DSP-22043-02

This amendment to a Detailed Site Plan was approved on April 22, 2025 by the Development Review Division, as designee of the Planning Director, in accordance with prior Subtitle 27, Part 3, Division 9, of the Prince George's County Code.

The purpose of this amendment is for minor revisions to site details including lighting and landscaping, the addition of electric vehicle charging stations, and the removal of Multifamily Building B and associated land (Parcel V, 0.043 acre) from this DSP, which will be added to the adjacent DSP-18034 via a Director-level amendment, DSP-18034-03.

The Planning Director's approval of this Detailed Site Plan is consistent with the required findings in Section 27-289 of the prior Prince George's County Zoning Ordinance. The conditions of the original approval, dated February 16, 2023, shall remain in full force and effect.

This approval includes:

2	Cover Sheets
1	Approval Sheet
2	Detailed Site Plans
4	Landscape Plans
7	Detail Sheets
2	Lighting Plans
26	Type 2 Tree Conservation Plan 2

Any departure from this plan shall be resubmitted to the Planning Board for approval.

CERTIFIED ON: 04/25/2025 **BY AUTHORITY OF:**
The Prince George's County Planning Board

Signed: Digitally signed by Laticia Hull Date: 2025.04.25 14:10:05 -04'00'
Laticia Hull, AICP, LEED AP BD+C
Planning Director
Prince George's County Planning Department

Page 1 of 1

FOR REVISIONS LIST BELOW ONLY

STATE OF MARYLAND — JOSEPH DIMARCO — No. 34366 — REGISTERED PROFESSIONAL ENGINEER — 09/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NO. 4170

EXPIRATION DATE: 10/11/2026

NO.	DATE	BY	DESCRIPTION
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RAL	New 3-YR Validity

BOHLER ENGINEERING
STEVENS, LAND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, PERMITTING SERVICES
LANDSCAPE ARCHITECTURE, TRANSPORTATION SERVICES
LAND SURVEYING, SUSTAINABLE DESIGN
NEW JERSEY, NEW YORK, NEW ENGLAND, LEHIGH VALLEY, PA, NEW YORK METRO, NEW JERSEY, SOUTHERN MARYLAND
CENTRAL VIRGINIA, RICHMOND, CHARLOTTE, NC, RESEARCH TRIANGLE, SOUTH FLORIDA

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 FOR UTILITY LOCATIONS.

REVISIONS

REV	DATE	COMMENT	BY
1	11/2/2020	PER REVISION	ECH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE AND WHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(WV: 1-800-245-4848) (PA: 1-800-242-1776) (DC: 1-800-257-7777)
(VA 1-800-552-7001) (MD: 1-800-257-7777) (DE: 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB15202810
DRAWN BY:	ECR
CHECKED BY:	JD
DATE:	04/25/19
SCALE:	N/A
CAD I.D.:	SDO

PROJECT:

DETAILED SITE PLAN

FOR

THE MELFORD MANSIONS

LOCATION OF SITE

MELFORD TOWN CENTER
BOWIE, MD 20715
PRINCE GEORGE'S COUNTY
ELECTION DISTRICT NO. 7

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
JDIMARCO@BohlerEng.com

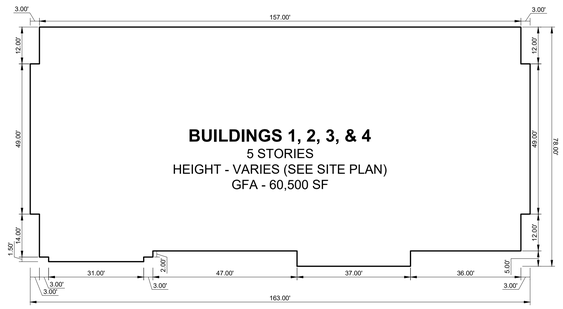
J. DIMARCO — Digitally signed by Joseph DiMarco — Date: 2025.09.16 10:39:38 -04'00'
PROFESSIONAL ENGINEER
STATE OF MARYLAND No. 34366
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34366, EXPIRATION DATE: 12/23/2022.

SHEET TITLE:

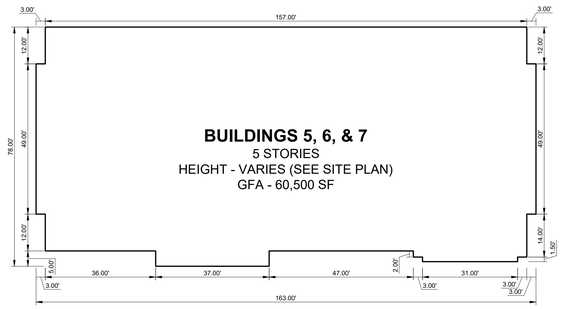
APPROVALS SHEET

SHEET NUMBER:

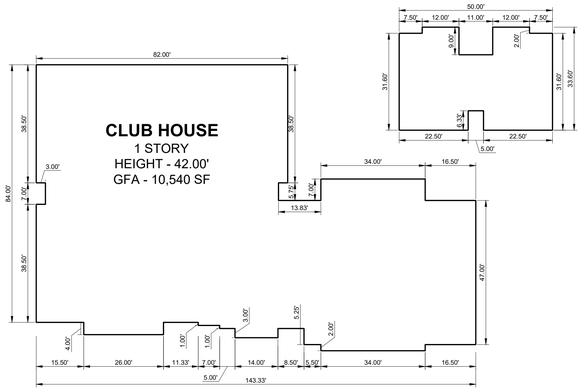
DSP-2



BUILDINGS 1, 2, 3, & 4
5 STORIES
HEIGHT - VARIES (SEE SITE PLAN)
GFA - 60,500 SF

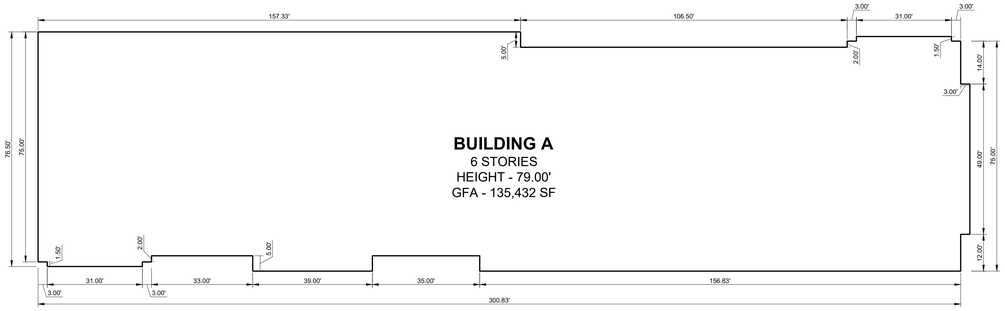


BUILDINGS 5, 6, & 7
5 STORIES
HEIGHT - VARIES (SEE SITE PLAN)
GFA - 60,500 SF



CLUB HOUSE
1 STORY
HEIGHT - 42.00'
GFA - 10,540 SF

BATH HOUSE
1 STORY
HEIGHT - 23.00'
GFA - 1,525 SF



BUILDING A
6 STORIES
HEIGHT - 79.00'
GFA - 135,432 SF

ARCHITECTURAL TEMPLATES

UNIT MIX

REVISED SITE PLAN UNIT AND PARKING TABULATION

Unit Type	Bldng #1	Bldng #2	Bldng #3	Bldng #4	Bldng #5	Bldng #6	Bldng #7	Bldng #A	Bldng #B	Total Unit
Studio (S)	4	4	4	4	4	4	5	36	0	65
Studio Den (SD)	1	1	1	1	1	1	1	0	0	7
One Bedroom (1B)	7	7	8	4	4	8	8	40	0	86
One Bedroom Den (1BD)	15	15	15	16	16	15	16	8	0	116
Two Bedroom (2B)	4	4	4	4	4	5	4	16	0	45
Two Bedroom Den (2BD)	10	8	10	8	8	8	10	0	0	62
Three Bedroom (3B)	8	8	8	7	7	8	8	0	0	54
Total	49	47	50	44	44	49	52	100	0	435
Unit Average Net Area Total	36,775	34,243	37,585	30,273	30,273	36,220	38,115	82,688	0	326,172
Gross Floor Area	59,403	59,403	59,403	54,320	54,320	59,403	59,403	134,155	0	539,810

Required parking numbers are Rounded-up.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0189 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

THE MELFORD MANSIONS

DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT

MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

STATE OF MARYLAND
REGISTERED
LANDSCAPE ARCHITECT
No. 4170
ROBERT LEWIS
STATE OF INCORPORATE

06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NO. 4170

EXPIRATION DATE: 10/11/26

KEY PLAN

SCALE
0 20' 40'
SCALE: 1"=20'

No.	DATE	BY	Description
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

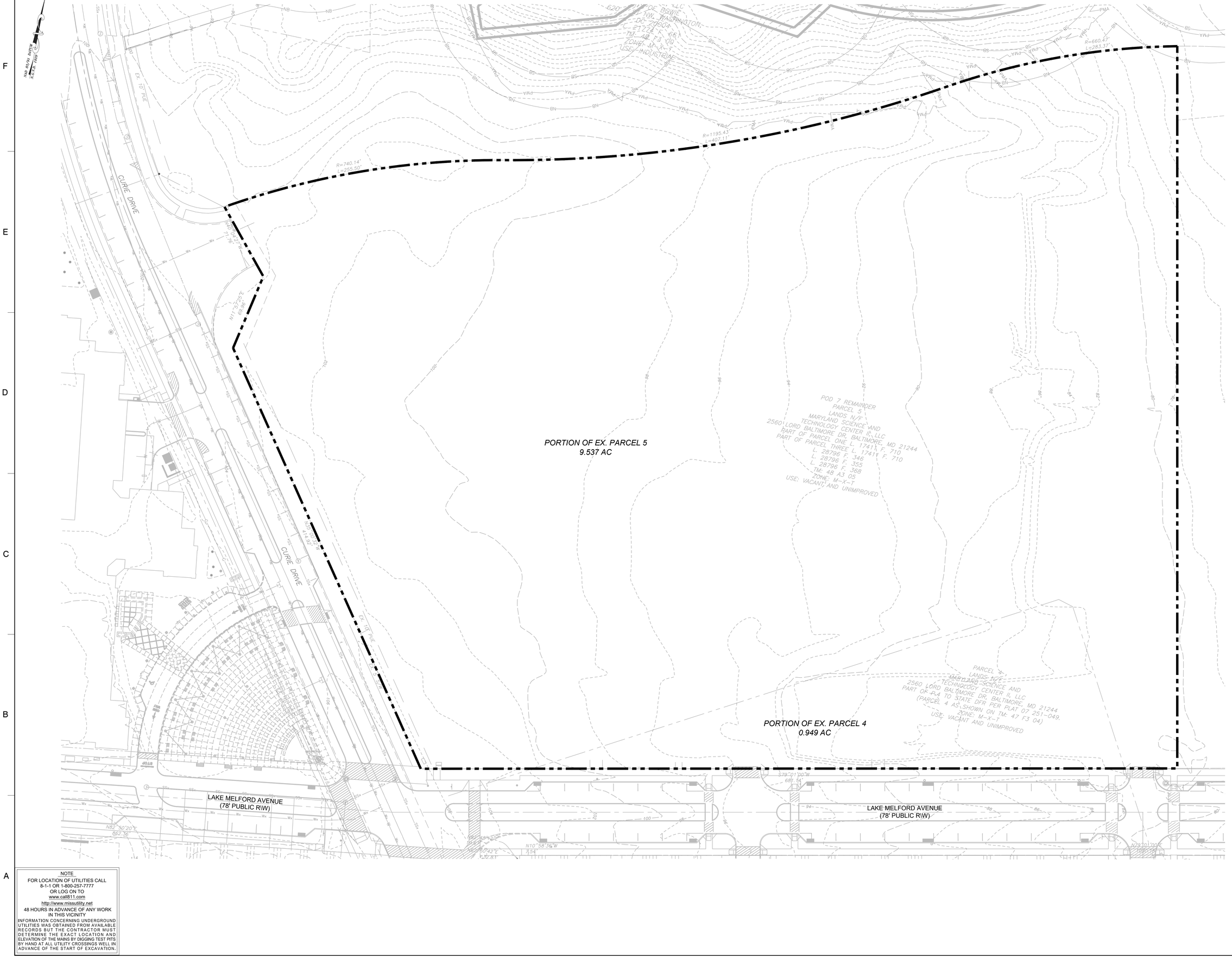
DETAILED SITE PLAN

ARCH. TEMPLATES

DEWBERRY JOB NO. 50128009

2A

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2-Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS-DSP-PLAN SET.dwg, 2/4/2025 1:22:17 PM, pscott



NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0189 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

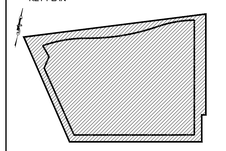
STATE OF MARYLAND · PAUL MICHAEL SCHOTT · No. 4170 · REGISTERED · PROFESSIONAL LANDSCAPE ARCHITECT

06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170
EXPIRATION DATE: 10/11/26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description
03	06/2025	RAL	**Amendment to Condition 5**
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

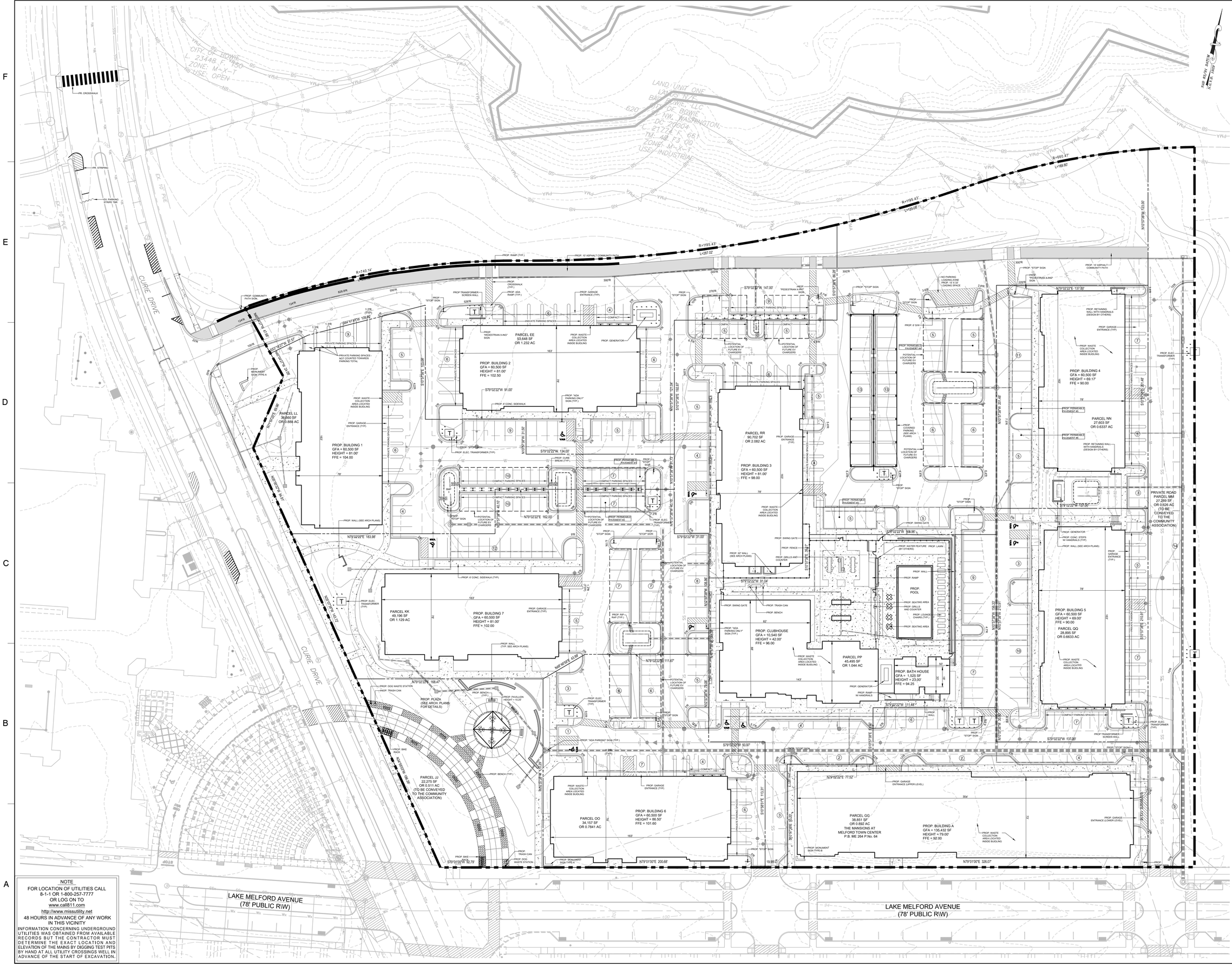
DETAILED SITE PLAN

EXISTING CONDITIONS PLAN

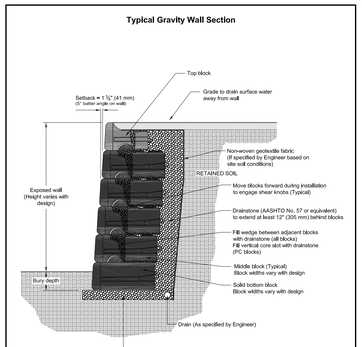
DEWBERRY JOB NO. 50128009

3

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2- Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS-DSP-PLAN SET.dwg, 12/16/2024 3:55:25 PM, pscott


CURIE DRIVE
LAKE MELFORD AVENUE
(78' PUBLIC R\W)
PROP. BUILDING 1
GFA = 60,500 SF
HEIGHT = 81.00'
FFE = 104.00
PARCEL LL
39,660 SF
OR 0.889 AC
PARCEL EE
53,648 SF
OR 1.232 AC
PROP. BUILDING 2
GFA = 60,500 SF
HEIGHT = 81.00'
FFE = 102.50
PARCEL RR
90,702 SF
OR 2.082 AC
PROP. BUILDING 3
GFA = 60,500 SF
HEIGHT = 81.00'
FFE = 98.00
PARCEL NN
27,603 SF
OR 0.6337 AC
PROP. BUILDING 4
GFA = 60,500 SF
HEIGHT = 69.17'
FFE = 90.00
PARCEL QQ
28,895 SF
OR 0.6633 AC
PROP. BUILDING 5
GFA = 60,500 SF
HEIGHT = 69.00'
FFE = 90.00
PRIVATE ROAD
PARCEL MM
27,289 SF
OR 0.626 AC
(TO BE CONVEYED
TO THE
COMMUNITY
ASSOCIATION)
PARCEL KK
49,196 SF
OR 1.129 AC
PROP. BUILDING 7
GFA = 60,500 SF
HEIGHT = 81.00'
FFE = 102.00
PARCEL JJ
22,275 SF
OR 0.511 AC
(TO BE CONVEYED
TO THE COMMUNITY
ASSOCIATION)
PROP. PLAZA
(SEE ARCH. PLANS
FOR DETAILS)
PROP. CLUBHOUSE
GFA = 10,540 SF
HEIGHT = 42.00'
FFE = 96.00
PARCEL PP
45,495 SF
OR 1.044 AC
PROP. BATH HOUSE
GFA = 1,525 SF
HEIGHT = 23.00'
FFE = 94.25
PROP. POOL
PARCEL OO
34,157 SF
OR 0.7841 AC
PROP. BUILDING 6
GFA = 60,500 SF
HEIGHT = 86.50'
FFE = 101.60
PARCEL GG
38,851 SF
OR 0.892 AC
THE MANSIONS AT
MELFORD TOWN CENTER
P.B. ME 264 P.No. 64
PROP. BUILDING A
GFA = 135,432 SF
HEIGHT = 79.00'
FFE = 92.00
LAND UNIT ONE
LANDS N/E
BAY BOWIE LLC
620 CITY OF BOWIE
1 NW, WASHINGTON,
DC 20004
L. 21774 F. 661
TM. 48 F3 00
ZONE: M-X-T
USE: INDUSTRIAL
CITY OF BOWIE
L. 23448 F. 1450
ZONE: M-X-T
NB USE: OPEN
PROP. 10' ASPHALT COMMUNITY PATH
PROP. RAMP (TYP.)
PROP. CROSSWALK (TYP.)
PROP. ADA RAMP (TYP.)
PROP. GARAGE ENTRANCE (TYP)
PROP. WASTE COLLECTION AREA LOCATED INSIDE BUILDING
PROP. GENERATOR
PROP. TRANSFORMER SCREEN WALL
PROP. "STOP" SIGN
PROP. "PEDESTRIAN X-ING" SIGN
PROP. "ADA PARKING ONLY" SIGN (TYP.)
PROP. 6' CONC. SIDEWALK
PROP. ELEC. TRANSFORMER (TYP)
PROP. CURB BREAK (TYP.)
PROP. PERMEABLE PAVEMENT #1
PROP. PERMEABLE PAVEMENT #2
PROP. SWING GATE
PROP. FENCE
PROP. GRILLS AND COUNTER
PROP. WATER FEATURE
PROP. LAWN (BY OTHERS)
PROP. WALL
PROP. RAMP
PROP. SEATING AREA
PROP. LOUNGE CHAIRS (TYP.)
PROP. TRASH CAN
PROP. BENCH
PROP. DOG WASTE STATION
PROP. BIKE RACK
PROP. PAVILION HEIGHT = 15.25'
PROP. GENERATOR
PROP. CONC. STEPS W/ HANDRAILS (TYP.)
PROP. WALL (SEE ARCH PLANS)
PROP. RETAINING WALL WITH HANDRAILS (DESIGN BY OTHERS)
PROP. GARAGE ENTRANCE (UPPER LEVEL)
PROP. GARAGE ENTRANCE (LOWER LEVEL)
PROP. MONUMENT SIGN TYPE-A
PROP. MONUMENT SIGN TYPE-B
PROP. WALL (SEE ARCH PLANS)
PROP. 8' SW
PROP. COMMUNITY PATH SIGN
PROP. ELEC. TRANSFORMER (TYP)
PROP. BUILDING 1 GFA = 60,500 SF HEIGHT = 81.00' FFE = 104.00
PROP. BUILDING 2 GFA = 60,500 SF HEIGHT = 81.00' FFE = 102.50
PROP. BUILDING 3 GFA = 60,500 SF HEIGHT = 81.00' FFE = 98.00
PROP. BUILDING 4 GFA = 60,500 SF HEIGHT = 69.17' FFE = 90.00
PROP. BUILDING 5 GFA = 60,500 SF HEIGHT = 69.00' FFE = 90.00
PROP. BUILDING 7 GFA = 60,500 SF HEIGHT = 81.00' FFE = 102.00
PROP. BUILDING 6 GFA = 60,500 SF HEIGHT = 86.50' FFE = 101.60
PROP. BUILDING A GFA = 135,432 SF HEIGHT = 79.00' FFE = 92.00
PROP. CLUBHOUSE GFA = 10,540 SF HEIGHT = 42.00' FFE = 96.00
PROP. BATH HOUSE GFA = 1,525 SF HEIGHT = 23.00' FFE = 94.25
PROP. POOL
PARCEL PP 45,495 SF OR 1.044 AC
PARCEL OO 34,157 SF OR 0.7841 AC
PARCEL GG 38,851 SF OR 0.892 AC THE MANSIONS AT MELFORD TOWN CENTER P.B. ME 264 P.No. 64
PARCEL KK 49,196 SF OR 1.129 AC
PARCEL JJ 22,275 SF OR 0.511 AC (TO BE CONVEYED TO THE COMMUNITY ASSOCIATION)
PARCEL LL 39,660 SF OR 0.889 AC
PARCEL EE 53,648 SF OR 1.232 AC
PARCEL RR 90,702 SF OR 2.082 AC
PARCEL NN 27,603 SF OR 0.6337 AC
PARCEL QQ 28,895 SF OR 0.6633 AC
PRIVATE ROAD PARCEL MM 27,289 SF OR 0.626 AC (TO BE CONVEYED TO THE COMMUNITY ASSOCIATION)
PROP. PLAZA (SEE ARCH. PLANS FOR DETAILS)
PROP. COMMUNITY PATH SIGN
PROP. MONUMENT SIGN (TYP)-A
PROP. 10' ASPHALT COMMUNITY PATH
PROP. "STOP" SIGN
PROP. "PEDESTRIAN X-ING" SIGN
PROP. "ADA PARKING" SIGN (TYP.)
PROP. BIKE RACK
PROP. BENCH (TYP.)
PROP. TRASH CAN
PROP. DOG WASTE STATION
PROP. PAVILION HEIGHT = 15.25'
PROP. WALL (SEE ARCH PLANS)
PROP. 8' SW
PROP. 6' CONC. SIDEWALK
PROP. ELEC. TRANSFORMER (TYP)
PROP. GARAGE ENTRANCE (TYP)
PROP. WASTE COLLECTION AREA LOCATED INSIDE BUILDING
PROP. GENERATOR
PROP. CONC. STEPS W/ HANDRAILS (TYP.)
PROP. WALL (SEE ARCH PLANS)
PROP. RETAINING WALL WITH HANDRAILS (DESIGN BY OTHERS)
PROP. GARAGE ENTRANCE (UPPER LEVEL)
PROP. GARAGE ENTRANCE (LOWER LEVEL)

Typical Gravity Wall Section

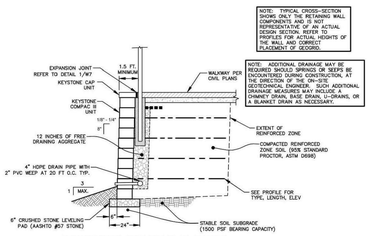


This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

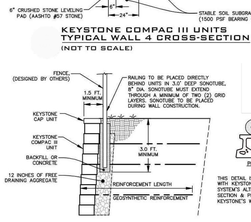
DRAWN BY:	JRJ	TITLE:	Typical Gravity Wall Detail
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE:	1 Typical Gravity Wall Detail 031716.dwg

REDI-ROCK — DISTRIBUTED BY SOUTH CHARLESTON, WV 45359 (866) 233-6600 | redi-rock.com | segment-retaining-wall-modular-blocks-redi-rock.com

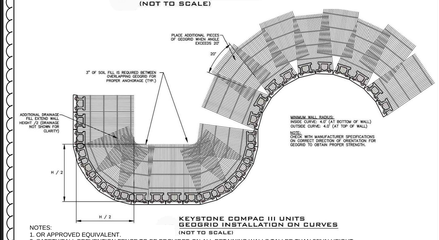
NOTES:
1. OR APPROVED EQUIVALENT.
2. SAFETY/FALL PREVENTION FENCE TO BE PROVIDED ON ALL RETAINING WALLS TALLER THAN 30" IN HEIGHT.
3. WALL COLOR SHALL BE TAN OR LIGHT BROWN
4. WALL DESIGN SHALL INCLUDE THE DESIGN OF FOOTINGS AND GEOGRID OR OTHER APPROPRIATE ANCHORING PER ENGINEER'S DIRECTIONS - SEE NOTE 5.
5. SHOP DRAWINGS, CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE PREPARED AND SIGNED BY A MARYLAND REGISTERED PROFESSIONAL ENGINEER AND APPROVED BY PRINCE GEORGE'S COUNTY PRIOR TO INSTALLATION.



KEYSTONE COMPAC III UNITS TYPICAL WALL 4 CROSS-SECTION
(NOT TO SCALE)

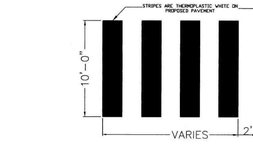


KEYSTONE COMPAC III UNITS FENCE BEHIND WALL
(NOT TO SCALE)



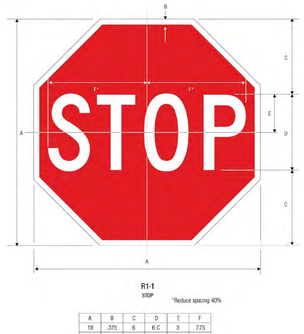
KEYSTONE COMPAC III UNITS GEOGRID INSTALLATION ON CURVES
(NOT TO SCALE)

NOTES:
1. OR APPROVED EQUIVALENT.
2. SAFETY/FALL PREVENTION FENCE TO BE PROVIDED ON ALL RETAINING WALLS TALLER THAN 30" IN HEIGHT.
3. WALL COLOR SHALL BE TAN OR LIGHT BROWN
4. WALL DESIGN SHALL INCLUDE THE DESIGN OF FOOTINGS AND GEOGRID OR OTHER APPROPRIATE ANCHORING PER ENGINEER'S DIRECTIONS - SEE NOTE 5.
5. SHOP DRAWINGS, CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE PREPARED AND SIGNED BY A MARYLAND REGISTERED PROFESSIONAL ENGINEER AND APPROVED BY PRINCE GEORGE'S COUNTY PRIOR TO INSTALLATION.



NOTE:
CONTRACTOR SHALL PROPERLY RE-ALIGN STOP BARS AND OTHER MARKERS AS NECESSARY TO INSTALL CROSSWALK.

CONTINENTAL STYLE CROSSWALK
NOT TO SCALE

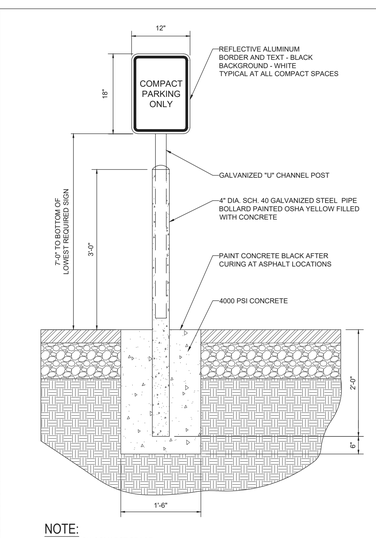


R1-1
STOP
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	13
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

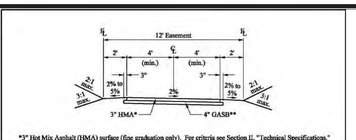
COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

1-1



NOTE:
ONE AT EACH COMAPCT SPACE

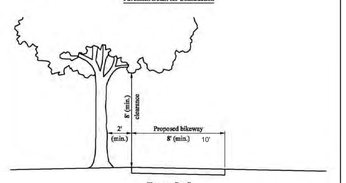
BOLLARD MOUNTED COMPACT PARKING SIGN DETAIL
NOT TO SCALE



*3" Hot Mix Asphalt (HMA) surface (fine graduation only). For criteria see Section II, "Technical Specifications."
**4" Graded Aggregate Subbase (GASI). For criteria see Section II of these Specifications and Standards and MSHA Standard Specifications for Construction and Materials.

Notes:
1. Fill slope should typically range from 12:1 to 6:1, with a maximum slope of 3:1.
2. Easement for construction and maintainance is required where trail crosses property not in the County right-of-way.

Pavement Detail for Construction



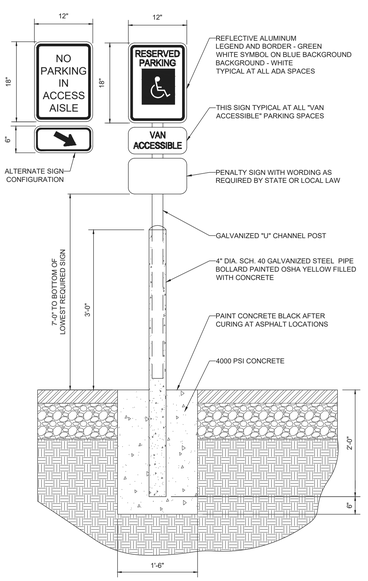
Clearance Detail

APPROVED:	
DIRECTOR	DATE
REVISION DATE:	APPROVED BY:

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
Prince George's County, MD

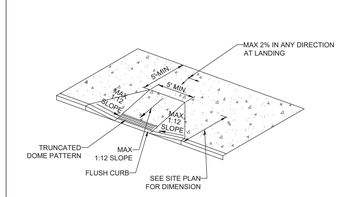
Hiker/Biker Trail on Private Easement (Maintained by Others)

STD. 100.17



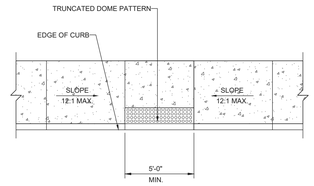
NOTE:
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PARKING SIGN DETAIL
NOT TO SCALE



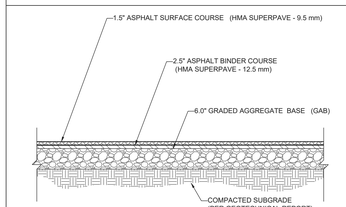
NOTE:
1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE



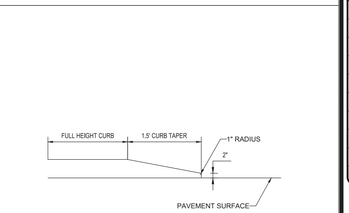
NOTE:
ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE

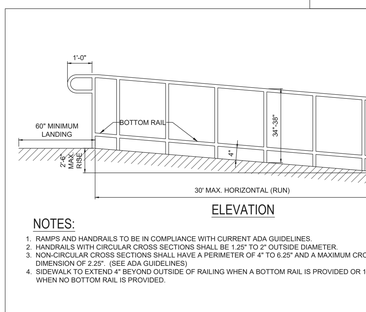


NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 4.0 PER GEOTECHNICAL REPORT PREPARED BY ECS, ENTITLED "REPORT OF SUBSURFACE EXPLORATION, LABORATORY TESTING, AND GEOTECHNICAL ENGINEERING ANALYSES MELFORD TOWN CENTER - ROADWAYS AND SWM FACILITIES", DATED JUNE 25, 2018 (PROJECT #02-2277-W3). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.
2. SEE THE ABOVE REFERENCED GEOTECHNICAL REPORT FOR COMPACTION LEVELS AND BINDER TYPES.

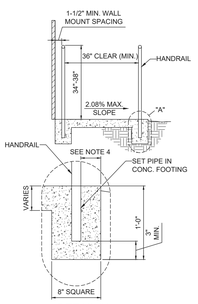
STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



CURB TAPER DETAIL
NOT TO SCALE



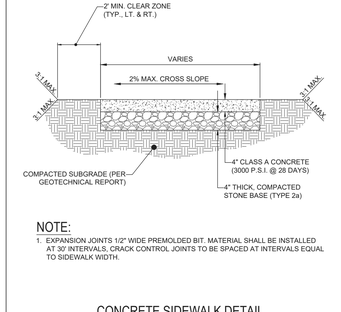
ELEVATION



DETAIL "A"

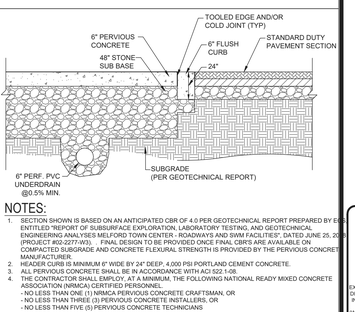
NOTES:
1. RAMPS AND HANDRAILS TO BE IN COMPLIANCE WITH CURRENT ADA GUIDELINES.
2. HANDRAILS WITH CIRCULAR CROSS SECTIONS SHALL BE 1.25" TO 2" OUTSIDE DIAMETER.
3. NON-CIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER OF 4" TO 6.25" AND A MAXIMUM CROSS SECTION DIMENSION OF 2.25". (SEE ADA GUIDELINES)
4. SIDEWALK TO EXTEND 4" BEYOND OUTSIDE OF RAILING WHEN A BOTTOM RAIL IS PROVIDED OR 12" BEYOND WHEN NO BOTTOM RAIL IS PROVIDED.

TYPICAL ADA RAMP AND HANDRAIL DETAIL
NOT TO SCALE



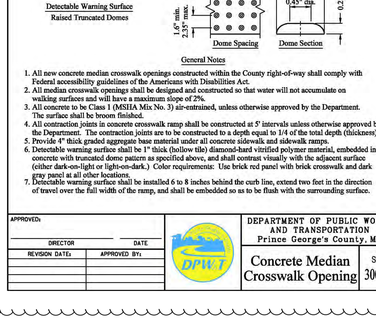
NOTE:
1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS, CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

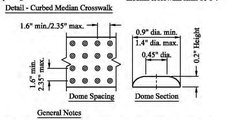


NOTES:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 4.0 PER GEOTECHNICAL REPORT PREPARED BY ECS, ENTITLED "REPORT OF SUBSURFACE EXPLORATION, LABORATORY TESTING, AND GEOTECHNICAL ENGINEERING ANALYSES MELFORD TOWN CENTER - ROADWAYS AND SWM FACILITIES", DATED JUNE 25, 2018 (PROJECT #02-2277-W3). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUBGRADE AND CONCRETE FLEXURAL STRENGTH IS PROVIDED BY THE PERVIOUS CONCRETE MANUFACTURER.
2. HEADER CURB IS MINIMUM 6" WIDE BY 24" DEEP, 4,000 PSI PORTLAND CEMENT CONCRETE.
3. ALL PERVIOUS CONCRETE SHALL BE IN ACCORDANCE WITH ACI 522.1-08.
4. THE CONTRACTOR SHALL EMPLOY, AT A MINIMUM, THE FOLLOWING NATIONAL READY MIXED CONCRETE ASSOCIATION (NRMCA) CERTIFIED PERSONNEL:
- NO LESS THAN ONE (1) NRMCA PERVIOUS CONCRETE CRAFTSMAN, OR
- NO LESS THAN THREE (3) PERVIOUS CONCRETE INSTALLERS, OR
- NO LESS THAN FIVE (5) PERVIOUS CONCRETE TECHNICIANS

PERVIOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE



Detail - Curbed Median Crosswalk



Detectable Warning Surface
Raised Truncated Domes

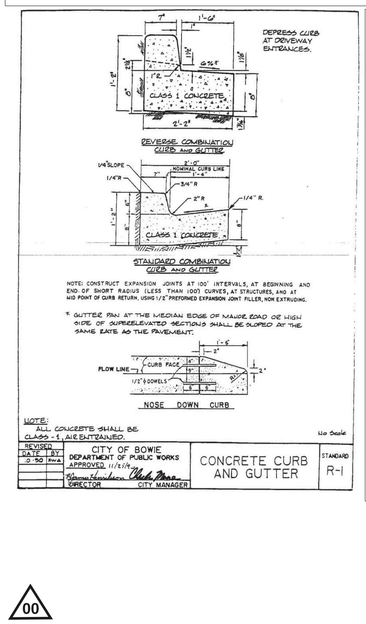
General Notes
1. All new concrete median crosswalk openings constructed within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act.
2. All median crosswalk openings shall be designed and constructed so that water will not accumulate on walking surfaces and will have a maximum slope of 2%.
3. All concrete to be Class 1 (MSHA Mix No. 3) air-entrained, unless otherwise approved by the Department. The surface shall be broom finished.
4. All contraction joints in concrete crosswalk ramp shall be constructed at 5' intervals unless otherwise approved by the Department. The contraction joints are to be constructed to a depth equal to 1/4 of the total depth (thickness).
5. Provide 4" thick graded aggregate base material under all concrete sidewalk and sidewalk ramps.
6. Detectable warning surface shall be 1" thick (hollow tile) diamond-hard vitrified polymer material, embedded into concrete with truncated dome pattern as specified above, and shall contrast visually with the adjacent surface (either dark-on-light or light-on-dark.) Color requirements: Use brick red panel with brick crosswalk and dark gray panel at all other locations.
7. Detectable warning surface shall be installed 6 to 8 inches behind the curb line, extend two feet in the direction of travel over the full width of the ramp, and shall be embedded so as to be flush with the surrounding surface.

APPROVED:	
DIRECTOR	DATE
REVISION DATE:	APPROVED BY:

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
Prince George's County, MD

Concrete Median Crosswalk Opening

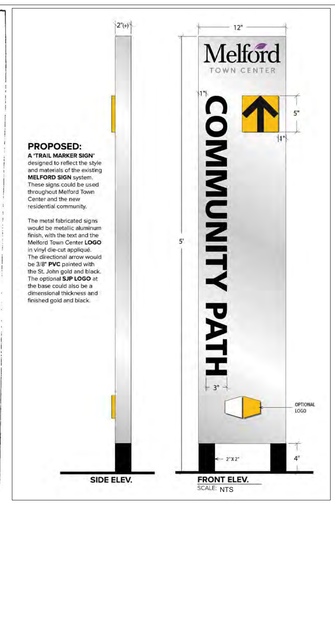
STD. 300.09



NOTE:
ALL CONCRETE SHALL BE CLASS 1, AIR ENTRAINED.

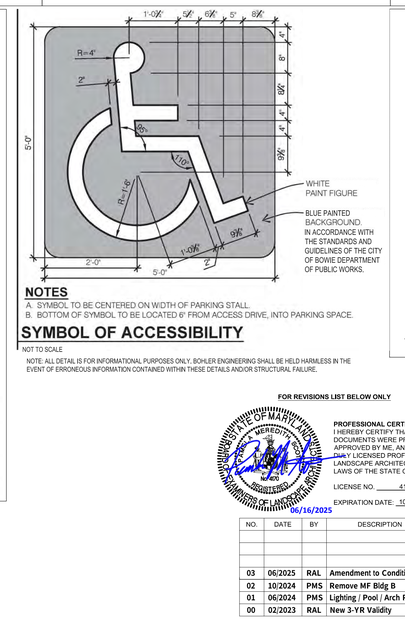
REVISED			
DATE	BY	DEPARTMENT OF PUBLIC WORKS	
3-90	PWA	APPROVED 11/15/94	
		DIRECTOR / CITY MANAGER	CONCRETE CURB AND GUTTER

No Scale — STANDARD R-1



PROPOSED:
A 'TRAIL MARKER SIGN' designed to reflect the style and materials of the existing **MELFORD SIGN** system. These signs could be used throughout Melford Town Center and the ever residential community.

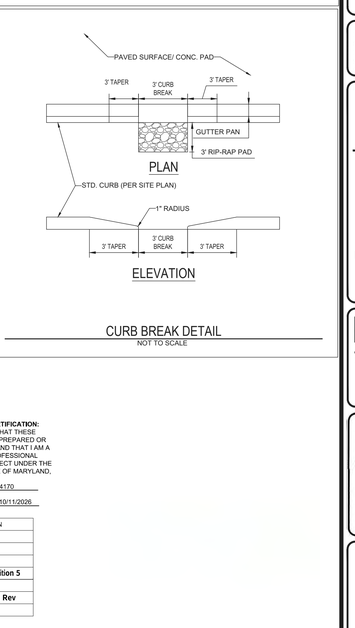
The metal fabricated signs would be metallic aluminum finish, with the text and the Melford Town Center **LOGO** in vinyl die-cut appliqué. The directional arrow would be 3/8" **PVC** painted with the SL John gold and black. The optional **SJP LOGO** at the base could also be a dimensional thickness and finished gold and black.



NOTES
A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
B. BOTTOM OF SYMBOL TO BE LOCATED 6' FROM ACCESS DRIVE, INTO PARKING SPACE.

SYMBOL OF ACCESSIBILITY
NOT TO SCALE

NOTE: ALL DETAIL IS FOR INFORMATIONAL PURPOSES ONLY. BOHLER ENGINEERING SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THESE DETAILS AND/OR STRUCTURAL FAILURE.



CURB BREAK DETAIL
NOT TO SCALE

00

BOHLER ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES
LAND SURVEYING
SUSTAINABLE DESIGN
WASHINGTON, DC METRO
NEW ENGLAND
NEW YORK METRO
NEW JERSEY
PHILADELPHIA, PA
LEHIGH VALLEY, PA
CENTRAL PENNSYLVANIA
REDBROOK BEACH, DE
CHARLOTTE, NC
RALEIGH, NC
SOUTH FLORIDA
SOUTHERN MARYLAND

THE INFORMATION CONTAINED ON THIS PLAN IS THE PROPERTY OF BOHLER ENGINEERING AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED. ANY REVISIONS TO THIS PLAN OR REUSE ON OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER ENGINEERING WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER ENGINEERING. ALL RIGHTS RESERVED. COPYRIGHT © 2020

REVISIONS

REV	DATE	COMMENT	BY
1	11/4/19	PER COMMENTS	ECH
2	1/10/20	PER COMMENTS	ECH

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB15202810
DRAWN BY:	ECR
CHECKED BY:	JD
DATE:	04/25/19
SCALE:	AS SHOWN
CAD I.D.:	SDD

PROJECT:

DETAILED SITE PLAN

FOR

THE MELFORD MANSIONS

LOCATION OF SITE

MELFORD TOWN CENTER
BOWIE, MD 20715
PRINCE GEORGE'S COUNTY
ELECTION DISTRICT NO. 7

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
JDIMARCO@BohlerEng.com

J. DIMARCO
PROFESSIONAL ENGINEER
STATE OF MARYLAND, NO. 22020
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34360, EXPIRATION DATE: 12/23/2020

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL:
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)

SHEET TITLE:

SITE DETAILS

SHEET NUMBER

5

FOR REVISIONS LIST BELOW ONLY

STATE OF MARYLAND — JOSEPH R. DIMARCO — No. 22020 — REGISTERED PROFESSIONAL ENGINEER — 06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 4170
EXPIRATION DATE: 10/11/2026

NO.	DATE	BY	DESCRIPTION
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RAL	New 3-YR Validity

NOTE: ALL DETAILS ON THIS SHEET ARE FOR INFORMATIONAL PURPOSES, ONLY. BOHLER ENGINEERING SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THESE DETAILS AND/OR STRUCTURAL FAILURE.

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY

Configuration #2 Single Pedestal Mount Charger with Cable Management

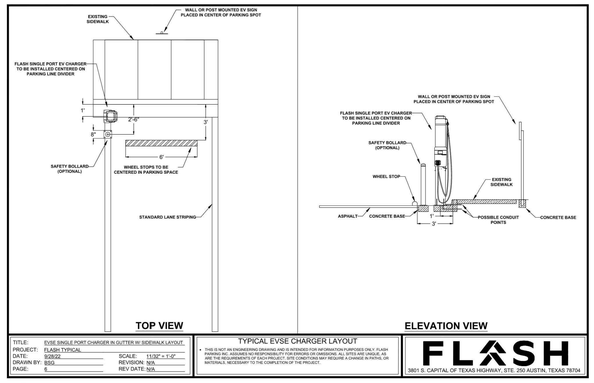
AX Series
48A Wall Mount Electric Vehicle (EV) Charger with single pedestal and hook cable management system.

Includes:
- 1 Wall Mount 48 amp, 4G 16.4ft Cable, Single Port Charging System
- Single-Charger Pedestal Base
- Cable Management System

1 5A SINGLE ELECTRIC VEHICLE (EV) CHARGING STATION

SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
3. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
4. EV CHARGING STATION LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL ELECTRICAL PLAN BY OTHERS.
5. OR APPROVED EQUIVALENT EQUAL.



TITLE: EVSE SINGLE PORT CHARGER IN GUTTER W/ SIDEWALK LAYOUT
PROJECT: FLASH TYPICAL
DATE: 9/26/22 SCALE: 1/13/2" = 1'-0"
DRAWN BY: BSG REVISION: N/A
PAGE: 6 REV DATE: N/A

TYPICAL EVSE CHARGER LAYOUT

- THIS IS NOT AN ENGINEERING DRAWING AND IS INTENDED FOR INFORMATION PURPOSES ONLY. FLASH PARKING INC. ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. ALL SITES ARE UNIQUE, AS ARE THE REQUIREMENTS OF EACH PROJECT. SITE CONDITIONS MAY REQUIRE A CHANGE IN PATHS, OR MATERIALS, NECESSARY TO THE COMPLETION OF THE PROJECT.

FLASH
3801 S. CAPITAL OF TEXAS HIGHWAY, STE. 250 AUSTIN, TEXAS 78704

Configuration #3 Dual Pedestal Mount Charger with Cable Management

AX Series
48A Wall Mount Electric Vehicle (EV) Charger

Includes:
- 2 Wall Mount 48 amp, 4G 16.4ft Cable, Single Port Charging Systems
- Double-Charger Pedestal Base
- Cable Management System

2 5A DUAL ELECTRIC VEHICLE (EV) CHARGING STATION

SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
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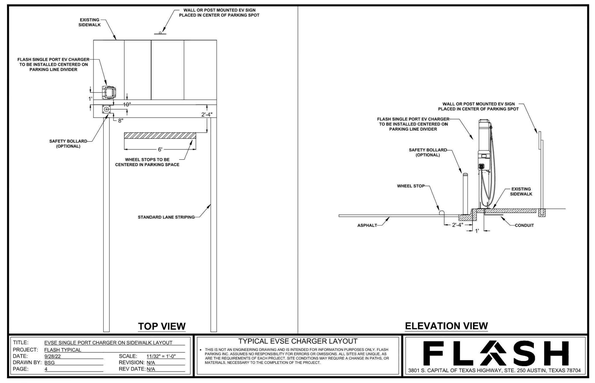
4. EV CHARGING STATION LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL ELECTRICAL PLAN BY OTHERS.
5. OR APPROVED EQUIVALENT EQUAL.



TITLE: EVSE SINGLE PORT CHARGER ON SIDEWALK LAYOUT
PROJECT: FLASH TYPICAL
DATE: 9/26/22 SCALE: 1/13/2" = 1'-0"
DRAWN BY: BSG REVISION: N/A
PAGE: 4 REV DATE: N/A

TYPICAL EVSE CHARGER LAYOUT

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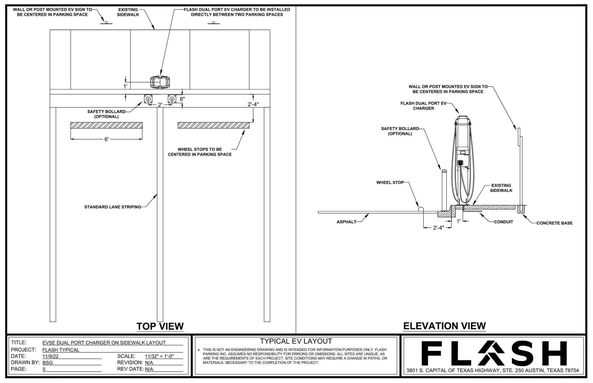
FLASH
3801 S. CAPITAL OF TEXAS HIGHWAY, STE. 250 AUSTIN, TEXAS 78704



TITLE: EVSE DUAL PORT CHARGER ON SIDEWALK LAYOUT
PROJECT: FLASH TYPICAL
DATE: 11/9/22 SCALE: 1/13/2" = 1'-0"
DRAWN BY: BSG REVISION: N/A
PAGE: 5 REV DATE: N/A

TYPICAL EV LAYOUT

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FLASH
3801 S. CAPITAL OF TEXAS HIGHWAY, STE. 250 AUSTIN, TEXAS 78704

3 5A SINGLE EV CHARGING STATION GUTTER PLACEMENT

SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
3. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
4. EV CHARGING STATION LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL ELECTRICAL PLAN BY OTHERS.
5. OR APPROVED EQUIVALENT EQUAL.

4 5A SINGLE EV CHARGING STATION SIDEWALK PLACEMENT

SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
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5. OR APPROVED EQUIVALENT EQUAL.

5 5A DUAL EV CHARGING STATION SIDEWALK PLACEMENT

SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
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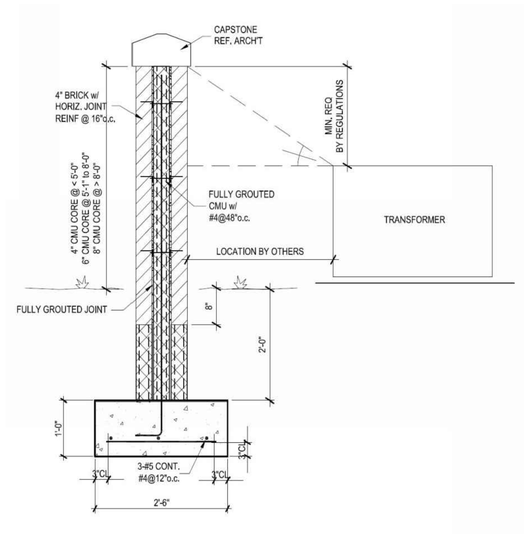
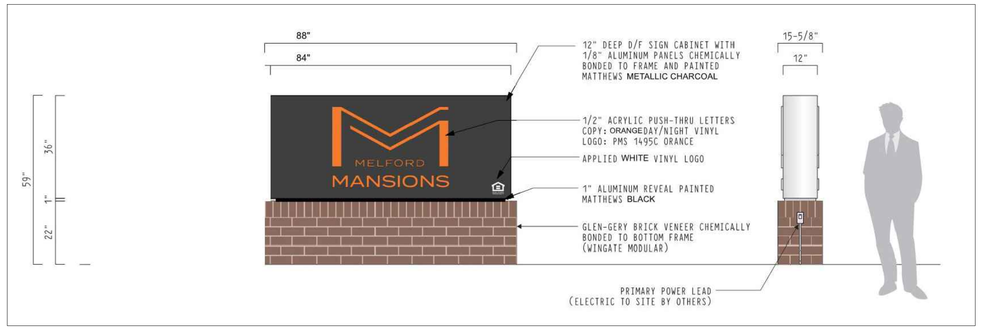


6 5A TRANSFORMER SCREEN WALL

SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
3. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
4. OR APPROVED EQUIVALENT EQUAL.



7 5A MONUMENT SIGNAGE

SCALE: NTS

NOTE:
1. INSTALLATION PER MANUFACTURERS SPECIFICATIONS.
2. SHOP DRAWING SHALL BE SUBMITTED AND APPROVED BY PRINCE GEORGE'S COUNTY, OWNER, OR OWNERS AGENT, PRIOR TO CONSTRUCTION.
3. SUBJECT TO GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND.
4. OR APPROVED EQUIVALENT EQUAL.

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

STATE OF MARYLAND
BENJAMIN R. FISHER
No. 40210
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NO. 4170

EXPIRATION DATE: 10/11/26

KEY PLAN

SCALE

AS-SHOWN

03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity
No.	DATE	BY	Description

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

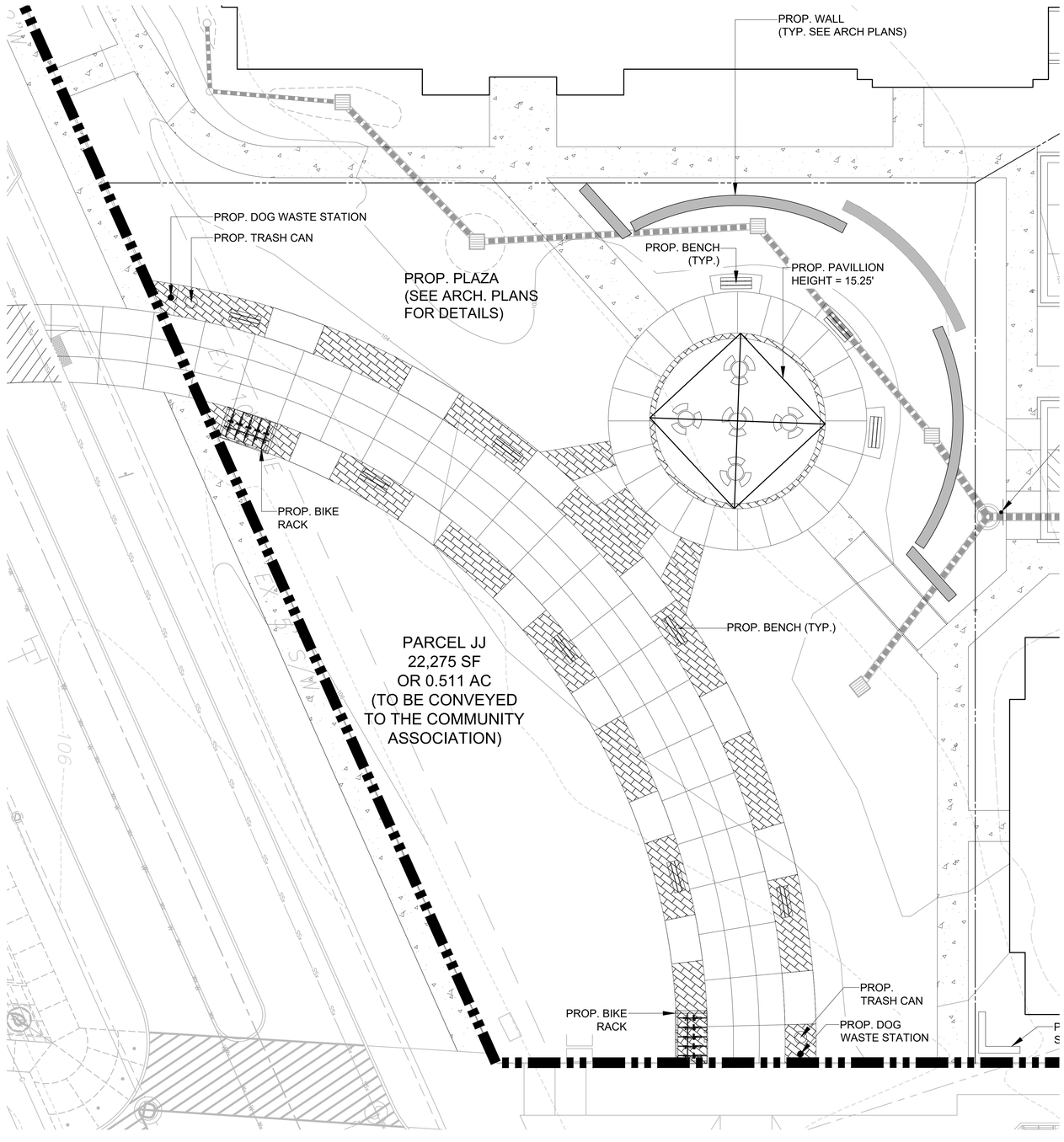
DETAILED SITE PLAN

SITE DETAILS

DEWBERRY JOB NO. 50128009

5A

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2-Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS DSP-PLAN SET.dwg, 12/16/2024 4:06:45 PM, prcott



FOR REVISIONS LIST BELOW ONLY

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10/11/2026

06/16/2025

NO.	DATE	BY	DESCRIPTION
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RAL	New 3-YR Validity

poligon

PROJECT:
LOCATION:
BUILDING TYPE: CAR-24
ROOF TYPE: MULTI-RIB

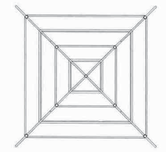
DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT

FABRICATION APPROVALS:
GENERAL NOTES:
CERTIFICATION:
MATERIALS:

STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

COVER SHEET
poligon
by PORTERcorp
CS

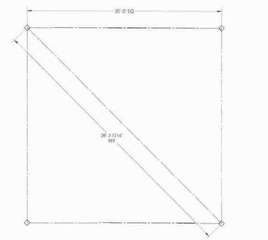


FINISH GRADE
MOUNTING PLATE
STRUCTURAL FRAMING
ROOF PANELS

STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

STRUCTURAL FRAMING PLAN
poligon
by PORTERcorp
2

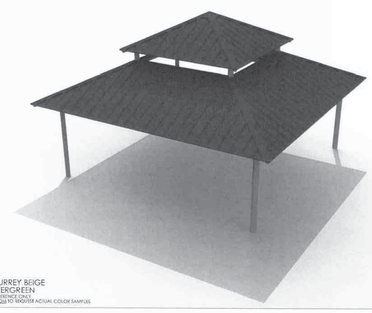
BASEPLATE NOTES:
1. POLIGON ENGINEERING WILL DETERMINE REQUIRED BASEPLATE DESIGN AFTER ENGINEERING PACKAGE IS ORDERED.
2. CUSTOMER MAY SUGGEST PREFERRED BASEPLATE DESIGN.



STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

COLUMN LAYOUT
poligon
by PORTERcorp
3

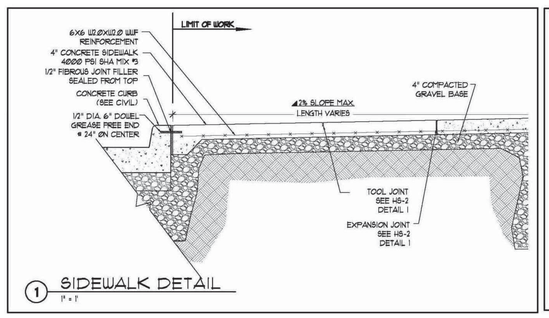
poligon



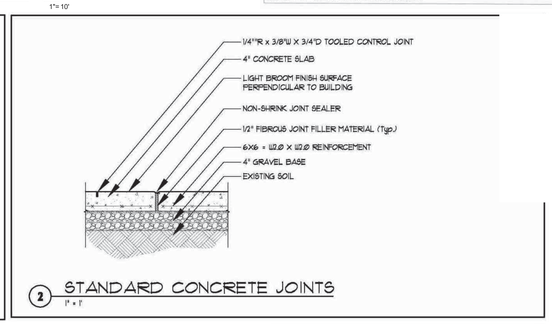
FRAME COLOR: SURREY BEIGE
ROOF COLOR: EVERGREEN
COLORS SHOWN ARE FOR EVIDENCE ONLY.
CONTACT INFO@POLIGON.COM TO MATCH ACTUAL COLOR SAMPLES.

CAR-24

5A DECORATIVE PAVING OPTION 1
1/4" = 1'-0"



1 SIDEWALK DETAIL
1" = 1'



2 STANDARD CONCRETE JOINTS
1" = 1'

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

BOHLER ENGINEERING
LAND SURVEYING
SITE/CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
PERMITTING SERVICES
NEW JERSEY
NEW YORK METRO
SOUTHERN NEW JERSEY
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
ARCHITECTURE
PHILADELPHIA, PA
LEHIGH VALLEY, PA
CENTRAL PENNSYLVANIA
NEW ENGLAND
REHOBOTH BEACH, DE
CHARLOTTE, NC
RALEIGH, NC
SOUTH FLORIDA
SOUTHERN MARYLAND
WASHINGTON, DC METRO
CENTRAL VIRGINIA
NORTHERN VIRGINIA

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS NECESSARY FOR THE PERFORMANCE OF THE WORK IMPOSED BY GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

REVISIONS

REV	DATE	COMMENT	BY
1	11/4/19	PER COMMENTS	ECH
2	1/10/20	PER COMMENTS	ECH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE:
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB15202810
DRAWN BY:	ECR
CHECKED BY:	JD
DATE:	04/25/19
SCALE:	AS NOTED
CAD I.D.:	SSD

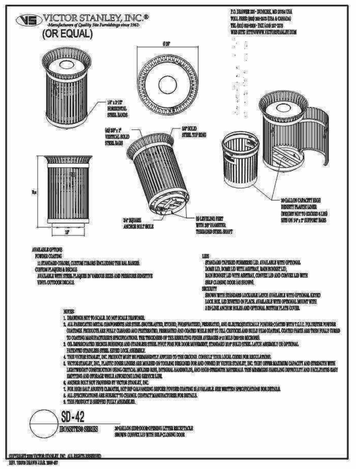
PROJECT:
DETAILED SITE PLAN
FOR
THE MELFORD MANSIONS
LOCATION OF SITE
MELFORD TOWN CENTER
BOWIE, MD 20715
PRINCE GEORGE'S COUNTY
ELECTION DISTRICT NO. 7

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
JDIMARCO@BohlerEng.com

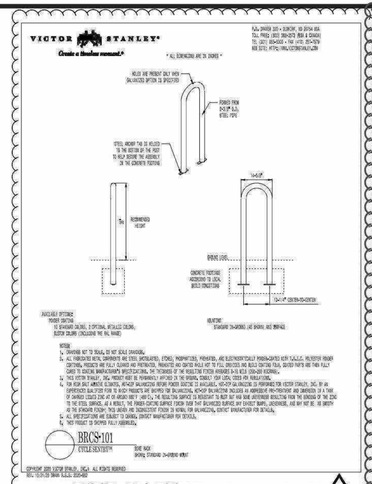
J. DIMARCO
12/23/2020
PROFESSIONAL ENGINEER
I HEREBY CERTIFY IN ACCORDANCE WITH
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34390, EXPIRATION DATE: 12/23/2020

SHEET TITLE:
RECREATIONAL AMENITY DETAILS

SHEET NUMBER
6



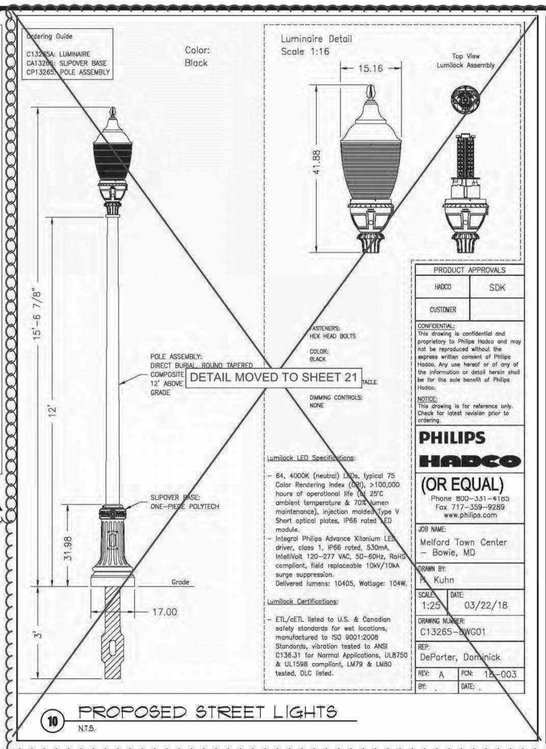
1 PROPOSED LITTER RECEPTACLE
N.T.S.



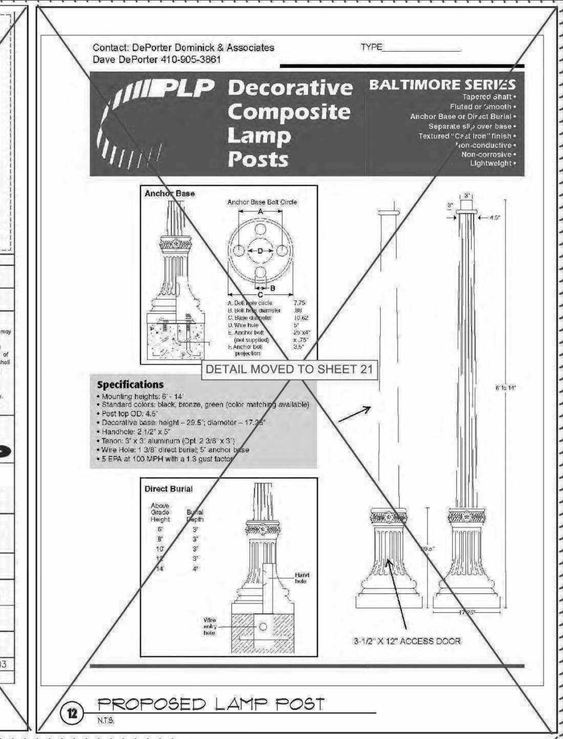
2 BIKE RACK
N.T.S.

00

01



10 PROPOSED STREET LIGHTS
N.T.S.



12 PROPOSED LAMP POST
N.T.S.

Pet Waste Station Sign
Model: 135-1003
Specifications
thepark

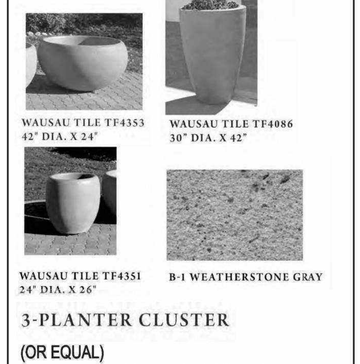
Product Details:	
Dimensions:	18" h x 11.5" w
Weight:	1.35 lbs
Coatings	• 14 gauge reflective aluminium • Forest Green on white.

*Subject to change without notice

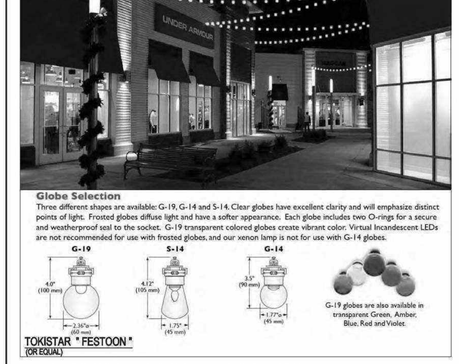
Pet Waste Station w/ Sign
Model: 135-1003
Specifications
thepark

Product Details:	
Mounting Hardware:	Aluminium Pet Waste Sign • 2 Tap bolts - 2-1/2 x 1/4 • 2 Washers • 2 Locknuts Aluminium Bag dispenser: • 2 Bolts - 2-1/2 x 1/4 • 2 Washers • 2 Locknuts
Keys:	2 for front access Dispenser panel, installed.
Bags:	2 Rolls - 200 count
Steel Trash Receptacle:	• 10 Gallon • With attachable lid and trash liner bag retainer bands, with mounting hardware: 1 - Bolt - 2-1/2" x 1/4" 1 - Bolt - 2 3/4" x 1/4" 1 - Washer 1 - Locknut
Trash Can Liner Bags:	1 - box, 50 count, included.
Total Ship Weight:	45 lbs

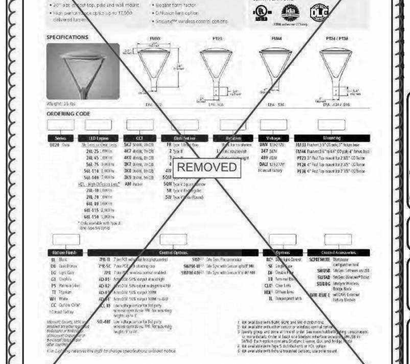
*Subject to change without notice



8 PROPOSED PLANTERS
N.T.S.

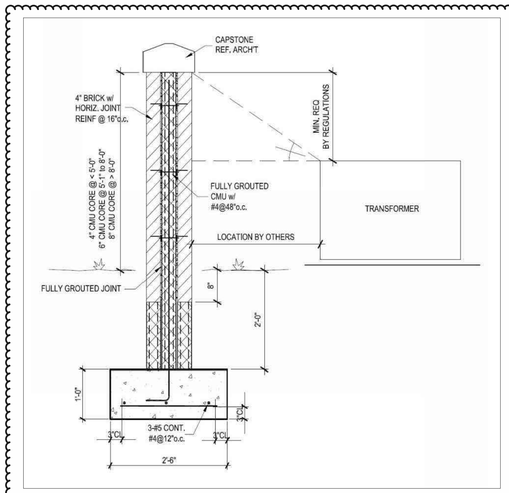


9 TOKISTAR FESTOON LIGHTS
N.T.S.

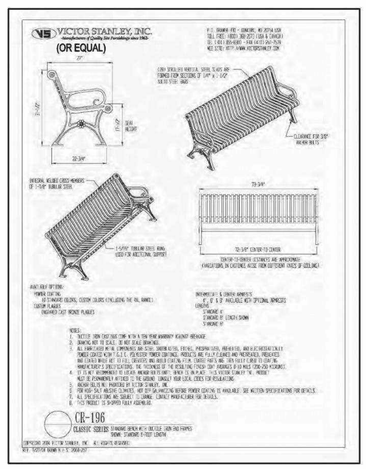


11 PROPOSED PLAZA LIGHTS
N.T.S.

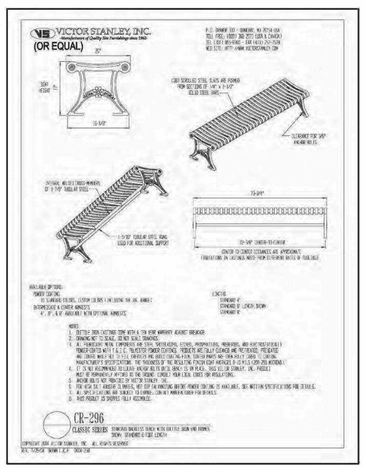
01



TRANSFORMER SCREEN WALL
SCALE: NTS



4 PROPOSED 6' BENCH
N.T.S.



5 PROPOSED 6' BENCH
N.T.S.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR REVISIONS LIST BELOW ONLY

STATE OF MARYLAND — JOSEPH DIMARCO — No.4170 — REGISTERED LANDSCAPE ARCHITECT — 09/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 4170
EXPIRATION DATE: 10/11/2026

NO.	DATE	BY	DESCRIPTION
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RAL	New 3-YR Validity

BOHLER ENGINEERING
STEGER AND DONOHUE, INC. LAND DEVELOPMENT PROGRAM MANAGEMENT PERMITTING SERVICES
LAND SURVEYING SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES
◆ NEW ENGLAND ◆ NEW YORK METRO ◆ NEW JERSEY
◆ PHILADELPHIA, PA ◆ LEHIGH VALLEY, PA ◆ HARRISBURG, PA ◆ REHOBOTH BEACH, DE ◆ SOUTHERN MARYLAND
◆ CENTRAL VIRGINIA ◆ RICHMOND ◆ CHARLOTTE, NC ◆ RALEIGH ◆ SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY
1	11/4/19	PER COMMENTS	ECH
2	1/10/20	PER COMMENTS	ECH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, ANYWHERE IN THE STATE:
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE:
DIAL 811 OR 1-800-552-7001
VA 1-800-367-8721 (MD 1-800-257-7777) DC 1-800-257-7777 (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB15202810
DRAWN BY:	ECR
CHECKED BY:	JD
DATE:	04/25/19
SCALE:	AS NOTED
CAD I.D.:	SSD

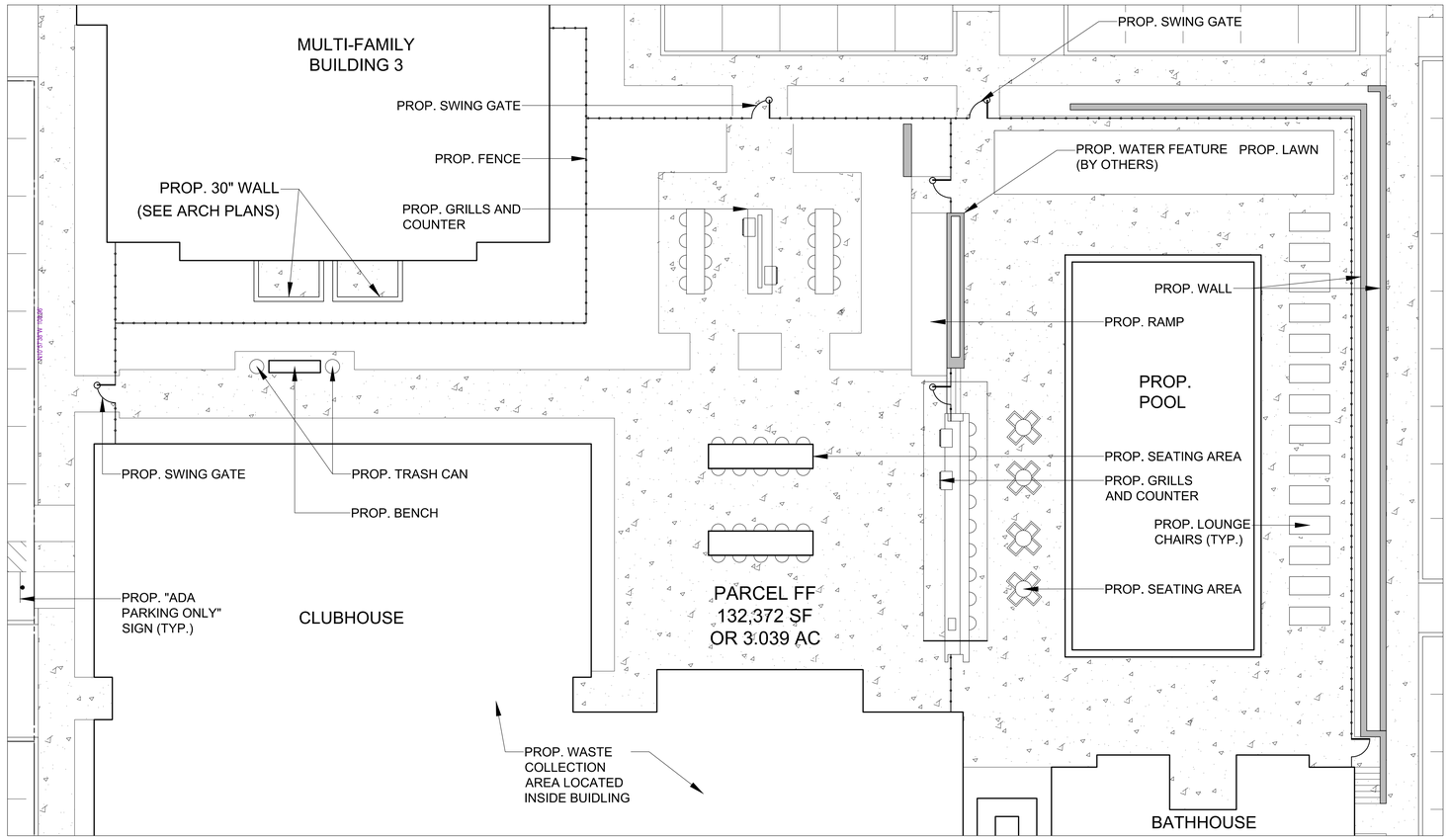
PROJECT:
DETAILED SITE PLAN
FOR
THE MELFORD MANSIONS
LOCATION OF SITE
MELFORD TOWN CENTER
BOWIE, MD 20715
PRINCE GEORGE'S COUNTY
ELECTION DISTRICT NO. 7

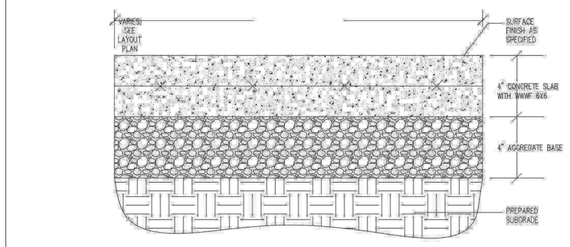
BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
JDIMARCO@BohlerEng.com

J. DIMARCO — 10/11/2024 — PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34366, EXPIRATION DATE: 10/23/2020

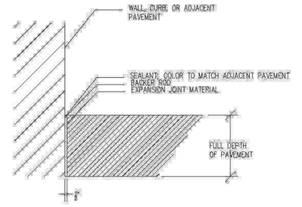
SHEET TITLE:
RECREATIONAL AMENITY DETAILS

SHEET NUMBER:
7

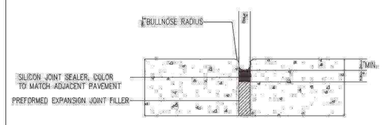




1 TYPICAL CONCRETE PAVING
SECTION — NOT TO SCALE

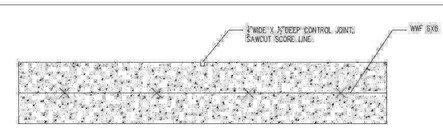


2 TYPICAL PAVING EXPANSION JOINT AT VERTICAL ELEMENTS
SECTION — NOT TO SCALE



NOTES:
1. PROVIDE EXPANSION JOINT WHERE CONCRETE MEETS BUILDING COLUMNS, PLANTERS, OR OTHER VERTICAL STRUCTURES AND @
2. PROVIDE EXPANSION JOINT WHERE CONCRETE WALK MEETS @

3 TYPICAL EXPANSION JOINT IN CONCRETE PAVING
SECTION — NOT TO SCALE



4 CONTROL JOINT IN CONCRETE PAVING
SECTION — NOT TO SCALE

Proposed Pedestrian Light Pole:

BGE Standard Light Pole
- 12' Fiberglass Pole
- Embedded
- Acorn Post Top

Symbols: ✳

12 WALKWAY LIGHT FIXTURES
SPECIFICATIONS — Or Equal

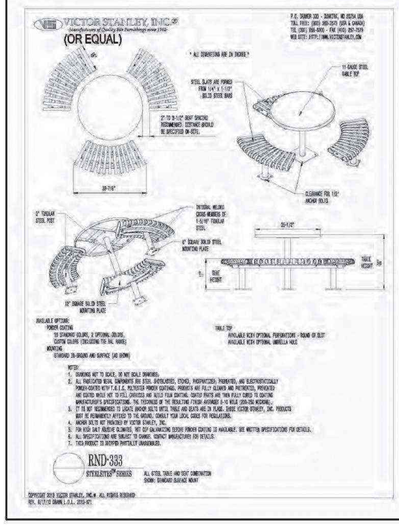
TALL SQUARE TAPERED GUNMETAL PLANTERS - SET OF 3
ITEM #5-6039-GM

DIMENSIONS:
Size 1: Outer dfameter - 18" x 18"
Inner diameter - 15" x 15"
Bottom diameter - 11" x 11"
Height - 40" Hole - yes
Size 2: Outer diameter - 14" x 14"
Inner diameter - 11" x 11"
Bottom diameter - 8" x 8"
Height - 30" Hole - yes
Size 3: Outer diameter - 10" x 10"
Inner diameter - 8" x 8"
Bottom diameter - 6" x 6"
Height - 23" Hole - yes

CONTACT:
ASIAN CERAMICS, INC.
2800 Huntington Drive
Duarte, CA 91010
Phone: 1-800-449-6890
Fax: 626-449-6895
Email: info@asian-ceramics.com

http://www.asian-ceramics.com/products/detail/1368

10 PLANTER - TYPE 2
MANUFACTURER: Asian Ceramics, Inc.
MODEL# 5-6039-GM: Tall square tapered - set of 3 — Or Equal
COLOR: Gunmental



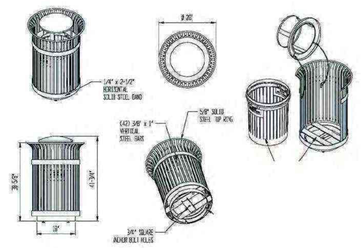
3 PROPOSED TABLE AND CHAIRS
N.T.S.

VICTOR STANLEY IRONSITE COLLECTION
LITTER RECEPTACLE

Item: S-42
Manufacturer: Victor Stanley

Description:
- Standard tapered formed lid attached to the frame with two vinyl-coated steel aircraft cables
- High-deasity plastic liner
- .375" x 1" bars
- Bottom recessed pedestal
- All fabricated metal components are steel shotblasted, etched, phosphatized, preheated, and electrostatically powder-coated with TGIC polyester powder coatings.

Notes:
- The Contractor shall supply and install the litter receptacle according to the manufacturer's instructions.
- The Contractor shall affix the litter receptacles to the ground.
- The Contractor shall supply the anchoring hardware.



11 TYPICAL TRASH RECEPTACLE
MANUFACTURER: VICTOR STANLEY, INC. — Or Equal
COLOR: Black

VICTOR STANLEY CLASSIC COLLECTION BENCH
ITEM #CS-138

http://www.victorstanley.com/products/cs-138/

COLOR: BLACK
LENGTH: 6'
MATERIAL: Ductile-iron casting that carry a 10-year warranty against breakage. Solid steel horizontal rods.

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

CONTACT:
VICTOR STANLEY, INC.
P.O. Drawer 330
Dunkirk, MD 20754
Phone: 1-800-368-2573
Fax: 410-257-7579
www.victorstanley.com

The Contractor shall supply and mount all benches according to the manufacturer's instructions.

8 TYPICAL BENCH
MANUFACTURER: VICTOR STANLEY, INC.
MODEL# CS-138, CLASSIC SERIES PARK BENCH; SIZE 8' L; — Or Equal
COLOR: BLACK WITH INTERMEDIATE ARMRESTS

FOR REVISIONS LIST BELOW ONLY

STATE OF MARYLAND — JOSEPH DIMARCO — REG. NO. 3490 — LANDSCAPE ARCHITECT — 06/16/2025

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 4170
EXPIRATION DATE: 10/11/2026

NO.	DATE	BY	DESCRIPTION
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RAL	New 3-YR Validity

BOHLER ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
LAND SURVEYING
SITE/CIVIL DESIGN
ENTITLEMENT/DEVELOPMENT
PERMITTING/SERVICES
PROGRAM MANAGEMENT
CONSTRUCTION SERVICES
NEW ENGLAND
NEW YORK/METRO
NEW JERSEY
LEHIGH VALLEY, PA
RESEARCH TRIANGLE
RICHMOND/NORFOLK, VA
SOUTHERN MARYLAND
CENTRAL VIRGINIA
CHARLOTTE, NC
GREENVILLE, SC
SOUTH FLORIDA

REVISIONS

REV.	DATE	COMMENT	BY
1	11/4/19	PER JD COMMENTS	EDH
2	1/10/20	PER JD COMMENTS	EDH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE (DE811)
VA: 1-800-245-4848 / MD: 811 or 1-800-257-7777 / DC: 1-800-257-7777
DE: 1-800-282-8555 / MD: 1-800-257-7777 / DC: 1-800-282-8555

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB182228B
DRAWN BY:	ECR
CHECKED BY:	JD
DATE:	04/25/19
SCALE:	AS NOTED
CAD I.D.:	SSS

PROJECT:
DETAILED SITE PLAN
FOR
THE MELFORD MANSIONS
LOCATION OF SITE
MELFORD TOWN CENTER
BOWIE, MD 20715
PRINCE GEORGE'S COUNTY
ELECTION DISTRICT NO. 7

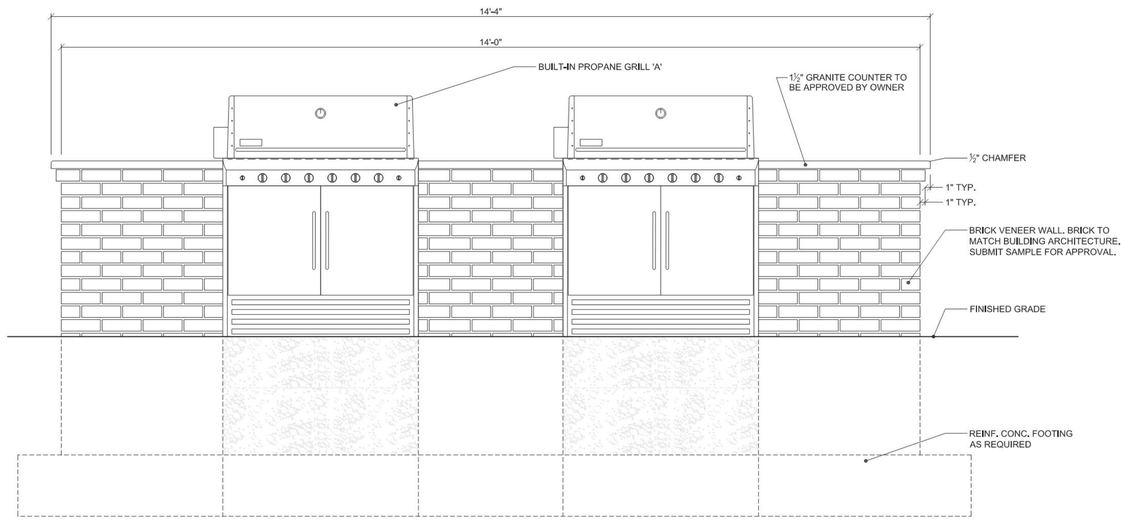
BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
JDIMARCO@BohlerEng.com

J. DIMARCO — 06/16/2025
PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECTURE
PROFESSIONAL CERTIFICATION
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34360, EXPIRATION DATE: 12/27/2020

SHEET TITLE:
RECREATIONAL AMENITY DETAILS

SHEET NUMBER:
8

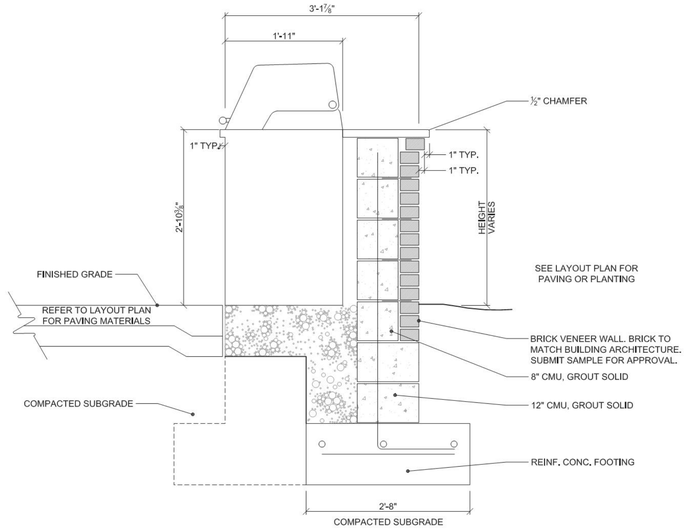
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



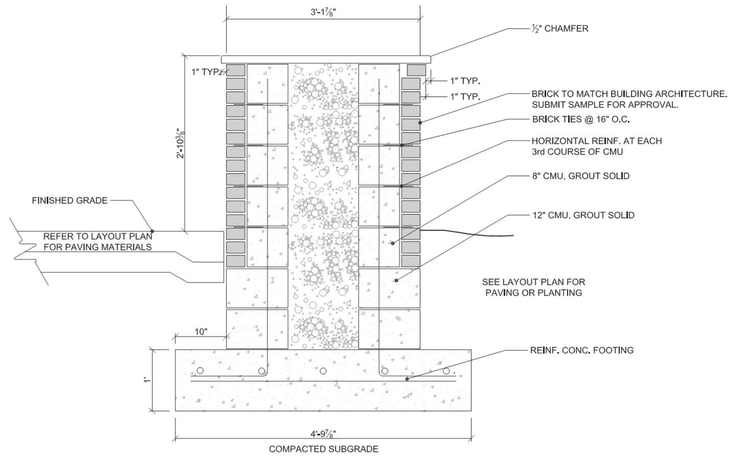
GENERAL CONSTRUCTION NOTES:
THE BUILT-IN UNIT AND ALL OTHER ACCESSORY UNITS SHALL BE ON SITE BEFORE CONSTRUCTION OF THE GRILL WALL AND COUNTER BEGINS.
THE GRILL FRAME SHALL REST DIRECTLY ON THE ISLAND STRUCTURE TOP FINISHED SURFACE. THE TOP FINISHED SURFACE SHALL BE LEVEL.
THE GRILL SHALL NOT BE SUPPORTED FROM THE BOTTOM.
REFER TO BUILT-IN TANK DRAWER IN INSTALLATION INSTRUCTIONS FOR COMPLETE GAS LINE LOCATIONS.

WARNING: THE STRUCTURE, 'ISLAND,' COUNTERTOPS, AND ADJACENT WORK AREAS FOR THE BUILT-IN GRILL INSTALLATION SHALL BE BUILT FROM NONCOMBUSTIBLE MATERIALS ONLY.

1/9 BUILT-IN GAS GRILL COUNTER AND WALL
ELEVATION



2/9 BUILT-IN GAS GRILL COUNTER AND WALL



3/9 BUILT-IN GAS GRILL COUNTER AND WALL

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR REVISIONS LIST BELOW ONLY

STATE OF MARYLAND — MEREDITH RAE LEWIS — No. 4170 — REGISTERED LANDSCAPE ARCHITECT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10/11/2026

06/16/2025

NO.	DATE	BY	DESCRIPTION
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RAL	New 3-YR Validity

BOHLER ENGINEERING
STEVENS AND CONOVER, INC.
LAND SURVEYING
SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PROGRAM MANAGEMENT
PERMITTING SERVICES
◆◆ PHILADELPHIA, PA
◆◆ LEHIGH VALLEY, PA
◆◆ ATLANTIC CITY, NJ
◆◆ NEW ENGLAND
◆◆ CENTRAL VIRGINIA
◆◆ RICHMOND, VA
◆◆ NEW YORK METRO
◆◆ CHARLOTTE, NC
◆◆ HUDSON VALLEY, NY
◆◆ COASTAL, FL
◆◆ NEW JERSEY
◆◆ REHOBOTH BEACH, DE
◆◆ SOUTH FLORIDA
◆◆ SOUTHERN MARYLAND

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE CONDITIONS SHOWN ON THE PLANS AND THE CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT BEARS THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.

REVISIONS

REV	DATE	COMMENT	BY
1	11/4/19	PER COMMENTS	ECH
2	1/10/20	PER COMMENTS	ECH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB1520210
DRAWN BY:	ECR
CHECKED BY:	JD
DATE:	04/25/19
SCALE:	AS NOTED
CAD I.D.:	SSG

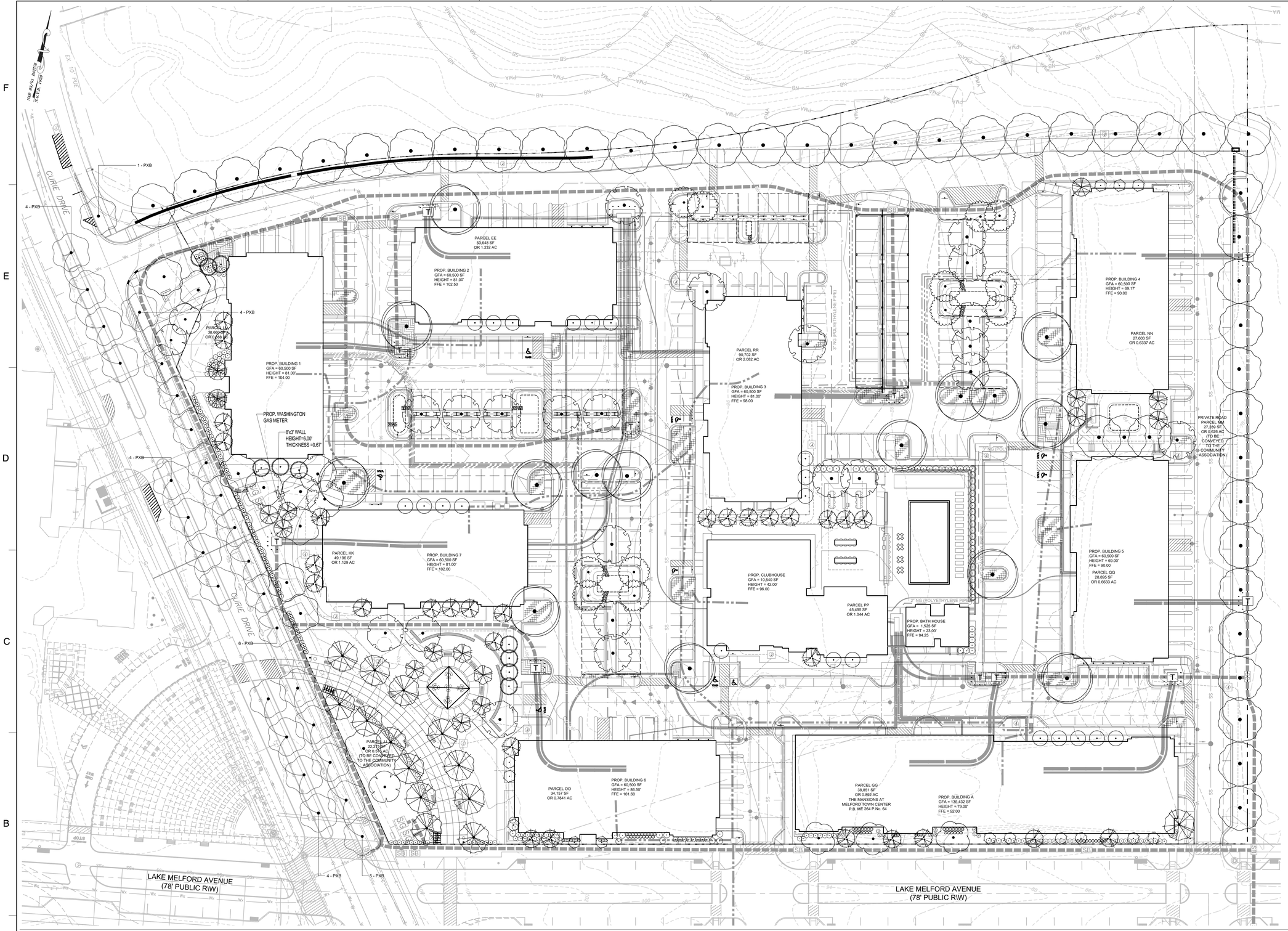
PROJECT:
DETAILED SITE PLAN
FOR
THE MELFORD MANSIONS
LOCATION OF SITE
MELFORD TOWN CENTER
BOWIE, MD 20715
PRINCE GEORGE'S COUNTY
ELECTION DISTRICT NO. 7

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
JDIMARCO@BohlerEng.com

J. DIMARCO — 12/23/2020
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION.
I, JOSEPH DIMARCO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34390, EXPIRATION DATE: 12/23/2020

SHEET TITLE:
RECREATIONAL AMENITY DETAILS

SHEET NUMBER:
9



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS - COLUMNAR SHADE (=< 50' HT.)	
	Acer rubrum 'JFS-KW78' Armstrong Gold® Maple
	Parrotia persica 'JL Columnar' Persian Spire™ Parrotia
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)	
	Acer rubrum 'October Glory' October Glory Red Maple
	Platanus x acerifolia 'Bloodgood' London Plane Tree
	Quercus bicolor Swamp White Oak
	Quercus phellos Willow Oak
	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)	
	Betula nigra River Birch Multi-Trunk
	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree
	Nyssa sylvatica 'Green Gable' Green Gable Tupelo
	Prunus x yedoensis Yoshino Cherry
DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)	
	Amelanchier canadensis Canadian Serviceberry Multi-trunk
	Cercis canadensis Eastern Redbud
	Magnolia virginiana Sweet Bay
	Prunus x 'Okame' Okame Flowering Cherry
EVERGREEN - MEDIUM (40-50' HT. W/ SPREAD 20-30')	
	Ilex opaca 'Miss Helen' Miss Helen American Holly
SHRUBS	
	Abelia x grandiflora 'Little Richard' Little Richard Glossy Abelia
	Cornus stolonifera 'Farrow' Arctic Fire® Red Twig Dogwood
	Hydrangea quercifolia 'Munchkin' Munchkin Oakleaf Hydrangea
	Itea virginica `Little Henry' Little Henry Sweetspire
	Rosa x 'Radrazz' Knock Out® Shrub Rose
	Viburnum plicatum tomentosum 'Summer Snowflake' Summer Snowflake Viburnum
GROUND COVERS	
	Juniperus procumbens 'Nana' Dwarf Japanese Garden Juniper

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

Dewberry

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LANHAM, MD 20706
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BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
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KFindley@sjpi.com

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

STATE OF MARYLAND
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
NO. 4170
ASSOCIATE

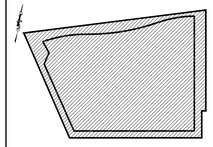
06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10/11/26

KEY PLAN



SCALE
0 30' 60'
SCALE: 1"=30'

No.	DATE	BY	Description
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

DETAILED SITE PLAN
LANDSCAPE PLAN

DEWBERRY JOB NO. 50128009

10

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2 Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS LSP-PLAN SET.dwg, 4/9/2025 10:31:09 AM, pscott

PLANTING SCHEDULE FOR SECTION 4.3-2 (AREA 1)

INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER

1)	Parking Lot Area (see Figure 4.3-7):		96,219	square feet
2)	Interior landscaped area required:	10 %	9,622	square feet
3)	Interior landscaped area provided:	11 %	10,165	square feet
4)	Minimum number of shade trees required: (1 per 300 square feet of interior planting area provided)		34	shade trees
5)	Number of shade trees provided		20	shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		___ yes	X no
7)	Is there a planting island on average every 10 spaces?		X yes	___ no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes	___ no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		___ yes	X no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X yes	___ no
11)	For parking lots 50,000 square feet or larger:			
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays		___ yes	X no
	or			
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		___ yes	X no

SCHEDULE 4.3-2 - PLANT SCHEDULE (AREA 1)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)			
	AO	9	Acer rubrum 'October Glory' / October Glory Red Maple
	QBC	7	Quercus bicolor / Swamp White Oak
DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)			
	CC	4	Cercis canadensis / Eastern Redbud

PLANTING SCHEDULE FOR SECTION 4.3-2 (AREA 3)

INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER

1)	Parking Lot Area (see Figure 4.3-7):		47,372	square feet
2)	Interior landscaped area required:	8 %	3,789	square feet
3)	Interior landscaped area provided:	7 %	3,404	square feet
4)	Minimum number of shade trees required: (1 per 300 square feet of interior planting area provided)		11	shade trees
5)	Number of shade trees provided		4	shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		___ yes	X no
7)	Is there a planting island on average every 10 spaces?		X yes	___ no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes	___ no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		___ yes	X no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X yes	___ no
11)	For parking lots 50,000 square feet or larger:			
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays		___ yes	X no
	or			
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		___ yes	X no

SCHEDULE 4.3-2 - PLANT SCHEDULE (AREA 3)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)			
	AO	1	Acer rubrum 'October Glory' / October Glory Red Maple
	QBC	3	Quercus bicolor / Swamp White Oak

PLANTING SCHEDULE FOR SECTION 4.3-2 (AREA 2)

INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER

1)	Parking Lot Area (see Figure 4.3-7):		43,806	square feet
2)	Interior landscaped area required:	8 %	3,504	square feet
3)	Interior landscaped area provided:	17 %	7,542	square feet
4)	Minimum number of shade trees required: (1 per 300 square feet of interior planting area provided)		25	shade trees
5)	Number of shade trees provided		18	shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		___ yes	X no
7)	Is there a planting island on average every 10 spaces?		X yes	___ no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes	___ no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		___ yes	X no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X yes	___ no
11)	For parking lots 50,000 square feet or larger:			
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays		___ yes	X no
	or			
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		___ yes	X no

SCHEDULE 4.2-2 - PLANT SCHEDULE (AREA 2)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)			
	AO	7	Acer rubrum 'October Glory' / October Glory Red Maple
	QBC	3	Quercus bicolor / Swamp White Oak
DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)			
	CC	8	Cercis canadensis / Eastern Redbud

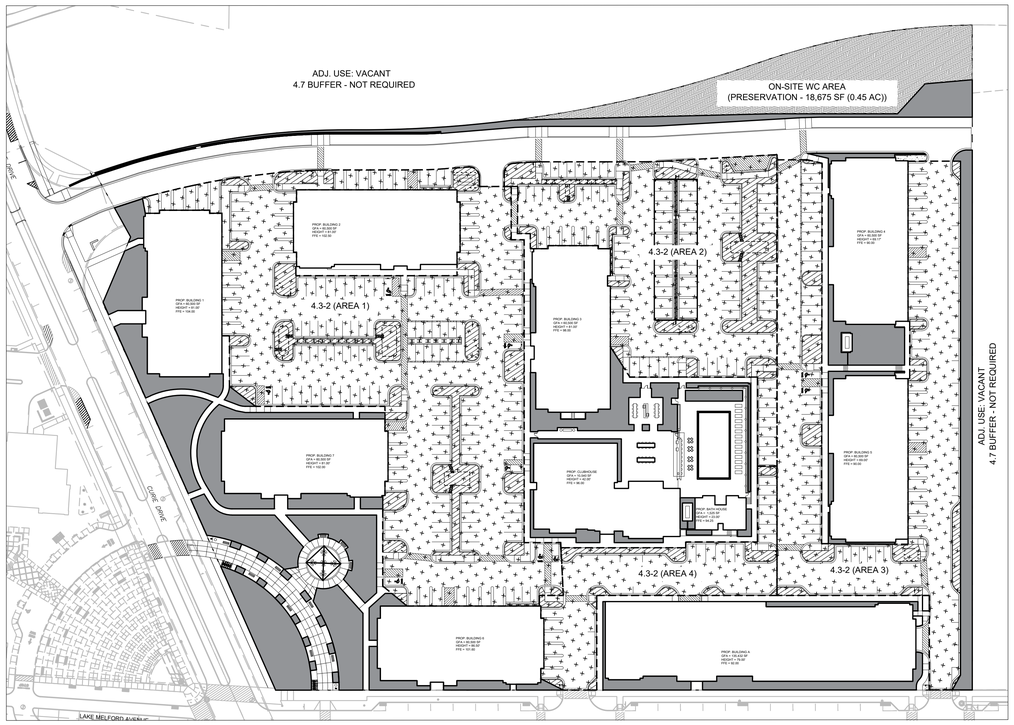
PLANTING SCHEDULE FOR SECTION 4.3-2 (AREA 1)

INTERIOR PLANTING FOR PARKING LOTS 7,000 SQUARE FEET OR LARGER

1)	Parking Lot Area (see Figure 4.3-7):		16,532	square feet
2)	Interior landscaped area required:	8 %	1,323	square feet
3)	Interior landscaped area provided:	12 %	2,203	square feet
4)	Minimum number of shade trees required: (1 per 300 square feet of interior planting area provided)		8	shade trees
5)	Number of shade trees provided		1	shade trees
6)	Is a minimum of 160 square feet of contiguous pervious land area provided per shade tree?		___ yes	X no
7)	Is there a planting island on average every 10 spaces?		X yes	___ no
8)	Is a curb or wheel stop provided for all parking spaces abutting a planting or pedestrian area?		X yes	___ no
9)	Are planting islands that are either parallel or perpendicular to parking spaces on both sides a minimum of 9 feet wide?		___ yes	X no
10)	Is a planting island that is perpendicular to parking spaces on one side a minimum of 6 feet wide?		X yes	___ no
11)	For parking lots 50,000 square feet or larger:			
	a) Is there a 9-foot-wide planting island perpendicular to parking for every 2 bays		___ yes	X no
	or			
	b) Is the number of shade trees required increased? (1 per 200 square feet of interior planting area provided)		___ yes	X no

SCHEDULE 4.3-2 - PLANT SCHEDULE (AREA 4)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)			
	QBC	1	Quercus bicolor / Swamp White Oak



PLANTING SCHEDULE: KEY PLAN

KEY PLAN LEGEND

- SECTION 4.1-4 REQUIREMENT MULTI-FAMILY RESIDENTIAL
- SECTION 4.3-2 REQUIREMENT INTERIOR PARKING LOT - PARKING LOT AREA
- SECTION 4.3-2 REQUIREMENT INTERIOR PARKING LOT - LANDSCAPE AREA

PLANTING SCHEDULE FOR SECTION 4.1-4

RESIDENTIAL REQUIREMENTS FOR MULTIFAMILY

1)	General Plan Designation	✓	Developing or Rural Tier (1 shade tree per 1,600 square feet of green space provided)
		___	Developed Tier or Corridor Node or Center (1 shade tree per 1,100 square feet of green space provided)
2)	Green Space Provided	58,376	square feet
3)	Number of Shade Trees Required:	37	shade trees
4)	Total Number of Trees Provided:	116	shade trees
		46	ornamental trees
		10	evergreen trees (ornamental and evergreen trees may be substituted for shade trees at a rate of 2:1, not to exceed 25% of total shade tree requirement)
		0	existing shade trees (min. 2.5 inches dbh and located within green area but outside of floodplain)

SECTION 4.1-4 - PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS - COLUMNAR SHADE (=< 50' HT.)			
	AA	21	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple
	PP	14	Parrotia persica 'JL Columnar' / Persian Spire™ Parrotia
DECIDUOUS - MAJOR SHADE (=> 50' HT. & SPREAD)			
	AO	2	Acer rubrum 'October Glory' / October Glory Red Maple
	PXB	7	Platanus x acerifolia `Bloodgood` / London Plane Tree
	QBC	1	Quercus bicolor / Swamp White Oak
	QP	44	Quercus phellos / Willow Oak
	TCG	3	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
DECIDUOUS - MINOR SHADE (25-50' HT. & SPREAD)			
	BN	4	Betula nigra / River Birch Multi-Trunk
	GB	3	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
	NSG	14	Nyssa sylvatica 'Green Gable' / Green Gable Tupelo
	PY	3	Prunus x yedoensis / Yoshino Cherry
DECIDUOUS - ORNAMENTAL (=< 20' HT. & SPREAD)			
	AC	30	Amelanchier canadensis / Canadian Serviceberry Multi-trunk
	MV	6	Magnolia virginiana / Sweet Bay
	PXO	10	Prunus x 'Okame' / Okame Flowering Cherry
EVERGREEN - MEDIUM (40-50' HT. W/ SPREAD 20-30')			
	IO	10	Ilex opaca 'Miss Helen' / Miss Helen American Holly

116

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Dewberry

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410-369-1298
KFindley@sjpi.com

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT

MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

STATE OF MARYLAND
MEREDITH
LEE
PMS
No. 4170
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
BOARD OF LANDSCAPE ARCHITECTS

06/16/2025

PROFESSIONAL CERTIFICATION:
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LICENSE NO. 4170

EXPIRATION DATE: 10/31/26

KEY PLAN

SCALE

No.	DATE	BY	Description
03	06/2025	RAL	**Amendment to Condition 5**
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

DETAILED SITE PLAN

PLANTING SCHEDULES

DEWBERRY JOB NO. 50128009

11

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2 Sheet Files\Mansions (DSP 22043)\DSP-22043-02\MANSIONS LSP PLAN SET.dwg, 12/16/2024 1:39:00 PM, pscott

COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	SIZE	CONT
DECIDUOUS - COLUMNAR SHADE (=< 50` HT.)						
	AA	21	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	Native	2-2.5" CAL / 8-10` HT	B&B
	PP	14	Parrotia persica 'JL Columnar' / Persian Spire™ Parrotia	Non-Native	1.5-2" CAL / 8-10` HT	B&B
DECIDUOUS - MAJOR SHADE (=> 50` HT. & SPREAD)						
	AO	19	Acer rubrum 'October Glory' / October Glory Red Maple	Native	2.5-3" CAL / 12-14` HT	B&B
	PXB	7	Platanus x acerifolia `Bloodgood` / London Plane Tree	Non-Native	2.5-3" CAL / 12-14` HT	B&B
	QBC	15	Quercus bicolor / Swamp White Oak	Native	2.5-3" CAL / 12-14` HT	B&B
	QP	44	Quercus phellos / Willow Oak	Native	2.5-3" CAL / 12-14` HT	B&B
	TCG	3	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	Non-Native	2.5-3" CAL / 12-14` HT	B&B
DECIDUOUS - MINOR SHADE (25-50` HT. & SPREAD)						
	BN	4	Betula nigra / River Birch Multi-Trunk	Native	2.5-3" CAL / 12-14` HT	B&B
	GB	3	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	Non-Native	2.5-3" CAL / 12-14` HT	B&B
	NSG	14	Nyssa sylvatica 'Green Gable' / Green Gable Tupelo	Native	2.5-3" CAL / 12-14` HT	B&B
	PY	3	Prunus x yedoensis / Yoshino Cherry	Non-Native	1-1.5" CAL / 8-10` HT	B&B
DECIDUOUS - ORNAMENTAL (=< 20` HT. & SPREAD)						
	AC	30	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	Native	1-1.5" CAL / 8-10` HT	B&B
	CC	12	Cercis canadensis / Eastern Redbud	Native	1-1.5" CAL / 8-10` HT	B&B
	MV	6	Magnolia virginiana / Sweet Bay	Native	1-1.5" CAL / 8-10` HT	B&B
	PXO	10	Prunus x 'Okame' / Okame Flowering Cherry	Non-Native	1-1.5" CAL / 8-10` HT	B&B
EVERGREEN - MEDIUM (40-50` HT. W/ SPREAD 20-30`)						
	IO	10	Ilex opaca 'Miss Helen' / Miss Helen American Holly	Native	6-8` HT	B&B
SHRUBS						
	AG	83	Abelia x grandiflora 'Little Richard' / Little Richard Glossy Abelia	Non-Native	18-24" HT (B&B / #5 CONT)	#3 CONT
	CSF	81	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	Native	24-48" HT / (B&B / #7 CONT)	#5 CONT
	HQ	15	Hydrangea quercifolia 'Munchkin' / Munchkin Oakleaf Hydrangea	Native	24-48" HT / (B&B / #7 CONT)	#5 CONT
	IV	71	Itea virginica `Little Henry` / Little Henry Sweetspire	Native	18-24" HT (B&B / #5 CONT)	#3 CONT
	RR	88	Rosa x 'Radrazz' / Knock Out® Shrub Rose	Non-Native	24-48" HT / (B&B / #7 CONT)	#5 CONT
	VP	65	Viburnum plicatum tomentosum 'Summer Snowflake' / Summer Snowflake Viburnum	Native	24-48" HT / (B&B / #7 CONT)	#7 CONT
GROUND COVERS						
	JP	7,823 sf	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	Non-Native		#SP3 CONT

147

58

403

PLANTING SCHEDULE FOR SECTION 4.9-1
Sustainable Landscaping Requirements

1) Percentage of native plant material required in each category:

Shade Trees: total: 147 x 50% = 73.5 total number required
total number provided 117 = 80 % native

Ornamental Trees: total: 58 x 50% = 29 total number required
total number provided 48 = 83 % native

Evergreen Trees: total: 10 x 30% = 3 total number required
total number provided 10 = 100 % native

Shrubs: total: 403 x 30% = 122 total number required
total number provided 232 = 58 % native

2) Are invasive species proposed? _____yes ___X___no

3) Are existing invasive species on-site in areas that are to remain undisturbed? _____yes ___X___no

4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials? ___N/A___yes ___N/A___no

Tree Canopy Coverage Schedule for Sec. 25-128

Project Name:	TCP2#:	DRD Case #:	Area (acres)
MELFORD MANSIONS			
Site Calculations:	**Zone 1:**		10.49
	Zone 2:		
	Zone 3:		
	Zone 4:		
	Total Acres:		10.49

Total Acres (gross acres)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
10.49	**10.0%**	1.05	45694
A. TOTAL ON-SITE WC PROVIDED (acres) =	**0.45**	acres	19602
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			31515
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			51117
E. TOTAL SQUARE FOOTAGE REQUIRED =			45694
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - **columnar** shade tree (50 ' or less height)	**2 -1/2 - 3" = 65**	35	2275
	3 - 3 1/2" = 75		0
Deciduous - **ornamental** tree (20' or less height with equal spread). Minimum planting size 7 - 9 " in height	**1-1/2 - 1-3/4"= 75**	58	4350
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10" in height	**2 -1/2 - 3" = 160**	24	3840
	3 - 3 1/2" = 175		0
Deciduous - **major shade** tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	**2 -1/2 - 3" = 225**	88	19800
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	**6 - 8" = 40**		0
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	**6 - 8" = 75**		0
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	**6 - 8" = 125**	10	1250
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	**6 - 8" = 150**		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		215	31515
(Manually enter information/figures into shaded areas)			

Prepared by **Date**

Revised June 2011

Dewberry

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DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

DETAILED SITE PLAN

PLANTING SCHEDULES

DEWBERRY JOB NO. 50128009

11A

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2-Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS LSP PLAN SET.dwg, 12/16/2024 1:51:59 PM, pscott

LANDSCAPE SPECIFICATIONS

A. LANDSCAPE SPECIFICATIONS SHALL BE AS OUTLINED BELOW. ANY ITEM OR PROCEDURE NOT MENTIONED BELOW SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LATEST EDITION).

B. PLANT MATERIALS
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPLANT ALL OF THE PLANT MATERIALS CALLED FOR ON THE DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULES.

1. PLANT NAMES
ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HEREAFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH, AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
   (A) ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
   (B) COLLECTED PLANTS OR TRANSPLANTED TREES MAY BE CALLED FOR BY THE LANDSCAPE ARCHITECT AND USED, PROVIDED, HOWEVER, THAT LOCATIONS AND SOIL CONDITIONS WILL PERMIT PROPER BALLING.
2. PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE
   (A) CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE INCHES (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.
   (B) MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE 6 FEET (6').
   (C) MINIMUM SIZE FOR PLANTING SHADE TREES SHALL 2-1/2"- 3" CALIPER, 12'-14' IN HEIGHT.
   (D) MINIMUM SIZE FOR PLANTING MINOR SHADE TREES SHALL BE 2-1/2"-3" IN CALIPER, 8'-10' IN HEIGHT.
   (E) MINIMUM SIZE FOR PLANTING ORNAMENTAL TREES SHALL BE 1-1/2"-1-3/4" CALIPER, 7-9' HEIGHT.
   (F) MINIMUM SIZE FOR PLANTING EVERGREEN TREES SHALL BE 6'-8' HEIGHT.
   (G) CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	MIN. ROOT BALL
1-1/2"-1 3/4"	8'-10'	6'-8'	22" DIA
2-2-1/2"	10'-12'	6'-8'	24" DIA
2-1/2"-3"	12'-14'	6'-8'	26" DIA
3- 3-1/2"	14'-16'	6'-8'	28" DIA

   ALL PLANT MATERIAL SHALL AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AND AS INDICATED IN THE "AAN STANDARDS."
   (H) MINIMUM SIZE FOR PLANTING SHRUBS SHALL BE, IN GENERAL, 18"-24" IN HEIGHT OR SPREAD, AS APPROPRIATE, EXCEPT THAT A LARGER SIZE MAY BE REQUIRED WHEN DEEMED APPROPRIATE BY THE PLANNING DIRECTOR OR DESIGNEE IN THE CASE OF PARTICULAR SPECIES OR PLANTING SITUATIONS.

C. PLANTING METHODS
ALL PROPOSED PLANT MATERIAL THAT MEETS THE SPECIFICATIONS IN SECTION B: (1)(A)(B), (2)(A,B,C,D,E,F,G,& H) ABOVE ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING PLANTING METHODS DURING THE PROPER SEASONS AS DESCRIBED BELOW.

1. PLANTING SEASONS
A PROFESSIONAL HORTICULTURISTS/ NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME, BASED ON PLANT SPECIES AND WEATHER CONDITIONS, TO MOVE AND INSTALL PARTICULAR PLANT MATERIAL TO MINIMIZE STRESS TO THE PLANT. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOP SOIL PLANTING MIXTURES ARE USED.
2. DIGGING
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B+B) OR BARE ROOT IN ACCORDANCE WITH THE "AAN STANDARDS."
3. EXCAVATION OF PLANT PITS
THE LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS AS FOLLOWS:
   (A) ALL PITS SHALL BE CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW 1/8 OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL COMPACTED BACKFILL. THE TREE PIT MUST BE A MINIMUM OF NINE (9) INCHES LARGER ON EVERY SIDE THAN THE BALL OF THE TREE
   (B) IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST 12" IN DEPTH MINIMUM
4. STAKING, GUYING, AND WRAPPING
SEE THE "AAN STANDARDS" LANDSCAPE SPECIFICATION GUIDELINES
5. PLANT PRUNING, EDGING, AND MULCHING
   (A) EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS MADE ON AN ANGLE FROM THE BARK RIDGE TO THE BRANCH COLLAR, NO FLUSH CUTS, TO MINIMIZE THE AREA CUT. ALL CUTS SHALL BE MADE WITH SHARP TOOLS. TRIM ALL EDGES SMOOTH. NE TREE WOUND DRESSINGS SHALL BE APPLIED.
   (B) ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCES, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES, AND VINE POCKETS
   (C) AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 2"-3" LAYER OF TAN BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

D. SEEDING AND SODDING
ALL SEEDING AND SODDING SHALL BE AS PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION, SEDIMENT CONTROL IN URBANIZING AREAS" AS PUBLISHED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES

E. BIORETENTION PLANTING AREAS
ALL PLANTS AND LANDSCAPE WORK IN THE BIORETENTION AREAS, AS NOTED ON THE PLAN, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE PRICE GEORGE'S COUNTY "DESIGN MANUAL" FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT.

F. WARRANTY

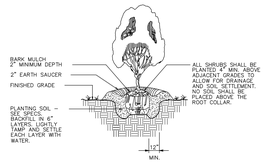
1. WARRANTY TREES, SHRUBS, PLANTS, AND ALL LAWN AREAS FOR A PERIOD OF ONE YEAR AFTER DATE OF WRITTEN ACCEPTANCE BY THE OWNER, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING IN NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE INSTALLERS CONTROL.
2. REMOVE AND REPLACE TREES, SHRUBS, PLANTS, AND LAWN AREAS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING THE END OF THE WARRANTY PERIOD. REPLACE ANY PLANTS WHICH ARE IN DOUBTFUL CONDITION AT THE END OF WARRANTY PERIOD; UNLESS IN OPINION OF OWNER, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON. WARRANTY EXTENSION CONTINGENT ON CONTRACT TERMS OF LANDSCAPE CONTRACTOR.
3. WARRANTY BIORETENTION PLANTS AND LANDSCAPE WORK AS PER THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT."

G. MAINTENANCE

1. PLANTINGS MUST BE WATERED IMMEDIATELY FOLLOWING THE INSTALLATION.
2. THE INSTALLATION TO INSURE PLANT MATERIAL BECOMES ESTABLISHED.

H. HARDSCAPE

1. CONCRETE WITHIN VEHICULAR AREAS, INCLUDING CROSSWALKS AND LOADING AREAS, ARE TO BE 6000 psi CONCRETE.
2. ALL SIDEWALKS TO BE 4000 psi (MINIMUM) CONCRETE.
3. INTEGRAL COLOR METHOD SHALL BE USED TO TINT ALL COLORED CONCRETE.ANY CONCRETE THAT IS STAMPED OR COLORED WILL BE SEALED WITH A CLEAR SEALANT

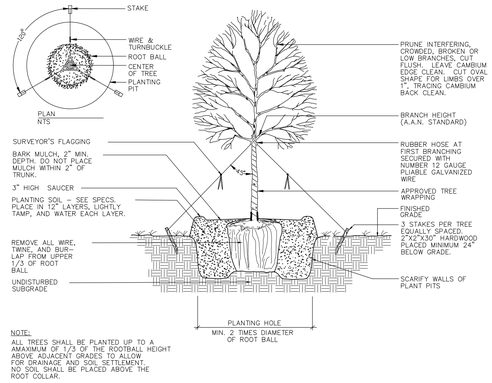


1 / 7 TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

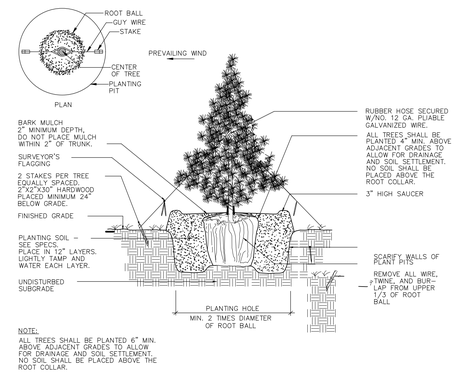
LANDSCAPE NOTES

1. THIS LANDSCAPE PLAN HAS BEEN PREPARED BY DEWBERRY ENGINEERS CHANGES SHALL NOT BE MADE TO THIS PLAN WITHOUT PERMISSION FROM DEWBERRY ENGINEERS. ANY UNAUTHORIZED CHANGES FROM OTHERS WILL NOT BE THE RESPONSIBILITY OF DEWBERRY.
2. THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. SEE SITE PLAN FOR ALL LAYOUT AND GRADING INFORMATION
3. THE LANDSCAPE WORK OF THIS PROJECT SHALL BE PERFORMED PER THE LATEST EDITION OF THE PRICE GEORGE'S COUNTY LANDSCAPE MANUAL.
4. PLANTS SHALL MEET OR EXCEED CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMAN (AAN) PARTICULAR;Y WITH REGARDS TO SIZE, GROWTH, SIZE OF ROOTBALL, AND DENSITY OF BRANCH STRUCTURE.
5. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
6. ANY MATERIALS AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
7. PLANT QUANTITIES SHOWN IN THE PLANT LIST ARE FOR LANDSCAPE ARCHITECTS CONVENIENCE ONLY. PRIOR TO SUBMITTING A BID OR ESTIMATE, CONTRACTOR SHALL VERIFY THAT TOTAL QUANTITIES SHOWN ON THE PLAN MEET TOAL QUANTITIES INDICATED ON THE PLANT LIST, SHOULD DISCREPANCIES OCCUR, PLAN INFORMATION SHALL TAKE PRIORITY AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
8. THE CONTRACTOR SHALL FURNISH ALL PLANTS TO COMPLETE THE WORK AS INDICATED ON THE PLAN SPECIFIED IN THE PLANT LIST
9. SUBSTITUTIONS IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. ALL SOIL AREAS NOT SHOWN TO RECEIVE PLANT MATERIALS SHALL BE SEEDED FOR LAWN AS SPECIFIED IN THE PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL.
11. CONTRACTOR SHALL CONTACT MISS UTILITY (1-800-257-7777) PRIOR TO ANY EXCAVATION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE INCURRED DUE TO THE CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT CONTRACTORS EXPENSE.
12. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SHOULD ANY CONFLICTS OCCUR BETWEEN PROPOSED CONSTRUCTION OR PLANTINGS AND ACTUAL UTILITY LOCATIONS, THE OWNER AND THE LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ANY EXCAVATION OR GRADING. ALL ENTRANCE WALLS, PIERS AND PLANTING BED LOCATIONS MUST BE FIELD STAKED BY THE CONTRACTOR AND THE LOCATION APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
13. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNATED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ALL LOCATIONS OF PLANTS AND PLANTING BEDS ARE TO BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.
14. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT. SUCH CHANGES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
15. NO WORK IN PUBLIC RIGHT-OF-WAY SHALL BE DONE UNLESS ALL THE REQUIRED PERMITS ARE OBTAINED.
16. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS TO NOT INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
17. DURING PLANTING OPERATIONS EXCESS AND WASTE MATERIALS SHALL BE DISPOSED OF PROPERLY OFFSITE AT NO EXTRA COST TO THE OWNER.
18. ALL PLANTS AND LANDSCAPE WORK IN THE BIORETENTION AREAS, AS NOTED ON THE PLAN, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE PRINCE GEORGE'S COUNTY "DESIGN MANUAL FOR USE OF BIORETENTION IN STORMWATER MANAGEMENT.



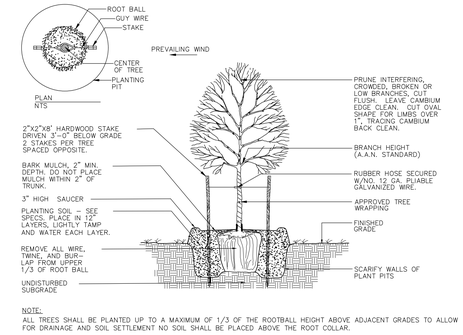
2 / 7 TYPICAL LARGE TREE PLANTING DETAIL (2.5" CALIPER & LARGER)

NOT TO SCALE



3 / 7 TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



4 / 7 TYPICAL SMALL TREE PLANTING DETAIL (2" CALIPER & LARGER)

NOT TO SCALE

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NO. 4170

EXPIRATION DATE: 10/11/26

KEY PLAN

SCALE

No.	DATE	BY	Description
03	06/2025	RAL	Amendment to Condition 5
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

DETAILED SITE PLAN

PLANTING NOTES & DETAILS

DEWBERRY JOB NO. 50128009

12

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2-Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS-LSP-PLAN SET.dwg, 12/16/2024 1:54:53 PM, pscott

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]	Filename
	29	A	SINGLE	1449	29.7	0.850	700OWGAG20SDUNV830C, Wall Mounted 6ft 8in	Generation Brands	102171228CHI-039 GB 700OWGAG20SDUNV830C.ies
	8	B	SINGLE	1435	48	0.850	700OWASPW93015SDZUNVS, Wall Mounted 6ft	GENERATION BRANDS	103017649CHI-062 GB 700OWASP93036DZUNVS.ies
	31	C	SINGLE	1036	15.43	0.850	NLCBS-4, Canopy Mounted 10ft	Nora Lighting	NLCBS-4561230HZW.ies
	4	D	SINGLE	73	9	1.700	PRCL12-VH30 (adjusted for VH30 via LLF), Wall Mounted 2ft	Amerlux, LLC	Type D- Alternate Step Light (need to adjust for VH option).ies
	3	E	SINGLE	1309	47.2574	0.850	ws-w17726, Wall Mounted 8ft 6in	WAC Lighting	ws-w17726.IES
	12	F	SINGLE	973	17.398	0.850	RH20-LED17	TROY-CSL LIGHTING	RH20-LED17.IES
	1	I	SINGLE	19637	205.9	0.850	ECF-S-64L-1A-NW-G2-4-HIS, 20ft Pole, 2ft Concrete Base	Gardco by Signify	ECF-S-64L-1A-NW-G2-4-HIS.ies
	8	J	BACK-BACK	23020	205.9	1.090	ECF-S-64L-1A-NW-G2-5W, 20ft Pole, 2ft Concrete Base	Gardco by Signify	ECF-S-64L-1A-WW-G2-5W.ies
	5	K	SINGLE	21543	205.9	1.090	ECF-S-64L-1A-NW-G2-3, 20ft Pole, 2ft Concrete Base	Gardco by Signify	ECF-S-64L-1A-WW-G2-3.ies
	49	PT	Single	7342	94	0.850	C13758-MOD FAWS10, 14ft Pole	HADCO	TX03-C-140-G1-3-740-21.ies

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Parking Lots	Illuminance	Fc	2.67	10.7	0.1	26.70	107.00	10ft Grid

Scale: 1 inch= 60 Ft.

Revisions			
Rev	Date	Comments	
H	10/02/24	Revised site	
..	.....	.....	
..	.....	.....	
..	.....	.....	
..	.....	.....	

Disclaimer

Lighting Designs by Dugan (LDD) assumes no responsibility for any electrical, fixture, installation, or other conditions not provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and field conditions. The owner or user is responsible for compliance with federal, state and/or local codes and regulations.

Project Name: Melford Mansions

Drawn by: PMD

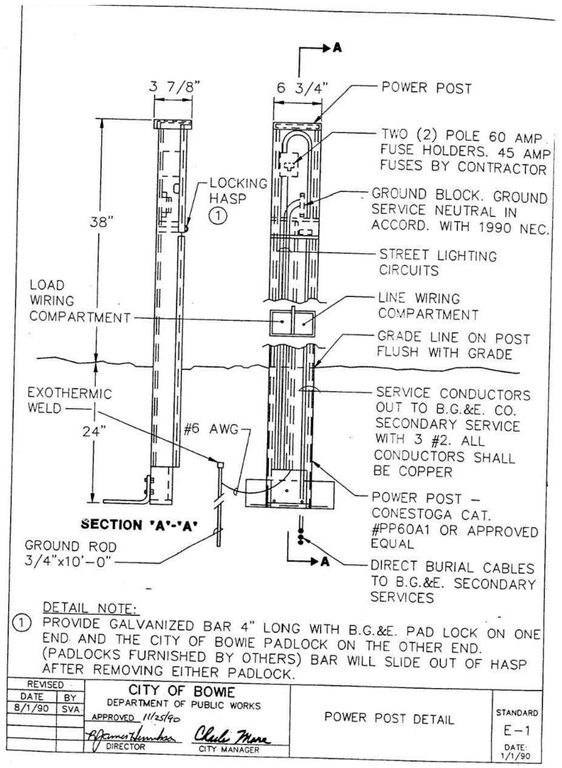
Date: 10/2/2024

Project ID#: DDA-10436

Rev: H

LIGHTING DESIGNS BY DUGAN

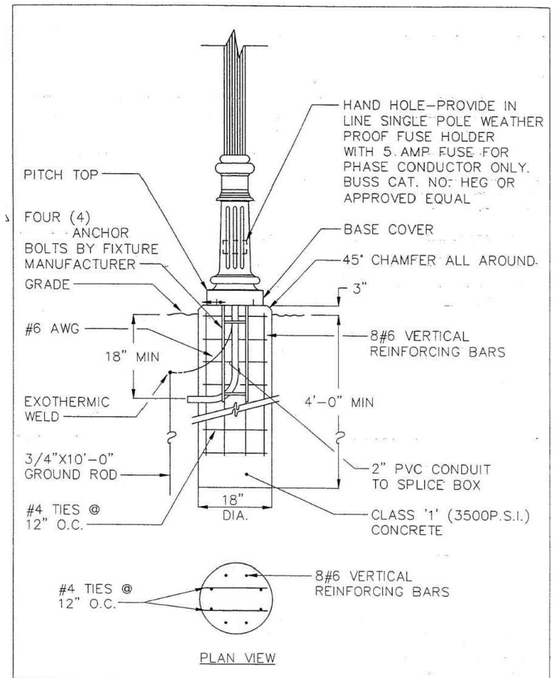
13



DETAIL NOTE:
1 PROVIDE GALVANIZED BAR 4" LONG WITH B.G.&E. PAD LOCK ON ONE END AND THE CITY OF BOWIE PADLOCK ON THE OTHER END. (PADLOCKS FURNISHED BY OTHERS) BAR WILL SLIDE OUT OF HASP AFTER REMOVING EITHER PADLOCK.

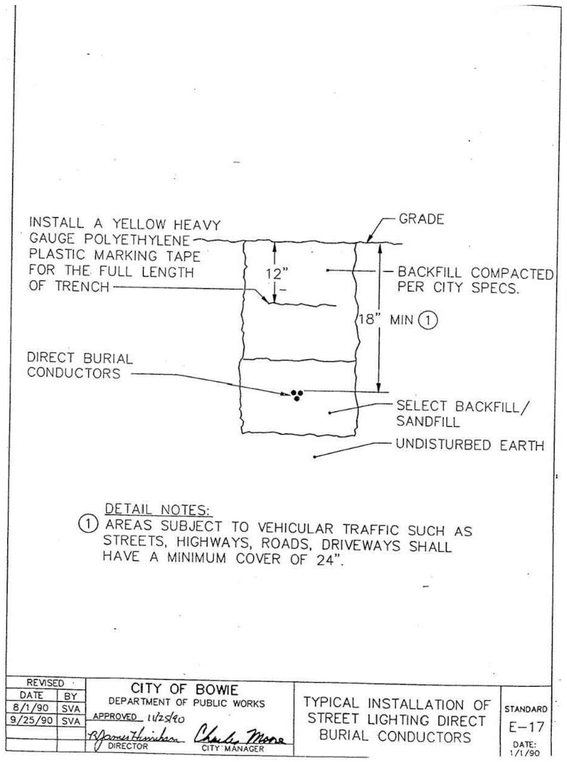
REVISED DATE	BY	CITY OF BOWIE DEPARTMENT OF PUBLIC WORKS	POWER POST DETAIL	STANDARD
8/1/90	SVA	APPROVED 11/25/90		E–1
		DIRECTOR / CITY MANAGER		DATE: 1/1/90

1/8 POWER POST DETAIL
NOT TO SCALE



REVISED DATE	BY	CITY OF BOWIE DEPARTMENT OF PUBLIC WORKS	TYPE "B" FIXTURE RESIDENTIAL–SECONDARY STREET WITH PAVEMENT WIDTH ≤ 36'–14' POLE BASE DETAIL	STANDARD
5/5/92	FWA	APPROVED 5/21/92		E–5
		DIRECTOR / CITY MANAGER		DATE: 8/1/90

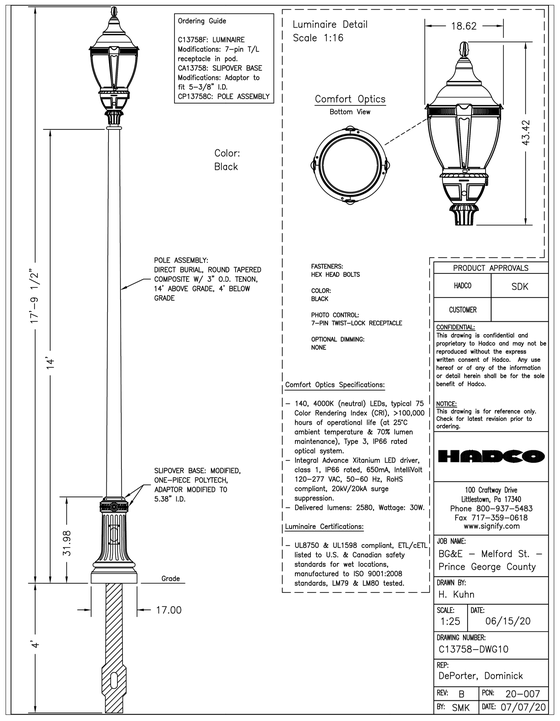
2/8 TYPE "B" RESIDENTIAL FIXTURE - BASE DETAIL
NOT TO SCALE



DETAIL NOTES:
1 AREAS SUBJECT TO VEHICULAR TRAFFIC SUCH AS STREETS, HIGHWAYS, ROADS, DRIVEWAYS SHALL HAVE A MINIMUM COVER OF 24".

REVISED DATE	BY	CITY OF BOWIE DEPARTMENT OF PUBLIC WORKS	TYPICAL INSTALLATION OF STREET LIGHTING DIRECT BURIAL CONDUCTORS	STANDARD
8/1/90	SVA	APPROVED 11/25/90		E–17
9/25/90	SVA	DIRECTOR / CITY MANAGER		DATE: 1/1/90

3/8 TYPICAL INSTALLATION OF DIRECT BURIAL CONDUCTORS
NOT TO SCALE



FASTENERS: HEX HEAD BOLTS
COLOR: BLACK
PHOTO CONTROL: 7–PIN TWIST–LOCK RECEPTACLE
OPTIONAL DIMMING: NONE

Comfort Optics Specifications:
- 140, 4000K (neutral) LEDs, typical 75 Color Rendering Index (CRI), >100,000 hours of operational life (at 25°C ambient temperature & 70% lumen maintenance), Type 3, IP66 rated optical system.
- Integral Advance Xitanium LED driver, class 1, IP66 rated, 650mA, IntelliVolt 120–277 VAC, 50–60 Hz, RoHS compliant, 20kV/20kA surge suppression.
- Delivered lumens: 2580, Wattage: 30W.

Luminaire Certifications:
- UL8750 & UL1598 compliant, ETL/cETL listed to U.S. & Canadian safety standards for wet locations, manufactured to ISO 9001:2008 standards, LM79 & LM80 tested.

PRODUCT APPROVALS	
HADCO	SDK
CUSTOMER	

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NOTICE: This drawing is for reference only. Check for latest revision prior to ordering.

HADCO
100 Craftway Drive
Littlestown, Pa 17340
Phone 800–937–5483
Fax 717–359–0618
www.signify.com

JOB NAME:	BG&E – Melford St. – Prince George County
DRAWN BY:	H. Kuhn
SCALE: 1:25	DATE: 06/15/20
DRAWING NUMBER:	C13758–DWG10
REP:	DePorter, Dominick
REV: B	PO#: 20–007
BY: SMK	DATE: 07/07/20

NOTE: FIXTURE TO BE FULL CUT-OFF

4/8 PHILLIPS HADCO STREET LIGHT
NOT TO SCALE

DRY UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE WITH THE BALTIMORE GAS AND ELECTRIC COMPANY (BG&E) TO DETERMINE IF THEY WILL BE PROVIDING STREET LIGHTING CIRCUITS.
2. CATV. LAYOUT TO BE PROVIDED BY OTHERS.
3. STREET LIGHTS SHALL BE PROVIDED IN SUFFICIENT QUANTITY TO PROVIDE ADEQUATE ILLUMINATION IN ACCORDANCE WITH LIGHT LEVEL STANDARDS ESTABLISHED BY THE ILLUMINATING ENGINEERING SOCIETY AND APPROVED BY THE AMERICAN STANDARDS ASSOCIATION AND THE GENERAL SPECIFICATIONS AND STANDARDS FOR HIGHWAY AN STREET CONSTRUCTION, FOR THE CITY, AS AMENDED FROM TIME TO TIME.
4. THE DEVELOPER SHALL EXERCISE SPECIAL CARE TO ENSURE THAT SUFFICIENT ILLUMINATION IS PROVIDED CONSISTENT WITH TREE PLANTING REQUIRED UNDER SECTION 22-48 AND ALL REFERENCES THEREIN.
5. THE DEVELOPER SHALL NOTIFY SUCH FRANCHISEE(S) OF THE PROPOSED NEW CONSTRUCTION AND ALLOW THE CABLE FRANCHISEE AN OPPORTUNITY TO INSTALL CABLE IN CONJUNCTION WITH THE CONSTRUCTION OF THE ROAD, AT THE CABLE FRANCHISEE(s) EXPENSE.
6. ALL LIGHT FIXTURES TO BE FULL CUT-OFF.

LIGHTING PLAN NOTES

1. THIS PLAN IS FOR LIGHT LOCATIONS ONLY. WIRING AND MECHANICAL DESIGN IS THE RESPONSIBILITY OF OTHERS. DEWBERRY CONSULTANTS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE STORM DRAIN INLETS, PIPES OR UTILITIES AS SHOWN ON THESE PLANS OR WHICH MAY DIFFER FROM THESE PLANS AS A RESULT OF ANY FIELD ADJUSTMENTS.
2. THE LIGHTING CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SHOULD ANY CONFLICTS OCCUR, THE OWNER AND DEWBERRY CONSULTANTS MUST BE NOTIFIED PRIOR TO ANY CONSTRUCTION.
3. ALL LIGHT, TRANSFORMER AND WIRE LOCATIONS SHOULD BE FIELD STAKED AND PRE-APPROVED BY THE INSPECTORS AND THE OWNER PRIOR TO COMMENCING WORK.
4. THIS PLAN IS FOR PRIVATE LANDSCAPING AND PRIVATE STREET LIGHTS REQUIRED BY M-NCPPC. ALL OTHER SITE LANDSCAPING AND LIGHTING ARE PROVIDED UNDER SEPARATE APPROVALS.
5. SERVICE PROVIDER: BGE
6. All LIGHT FIXTURES AND PLANTING LOCATIONS SHALL BE PLACED AS SHOWN OR AS APPROVED BY MANCPPC. PHOTOMETRIC DATA HAS BEEN PROVIDED BY COMMERCIAL LIGHTING SALES, AND THEREFORE DEWBERRY ENGINEERS INC. IS NOT HELD LIABLE FOR ANY DAMAGES.
7. ALL LIGHT FIXTURE FOUNDATION AND MOUNTING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND SHALL BE DESIGNED AND INSTALLED BY OTHERS PER GEOTECHNICAL AND STRUCTURAL RECOMMENDATIONS BY A MARYLAND REGISTERED PROFESSIONAL ENGINEER.
8. LIGHTING LOCATIONS ARE SHOWN ON THIS PLAN FOR GRAPHICAL PURPOSES ONLY AND MAY BE SUBJECT TO RELOCATION/REVISION THAT COULD OCCUR UNDER THE LIGHTING/ELECTRICAL DESIGN THAT IS TO BE DONE BY OTHERS. CONTRACTOR SHALL REFER TO THE REFERENCED LIGHTING/ELECTRICAL PLANS FOR PROPOSED LIGHT POST LOCATIONS, PROPOSED ELECTRICITY SUPPLY, AND LIGHTING SPECIFICATIONS.

GENERAL NOTES FOR ELECTRICAL CONSTRUCTION

1. ALL THE ELECTRICAL INSTALLATIONS AND RELATED WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE GENERAL SPECIFICATION OF THE CITY OF BOWIE.
2. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS, WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICH EVER IS LESS, CONTACT THE CITY OF BOWIE MANAGER BEFORE PROCEEDING WITH CONSTRUCTION.
3. THE CONTRACTOR MUST OBTAIN A COMPLETE SET OF EXISTING AND PROPOSED SITE UTILITY DRAWINGS AND BECOME COMPLETELY FAMILIAR WITH THE DRAWINGS BEFORE STARTING HIS WORK.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 72 HOURS BEFORE STARTING ANY WORK ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
VERIZON TELEPHONE	1-800-495-2211
BALTIMORE GAS AND ELECTRIC CO.	301-596-1420
COUNTY BUREAU OF UTILITIES	301-883-3820
COUNTY CONSTRUCTION / INSPECTION SURVEY DIVISION	301-636-2080
POTOMAC ELECTRIC POWER CO.	301-967-5800
WASHINGTON GAS LIGHT CO.	301-559-0100
CITY OF BOWIE CONSTRUCTION / INSPECTION DIVISION	301-809-2336
VERIZON	410-536-0070

6. ALL ELECTRICAL TRENCH BACKFILL AND ANY OTHER FILL WITHIN ROADWAY AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF PROCTOR VALUE IN ACCORDANCE WITH CITY OF BOWIE STANDARDS.
7. ANY ELECTRICAL FIXTURE OR CABLE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL EACH MATERIAL HAS BEEN APPROVED BY THE CITY INSPECTOR IN THE FIELD.
8. ALL UNPAVED AREAS WITHIN THE LIMITS OF DISTURBANCE SHALL BE SODDED AND SEEDED.
9. NO WORK IN PUBLIC RIGHT OF WAY SHALL BE DONE UNLESS ALL THE REQUIRED PERMITS ARE OBTAINED.
10. ADD ALL OTHER NOTES PERTINENT TO ELECTRICAL CODES AND INSTALLATION AND RELATED TO ANY SPECIFIC PROBLEM CONCERNING THE PROJECT.

PRODUCT SUBSTITUTION NOTE

1. IF ANY LIGHTING PRODUCT SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR THE PROJECT CIVIL ENGINEER CONSULTANT MUST HAVE THE SUBSTITUTIONS APPROVED BY THE CITY OF BOWIE PLANNING DEPARTMENT STAFF.

Dewberry

Dewberry Engineers Inc.
4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

APPLICANT
ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

CONTACT
MR. KENNETH FINDLEY
410-369-1298
KFindley@sjpi.com

THE MELFORD MANSIONS
DETAILED SITE PLAN
DSP-22043-03
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
MAP 0047 - F4
WSSC 200 FOOT MAP: 207NE15

SEAL

STATE OF MARYLAND · MEREDITH A. LEWIS · No. 4170 · REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

06/16/2025

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 4170

EXPIRATION DATE: 10/11/26

KEY PLAN

SCALE

No.	DATE	BY	Description
03	06/2025	RAL	**Amendment to Condition 5**
02	10/2024	PMS	Remove MF Bldg B
01	06/2024	PMS	Lighting / Pool / Arch Rev
00	02/2023	RL	New 3-YR Validity

REVISIONS

DRAWN BY
APPROVED BY PMS
CHECKED BY BF / RL
DATE OCTOBER 2024

TITLE

DETAILED SITE PLAN

LIGHTING NOTES & DETAILS

DEWBERRY JOB NO. 50128009

14

Q:\50128009\CAD\Civil\MNCPPC\Site Plan\2-Sheet Files\Mansions (DSP-22043)\DSP-22043-02\MANSIONS-LSP-PLAN SET.dwg, 12/16/2024 2:10:26 PM, pscott

Susan Lareuse

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

DA meeting 11/1/07
w/ Robert. Antonetti
Ramon Benitez
Katina Shoulars
Lori Shirley

September 19, 2007

RE: SP 06002 Melford

M-NCPPC
P.G. PLANNING DEPARTMENT
RECEIVED
SEP 19 2007
DEVELOPMENT REVIEW DIVISION

NOTICE OF FINAL DECISION
OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on September 11, 2007.

CERTIFICATE OF SERVICE

This is to certify that on September 19, 2007 this notice and attached Council Order were mailed, postage prepaid, to all persons of record.

Redis C. Floyd
Clerk of the Council

(10/97)

Case No. SP-06002

Applicant: Maryland Science and Technology Center, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER MODIFYING AND AFFIRMING IN PART A
PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, after consideration of the decision of the Court of Appeals of Maryland, on 4 May 2007, in City of Bowie v. MIE Properties, et al., No. 57, Sept. Term 2006, and after hearing argument from the parties, that the Planning Board's action in PGCPB No. 07-09, to approve a conceptual site plan, SP-06002, for mixed-use development on property described as approximately 344.10 acres of land in the M-X-T Zone, in the northeast quadrant of the interchange of US 301/MD 3 and US 50, Bowie, Maryland, is:

MODIFIED, and, as modified, AFFIRMED, for the reasons stated by the Planning Board, whose decision in PGCPB No. 07-09 is hereby adopted as the findings of fact and conclusions of law of the District Council, with the following modifications and additions:

A. The footprints for all "commercial uses," such as the commercial hotel, commercial retail, commercial office, and commercial office-warehouse ("flex") uses shown in the CSP, including those in existence, those under construction, and those proposed in this plan, are hereby approved. These commercial and flex-warehouse uses are consistent with the principal goals and objectives of the Bowie and Vicinity Master Plan, approved in February 2006, in Council Resolution 11-2006. The uses also conform with the vision for development of this site in the employment center plans and employment center zoning (E-I-A) approved in 1982, when the residential zoning (R-R and O-S) for the subject property was first changed.

B. Residential development on the subject property was not contemplated after the E-I-A Zone and basic plan were approved in 1982. In 1986 the CDP (comprehensive design plan) was first approved for the subject tract, and it also showed no residential uses. The Master Plan in 2006 suggested residential uses at Melford for the first time, as part of the employment center. It is not clear how the residential development proposed in this CSP application will conform to the vision of the employment center, and the residential development is not clearly integrated with, nor does it promote, the well-conceived employment center development that the Master Plan and adopted County plans and policies call for, on the subject tract.

C. The 2006 Master Plan, in its goals, objectives, and recommendations, calls for development of primarily high-quality, class A, office-employment uses on the subject property. This property, originally over 400 acres in size, lies at the intersection of two central arteries in Prince George's County, US 50 and US 301/MD 3. It includes land proposed for technology-oriented employment uses, primarily office, and land areas devoted to transportation and open space. Both US 50 and US 301/MD 3 are planned to be expanded and upgraded, in the State's five-year needs assessment and construction program, and office and employment uses will be needed at this location, before the next Master Plan and Sectional Map Amendment updates are scheduled for this area.

D. Residential development as currently shown in this CSP cannot be approved. The high-density residential uses proposed by the applicant are not well integrated with employment and office uses elsewhere on the site. Under Master Plan recommendations and the District Council's approved policies for the subject property, commercial office and employment development should be primary and preferred, in all development pods, and any residential development should complement and support the office and employment uses. The residential development shown in this application does not meet that objective.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Total development within the subject property shall be limited to uses within the M-X-T Zone that generate no more than 2,774 AM or 3,593 PM peak-hour vehicle trips. No development with an impact beyond those limits may be approved, until the applicant revises the CSP and the Planning Board and District Council make a new determination that transportation facilities will be adequate for proposed uses. The applicant shall prepare and file another traffic analysis, to support a finding of adequacy.

2. Prior to issuance of any building permits for lots that have not been recorded, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency.

   (A) At the MD 3/MD 450/gas station access intersection:

   The applicant shall provide an additional northbound and southbound through lane. Pursuant to SHA requirements, the additional southbound through lane shall begin at the Patuxent River Bridge and shall extend 2,000 feet south of MD 450. The additional northbound through lane shall begin 2,000 feet south of MD 450 and shall extend to the Patuxent River Bridge, north of MD 450.

   (B) At the US 301/Gov. Bridge Road/Harbor Way intersection:

   The applicant shall provide an additional exclusive left turn lane on the eastbound approach. The overall lane use for this approach shall be two left turn lanes and a shared left-through-right lane.

   Governors Bridge Road shall be widened, and a left-turn lane shall be added, as recommended by DPW&T. Because of the short right-turn-only lane, the widening shall extend from the intersection of US 301 to the apartment complex driveway, and the entire roadway shall be restriped, to provide two outbound lanes for approximately 250 feet, all as recommended by DPW&T.

3. The site plans shall be revised to delineate and note both the Environmental Setting and the Impact Area for Melford, Historic Site 71B-016.

4. Applicable detailed site plans that may affect the historic vista of the Melford House shall demonstrate that proposed buildings do not obstruct the vista.

5. Before approval of any detailed site plans, the applicant shall demonstrate that plans for new construction within the impact review area follow the guidelines on page 91 of the CDP-8601 document for the former Maryland Science and Technology Center.

6. Before M-NCPPC accepts a detailed site plan application for this property, the applicant in the historic area work permit process shall present a plan and timetable for the

protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford Historic Site. The Historic Preservation Commission and Planning Board shall review and approve the plan and timetable, in the HAWP process, before approval of the first DSP.

7. In the detailed site plan for the development of the Melford Historic Site, its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal, to minimize adverse impacts to the historic site.

8. Prior to issuance of building permits for any property within CSP-06002, the applicant shall initiate the restoration of the Melford House and outbuildings, through the historic area work permit process. The restoration of Melford and outbuildings shall be completed prior to issuance of use and occupancy permits for any future hotel or office uses.

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

10. The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with guideline 3 of CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required. The project shall be pedestrian-friendly, with keen detail for a walkable community.

11. Curb extensions, curb cuts, crosswalks, pedestrian refuges, and other pedestrian safety features shall be provided where appropriate, and shall be shown on all affected DSPs.

12. Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the Lower Pond. The comprehensive trail network will be evaluated at the time of preliminary plan and should be in conformance with guidelines 29 and 30 of CR-11-2006.

13. The illustrative plan provided with the CSP is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other Master Plan considerations.

Note on plan

14. Prior to signature approval of the CSP and TCP I, the TCP I shall be revised as follows:

a. Revise the shading patterns so that the information underneath is legible;

b. Eliminate the pattern used to depict previously approved limits of disturbance and show only the limit of disturbance needed for the proposed development;

c. Eliminate all clearing not necessary for the conceptual construction of the features shown;

missing d. Revise the existing tree line per Staff Exhibit A (2006 Aerial);

e. Provide labels on each cleared area, with acreage and land pod identifications; if cleared areas cross pods, divide them up so that the table on Sheet 1 can be checked for correctness; check work sheet in excell

f. Revise the worksheet to reflect all cleared areas, preservation areas, etc.;

g. Revise the table on Sheet 1 to fill in all the boxes;

h. Add the following note: "This TCP I is associated with the approval of CSP-06002; it is conceptual in nature, and is subject to further revisions with the preliminary plan of subdivision application";

will ask CJ. i. Revise the plans to address all other staff comments of record; and

j. Have the revised plans signed and dated by the qualified professional who prepared them.

15. Prior to signature approval of the CSP, and at least 30 days prior to any hearing on the preliminary plan, the CSP and TCP I shall be revised to remove all buildings, roads, trails, and other amenities from the 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain. explanation of trail for locals

OK

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

N/A.

17. During the review of the TCP I associated with the preliminary plan, the linear wetland in the middle of the southeastern portion of the site shall be evaluated, to ensure its protection in a manner consistent with previous approvals.

N/A.

Conceptual Site Plan should show the Park Land dedication

18. Prior to approval of any DSP, the applicant shall dedicate to the M-NCPPC 108±, acres including but not limited to 100-year floodplain and floodplain buffer, as shown on the Department of Parks and Recreation (DPR) Exhibit "A".

19. Land to be conveyed is subject to conditions 1 through 9, in attached Exhibit "B".

20. Prior to the approval of a preliminary plan or detailed site plan, the applicant shall demonstrate:

N/A

a. Development plans shall show minimization of impervious surfaces, through all phases of the project. Structured parking should be used to the maximum extent possible.

b. Streams shall have a 100-foot natural buffer and a 150 foot-wide building and parking setback. There shall be a 150-foot buffer on the 100-year floodplain. If a utility must be extended into any buffer, then an equal area of natural buffer alternative shall be retained on community property.

c. Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.

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

21. Prior to the submission of a preliminary plan of subdivision, the applicant shall provide a plan for evaluating the resource at the Phase II level. In accordance with the *Guidelines for Archeological Review*, if a Phase II archeological evaluation is necessary, the applicant shall submit a research design for approval by Historic Preservation staff. After the work is completed, and before approval of the preliminary plan, the applicant shall provide a final report detailing the Phase II investigations, and shall ensure that all artifacts are curated to MHT Standards.

N/A

22. If a site has been identified as significant and potentially eligible to be listed as a Historic Site or determined eligible for the National Register of Historic Places, the applicant shall provide a plan for:

N/A

a. Avoiding and preserving the resource in place; or

b. Phase III Data Recovery investigations and interpretation.

Phase III Data Recovery investigations shall not begin until Historic Preservation staff approves the research design. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the *Guidelines for Archeological Review,* before approval of any grading permits within 50 feet of the perimeter of the site.

23. Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that retail uses are designed to:

N/A

a. Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services and dining; and providing attractive gateways/entries and public spaces.

b. Create outdoor amenities to include, at a minimum, such amenities as brick pavers, tree grates, decorative lighting, signs, banners, high-quality street furniture, and extensive landscaping, including mature trees.

c. Create attractive architecture by using high-quality building materials such as stone, brick, or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes and customized shopfronts, to create a street-like rhythm.

d. Provide attractive, quality facades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC, and other unsightly functions.

e. Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for safe and comfortable travel; pedestrian walkways shall be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.

f. Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.

g. Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.

h. Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.

i. Create a signage package for high-quality signs and sign standards, with requirements for all retail and office tenants and owners. The standards shall address size, location, square footage, materials, logos, colors, and lighting. Any revision to existing approved signage plans shall incorporate the previously approved designs.

j. Eliminate all temporary signage on the site or attached to the exterior facades of a building.

k. Make retail pad sites compatible with the main retail/office/hotel component. If the retail pad sites are located along the street, parking shall be located to the rear of the pad sites.

l. Provide green areas or public plazas between pad sites.

m. Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features.

24. Detailed site plans for new research and development "flex space" shall not exceed 10 percent of total space (excluding existing research and development) within the M-X-T Zone. Generally this flex space is intended as an interim use, which shall be redeveloped predominantly with office use, as market conditions permit. When an area is initially developed as research/development, flex space or warehouses, that area should be the first considered for redevelopment, when market conditions permit new office development. The applicant shall demonstrate that its long-term goal is to have all flex space uses converted to commercial office, with supporting retail (including a main street) and hotel uses, within a reasonable time period.

N/A

25. All stream channels on the site should be depicted on all plans in their entirety, with the regulated stream buffer shown as required.

OK

26. Prior to the approval of a detailed site plan, the following issues shall be addressed:

a. Plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.

NA

b. Appropriate signage should be placed near the historic site, to call attention to the history of the area.

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

27. Prior to signature approval of the plans, the coversheet shall be revised to clearly indicate the limits of the application. CSP

28. Detailed site plans shall provide a minimum 30-foot wide landscape buffer between the development and US 50, if research and development flex space is proposed. The buffer shall be measured from the public utility easement. NA

29. Recreation Facilities Conditions:

a. The applicant shall provide private recreational facilities as determined appropriate at the time of review of the detailed site plan (DSP). the recreational facilities shall be constructed in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.

Parks Dept.

b. Prior to certificate approval of the CSP-06002, the applicant shall revise the plan to show the conceptual trail layout of the master planned trail on dedicated parkland.

c. Prior to approval of the first final plat for the project, the applicant shall make a monetary contribution in the amount of $250,000 for the design and construction of the Green Branch Athletic Complex.

d If necessary, a public access easement shall be recorded from US 301 to the proposed public parkland over the planned private streets to provide public access to the public park.

e. The applicant shall submit three original, executed Recreational Facilities Agreements (RFA) for trail and trailhead construction to the DPR for their approval, three weeks prior to a submission of a final plat of subdivision. Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.

f. The applicant shall submit to the DPR a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DPR, within at least two weeks prior to applying for building permits.

Ordered this 11th day of September, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, Knotts and Turner

Opposed:

Abstained:

Absent: Council Member Olson

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Camille A. Exum, Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

LAW OFFICES
SHIPLEY & HORNE, P.A.

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Largo, Maryland 20774
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Facsimile: (301) 925-1803
www.shipleyandhorne.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Elizabeth M. Hewlett *†

Dennis Whitley, III*
Robert J. Antonetti, Jr.

*Also admitted in the District of Columbia
†Also admitted in Massachusetts

October 31, 2007

VIA HAND DELIVERY
Ms. Susan Lareuse
Maryland-National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive
4th Floor
Upper Marlboro, Maryland 20772

RE: Melford Conceptual Site Plan 06002

Dear Susan:

I am writing on behalf of the applicant for the above-referenced case in order to present you with a revised Conceptual Site Plan and the related TCP I (TCP-I/44/98-02) for certification (see attached paper sets of the revised CSP and TCP I).

Enclosed, please find a letter from Ms. Tanya Bensinger, the engineer for the project, which addresses the several conditions of approval that need to be addressed by the applicant prior to certification. Moreover, I have also enclosed a letter from Mr. George Junkin, the environmental consultant for the project, which addresses all the conditions of approval required to be satisfied prior to certification of the revised TCP I.

Thank you in advance for your attention to this matter. I look forward to meeting with you and Mr. Ramon Benitez tomorrow to go over all final items related to certification. In the interim, if you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Robert J. Antonetti, Jr.

RJA/pl

Enclosures

cc: Mr. Ramon Benitez

N:\Pat\Rob\LETTERS 2007\MIE.csp06002.lareuse.ltr.10.31.07.doc

Matis Warfield

consulting engineers

October 30, 2007

Ms. Susan Lareuse
Development Review Division, MNCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, Md. 20772

Re: The Melford Property
Case No. SP- 06002

Ms. Lareuse,

We would like to offer the following responses to the conditions requiring action on the plan set:

Condition #3 - *The site plans should be revised to delineate and note both the Environmental Setting and Impact Area for Melford, Historic Site 71B-016.*

- **The areas are noted as requested.**

Condition #15 - Prior to signature approval of the CSP and at least 30 days prior to any hearing on the preliminary plan, the CSP and TCPI shall be revised to remove all buildings, roads, trails and other amenities from the 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.

- **With the exception of the master plan trail required by item #29b and the associated trailhead parking, this item has been completed.**

Condition #16 - Except for previously approved clearing that directly relates to the construction of the stormwater management ponds, all disturbance to the stream and floodplain buffers shall be eliminated. Where these buffers have been disturbed by previous approvals, they shall be reforested wherever possible. The TCPI associated with the preliminary plan will be evaluated for impacts to these buffers for the installation of stormwater management outfalls as necessary. The 150-foot building setback shall be shown on the plan, and the applicant shall adhere to the setback.

- **The 150' building setback from the floodplain is now shown as requested.**

Condition #25 - All stream channels on the site should be depicted on all plans in their entirety, with the regulated stream buffer shown as required.

- **All streams and their associated buffers are shown.**

Condition #27 - Prior to signature approval of the plans, the coversheet shall be revised to clearly indicate the limits of the application.

- **The limits of the plan are clearly delineated.**

Matis Warfield, Inc.
10540 york road • suite m • hunt valley, maryland 21030
phone 410-683-7004 • facsimile 410-683-1798
www.matiswarfield.com

Condition #29b - Prior to certificate approval of the CSP-06002, the applicant shall revise the plan to show the conceptual trail layout of the master planned trail on dedicated parkland.

- **The conceptual trail layout is now shown.**

Please contact our office should you have any questions or need additional information.

Sincerely,

Tanya L. Bensinger, P.E.

AMERICAN LAND CONCEPTS

PROVIDING ENVIRONMENTAL SERVICES TO LANDOWNERS, DEVELOPERS AND INDUSTRY

October 30, 2007

Ms. Susan Lareuse
Development Review Division, MNCPPC
14741 Governor Oden Bowie Drive
Upper Marlboro, Md. 20772

Re: The Melford Property
Case No. SP- 06002

Ms. Lareuse,

We would like to offer the following responses to Condition #14 of the above referenced case number:

Condition #14a - Revise the shading patterns so that the information underneath is legible.

- **The shading patterns have been revised as requested.**

Condition #14b - Eliminate the pattern used to depict previously approved limits of disturbance and show only that limit of disturbance needed for the proposed development;

- **The pattern depicting the previously approved LOD has been removed and the LOD has been revised as requested.**

Condition #14c - Eliminate all clearing not necessary for the conceptual construction of the features shown;

- **The LOD has been revised per the conceptual site plan and all unnecessary clearing removed from the plan.**

Condition #14d - Revise the existing tree line per Staff Exhibit A (2006 Aerial);

- **The tree line has been revised to reflect current conditions.**

238 B MAIN STREET
REISTERSTOWN MARYLAND 21136
PHONE 410/526-2688
FAX 410/526-2970

Condition #14e - *Provide labels on each cleared area with the acreage and which land pod it is credited to; if cleared areas cross pods, divide them up so that the table on sheet 1 can be checked for correctness;*

- **The labels have been revised as requested.**

Condition #14f - *Revise the worksheet to reflect all cleared areas, preservation areas, etc.;*

- **The worksheet has been revised to reflect all items as required.**

Condition #14g - Revise the table on Sheet 1 to fill in all the boxes.

- **All of the boxes have been filled in as requested.**

Condition #14h - *Add the following note: "This TCPI is associated with the approval of CSP-06002 and as such is conceptual in nature. It is subject to further revisions with the preliminary plan of subdivision application.";*

- **The note has been added to the cover sheet as requested.**

Condition #14i - Revise the plans to address all other staff comments of record;

- **To our knowledge, all comments have been addressed.**

Condition #14j - *Have the plans signed and dated by the qualified professional who prepared them.*

- **The plans have been signed an dated as requested.**

Please contact our office should you have any questions or need additional information.

Sincerely,

George M. Junkin
President

ADDENDUM TO DISTRICT COUNCIL DECISIONS

Project Name: MELFORD, FORMERLY THE MARYLAND SCIENCE AND TECHNOLOGY CENTER

The Subject: CSP-06002

Is composed of:

1	Cover Sheet
1	Approval Sheet
1	Conceptual Site Plan - Illustrative Plan
1	Conceptual Site Plan
12	Type I Tree Conservation Plans
1	Conceptual Site Plan - Landscape Plan
1	Conceptual Site Plan - Open Space Plan
1	Conceptual Site Plan - Phasing Plan
1	Conceptual Site Plan - Street Sections
1	Conceptual Site Plan - Urban Standards
1	Conceptual Site Plan – Recreation Plan

The validity period of this application is: Indefinite

INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND

COUNTY COUNCIL

County Administration Building, 2nd Floor
Upper Marlboro, Maryland 20772
(301) 952-5261

January 11, 2008

TO: Steven Adams, Susan Lareuse, Urban Design Section, M-NCPPC

THRU: Craig S. Price, Council Administrator

FROM: Steven M. Gilbert, Principal Counsel, District Council

RE: SP-06002 (Melford): Application of CSP Condition 8 to DSP-06096

Steve, Susan, thanks very much for the inquiry about this detailed site plan, DSP-06096, accepted for filing in March 2007.

You've asked whether condition 8 in SP-06002, the conceptual site plan for Melford approved by the District Council on 11 September 2007 (and effective 19 September 2007), should be applied to DSP-06096. For the reasons that follow, I'd advise that condition 8, which concerns completed "restoration" of the Melford House, does not apply to this detailed site plan, as the hotels shown in the plan are not "future," within the meaning of the condition.

DISCUSSION

The Melford conceptual site plan, SP-06002, covers most of the acreage in the former Maryland Science and Technology site. The original Science and Technology tract comprised about 450 acres, at the US 50 and US 301 interchange, and SP-06002 includes all undeveloped areas. Among those is Lot 1, at the intersection of Science Drive and Melford Boulevard, off the northbound ramp to MD 3. The owner of Lot 1, Columbia Properties, LLC, proposes three Marriott hotels on Lot 1.

Condition 8 of SP-06002 provides:

> Prior to issuance of building permits for any property within CSP-06002, the applicant shall initiate the restoration of the Melford House and outbuildings, through the historic area work permit process. The restoration of Melford and outbuildings shall be completed prior to issuance of use and occupancy permits for any future hotel or office uses.

The condition, effective on 19 September 2007, requires "initiat[ion]" of restoration of the Melford House, in the first part, and "complet[ion]" of the restoration, in the second.

At the present time, the Melford House owner, St. John Properties (through Maryland Science and Technology, LLC), has filed with the Historic Preservation Commission an application to begin the restoration of the historic site. This application should be reviewed by both the HPC and the Planning Board, as to a plan and timetable for restoration, by the end of January 2008. That activity would appear to satisfy the first part of condition 8, the initiation of the restoration process.

The second part of the condition applies only to a hotel or office use that is "future." At the time the District Council approved SP-06002, the Marriott hotels were shown in the plan, on Lot 1. The Lot 1 hotels are therefore not "future," for purposes of condition 8.

Thanks again for advising of the question about this condition.

If you need anything further, please advise.

LAW OFFICE OF
John P. McDonough, LLC

4403 Woodgate Way
Bowie, MD 20720
Jmcdonough@mcdonoughlaw.mailstreet.com

Phone (301) 352-3090
Fax: (301) 352-3091
Cell: (240) 447-1229

December 27, 2006

Susan Lareuse
Planner Coordinator, Urban Design
M-NCPPC
County Administration Building
Upper Marlboro, MD 20772

In Re: Revision to CSP-06002 (Melford)

Dear Susan:

As you know, our current Conceptual Site Plan Application is for 259.7 ± acres. As we have discussed, while the "Melford property" as described in CR-11-2006 consists of 433 ± acres, it contains property not owned or controlled by the Applicant and which was already developed in the E-I-A zone, i.e., 87,500 sq. ft. of construction on 14.2 ± acres for the Institute for Defense Analysis (so called "super computer" built in the 1980s), the Census Bureau facility, 120,560 sq. ft. of construction on 9.0 ± acres of land (both IDA and Census are federal facilities), a cemetery owned by another entity consisting of one acre, the Masonry Institute, 231,000 sq. ft. of construction on 14.4 ± acres, currently being constructed, and 60.2 ± acres of land previously dedicated to public agencies, i.e., rights of way for roads, storm water management ponds dedicated to the City of Bowie, etc. The total acreage owned by others amounts to 98.8 ± acres.

Applicant, therefore, excluded these properties (approximately 98.8 ± acres) from its Application for CSP-06002, as well as 74.4 ± acres of flood plain it intends to dedicate to the Maryland-National Capital Park & Planning Commission ("M-NCPPC").* After discussions with you and Steve Adams, we concluded it would be better to **include** the 74.4 ± acres of flood plain to be dedicated to the M-NCPPC as part of this Application. By copy of this letter, on behalf of the Applicant, Maryland Science and Technologies, LLC c/o St. John Properties, 2560 Lord Baltimore Drive, Baltimore, MD, we hereby so amend the Application (see attached Conceptual Site Plan outlined in red) for a total of 334.1± acres. It is our understanding such an amendment is permissible within the Rules and Regulations of the M-NCPPC for processing of Conceptual Site Plans, pursuant to *County Code* §27-267 through

*The total amount of flood plain to be dedicated is 89.26 ± acres but some **is** included in the Application as part of development pods, because of the tax accounts.

280, inclusive. If, though, for any reason, this amendment is rejected, Applicant **still** intends to move forward with its Application, treating the flood plain as an out parcel at Preliminary Plan of Subdivision and dedicating the flood plain to the M-NCPPC, in any event. As such, this revision to the Application is largely technical in nature.

Thank you for your attention to the enclosed. If I can answer any questions or be of any further assistance, please be sure to contact me.

Sincerely,

John P. McDonough

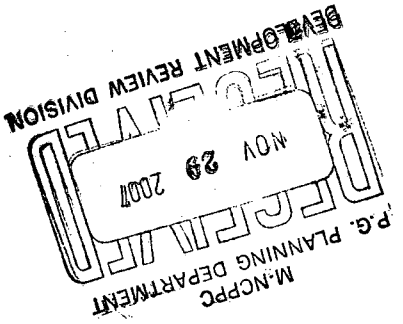
LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shipleyandhorne.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Elizabeth M. Hewlett *†

Dennis Whitley, III*
Robert J. Antonetti, Jr.

*Also admitted in the District of Columbia
†Also admitted in Massachusetts



November 29, 2007

VIA HAND DELIVERY
Ms. Susan Lareuse
Maryland-National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive
4th Floor
Upper Marlboro, Maryland 20772

RE: Melford Conceptual Site Plan 06002

Dear Susan:

I am writing on behalf of the applicant for the above-referenced case in order to present you with a revised Conceptual Site Plan and the related TCP I (TCP-I/44/98-02) for certification (see attached paper sets of the revised CSP and TCP I).

Enclosed, please find a letter from Ms. Tanya Bensinger, the engineer for the project, which addresses the several conditions of approval that need to be addressed by the applicant prior to certification. Moreover, I have also enclosed a letter from Mr. George Junkin, the environmental consultant for the project, which addresses all the conditions of approval required to be satisfied prior to certification of the revised TCP I.

Thank you in advance for your attention to this matter. I look forward to meeting with you and Mr. Ramon Benitez tomorrow to go over all final items related to certification. In the interim, if you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Dennis Whitley, III

DW/pl

Enclosures

cc: Mr. Ramon Benitez

N:\Pat\Rob\LETTERS 2007\MIE.csp06002.lareuse.ltr.11.29.07.doc

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

March 27, 2015

M-NCPPC
P.G. PLANNING DEPARTMENT
RECEIVED
MAR 30 2015
DEVELOPMENT REVIEW DIVISION

RE: CSP-06002-01 Melford
St. John Properties, Inc., Applicant

NOTICE OF FINAL DECISION
OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on March 23, 2015.

CERTIFICATE OF SERVICE

This is to certify that on March 27, 2015, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

Redis C. Floyd
Clerk of the Council

Case No.: CSP-06002-01 Melford

Applicant: St. John Properties, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that application CSP 06002-01, requesting approval for 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 additional square feet of office space as amendments to an approved conceptual site plan ("CSP") with 1,807,874 square feet of approved office / research and development uses, in order to create an integrated, mixed-use development known as Melford, located in the northeast quadrant of the intersection of Robert S. Crain Highway (MD 3) and John Hanson Highway (US 50 / 301), within Planning Area 71B, Council District 4, be and the same is hereby APPROVED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, namely Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, as well as the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, we hereby adopt the findings and conclusions within the administrative record as to proposed application, and specifically those findings and conclusions set forth within PGCPB No. 14-128, except where otherwise stated herein.[1]

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[1] References to the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, §§27-101 (2011 Ed. & Supp. 2014) *et seq.*, are styled "the Zoning Ordinance" and cited "§ 27-___" herein. References to the Regional District Act within Md. Code Ann., Land Use (2012 & Supp. 2014) are styled the "Regional District Act" and cited "§ __ of the RDA" herein. References to the Development Review Division of the Maryland-National Capital Park and Planning Commission are styled "Technical Staff"

PROCEDURAL HISTORY

On or about June 9, 2014, the Development Review Division of the Maryland-National Capital Park and Planning Commission accepted, as filed and for review, conceptual site plan application CSP-06002-01, requesting approval for 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily units; 268,500 square feet of retail uses; and 260,000 square feet of office space to amend an approved conceptual site plan with 1,807,874 square feet of approved office / research and development uses. On October 30, 2014, after completing its review of the subject application, Technical Staff of the Maryland-National Capital Park and Planning Commission issued a Technical Staff Report as to CSP-06002-01 in accordance with the requirements of the Zoning Ordinance, and recommending approval of the proposed amendments to the approved conceptual site plan. *See* 10/30/2014 TSR, at 3. On November, 13, 2014, pursuant to § 27-546 of the Zoning Ordinance, the Planning Board conducted a public hearing on the subject proposal. After considering the testimony and other evidence in the record, the Planning Board adopted PGCPB No. 14-128 at its December 4, 2014, meeting, stating its favorable disposition of approval of CSP-06002-01 embodied therein, as required by § 27-285 of the Zoning Ordinance. *Id.*

Thereafter, on January 7, 2015, in accordance with § 27-280 of the Zoning Ordinance, several Persons of Record[2] jointly filed a timely written appeal with the Clerk of the District Council, alleging various errors by Planning Board within its December 4, 2014, disposition as to CSP-06002-01, and requesting Oral Argument before the District Council. *See generally*

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herein. References to Applicant, St. John Properties, Inc., are styled "Applicant" herein. References to Persons of Record, including those citizens that jointly appealed the December 4, 2014, disposition recommendation of the Planning Board as to CSP-06002-01 are styled "Citizens Opposition" herein. Lastly, citations to specific exhibits within the administrative record for CSP-06002-01 are styled "Ex. __" herein.

[2] The signatory persons of record stated in the January 7, 2015, appeal to the District Council are as follows: Martha Ainsworth, Chair, *Prince George's Sierra Club*; Sally Mitchell, Person of Record; Bruce Pletsch, *Sherwood Manor Civic Association*; Lauren Ragsac, Person of Record; and Fred Tutman, *Patuxent Riverkeeper*.

01/07/2015 Mem., Ainsworth to Floyd. On January 12, 2015, the District Council did not elect to review CSP-06002-01.

Accordingly, after the close of the appeal period for the subject application, the Clerk of the District Council mailed notice of the oral argument scheduled for February 23, 2015, to all persons of record as required by § 27-125.04 of the Zoning Ordinance. We conducted oral argument as scheduled on February 23, 2015, in accordance with the prescriptions of § 27-131 of the Zoning Ordinance, as well as the District Council Rules of Procedure. *See generally* 02/23/2015 Tr. *See also* Rule 6, R. of Proc., County Council of Prince George's County, sitting as the District Council. In amplifying the allegations raised in the January 7, 2015, jointly filed written appeal, the Citizens Opposition raised several questions, discussed *infra*, at oral argument. *See* 01/07/2015 Mem., Ainsworth to Floyd, at 1–2. *See also* 02/23/2015 Tr. At the conclusion of the proceeding, the District Council took this matter under advisement. *See* 02/23/2015 Tr. Thereafter, on March 9, 2015, and in the manner prescribed within § 27-132 of the Zoning Ordinance, the District Council favorably voted to refer CSP-06002-01 for the preparation of an Order of Approval with Conditions.

FINDINGS AND CONCLUSIONS

The Subject Property

CSP-06002-01 is a development proposal for property located in the northeast quadrant of the intersection of the Robert S. Crain Highway (MD 3) and the John Hanson Highway (US 50/301), in Planning Area 71B, within the Fourth Council District. The site is bounded to the north by the Sherwood Manor subdivision, a development consisting of single-family detached dwelling units in the Residential-Agricultural (R-A) Zone, and vacant property owned by the Maryland-National Capital Park and Planning Commission ("M-NCPPC") in the Reserved Open

Space (R-O-S) Zone, the Patuxent River Park; to the east by the Patuxent River and the U.S. Air Force transmitter station located in Anne Arundel County; to the south by the John Hanson Highway (US 50/301) right-of-way and a small vacant property in the Open Space (O-S) Zone; and to the west by the Robert S. Crain Highway (MD 3) right-of-way.

Prior History of the Property

On January 25, 1982, the District Council approved Zoning Map Amendment (Basic Plan) A-9401 for the subject property, with ten conditions (Zoning Ordinance 2-1982). In so doing, the zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, subject to 27 conditions and two considerations, consistent with the disposition recommendation of the Planning Board for the Maryland Science and Technology Center forth in PGCPB Resolution No. 86-107.

Nearly two decades years later, the District Council approved the 2006 *Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B* ("Bowie Master Plan and SMA") via adoption of CR-11-2006 on February 7, 2006. In particular, one of the comprehensive zoning changes Sectional Map Amendment specifically approved a zoning change applicable to the subject property, namely to intensify its zoning classification from the Employment and Institutional Area (E-I-A) Zone to the Mixed Use-Transportation Oriented (M-X-T) Zone. The original conceptual site plan for the property, CSP-06002, approved mixed-use development for the site with hotel, office, retail, restaurant, research and development, and residential (366 single-family units including both detached and attached units, and 500 multifamily units) use components. *See* PGCPB No. 14-128, at 5; 10/30/2014 TSR, at 4–5; 06/06/2014 App. Just'n Stmt., at 3–4. On January 11, 2007, after consideration of the

proposal and record of its public hearing, the Planning Board voted in favor of approval as to CSP-06002 on February 15, 2007, subject to 44 conditions, as set forth in PGCPB No. 07-09. *See* App. Just'n Stmt., at 3. Thereafter, on May 11, 2009, the District Council rendered a final decision of approval as to plan application CSP-06002. The final decision of the Council as to CSP-06002 incorporated four modifications, 29 conditions and, most notably, rejected the residential component for the proposed development. *See generally* 05/11/2009, CSP 06002 Order of Approval with Conditions, PGCDC. Despite the limitations set forth in the conceptual site plan approval order issued by the District Council, we take administrative notice pursuant to § 27-141[3] of prior approvals for development at the Melford property and in the vicinity of the proposed project—specifically, the findings within each approval as to consistency with approved County land use development policies. We find these previously approved projects included office uses, hotels, flex space, and other institutional uses. *See* 10/30/2014 TSR, at 3; 06/06/2104 App. Just'n Stmt., at 3. However, due to various market constraints, not all uses approved for development are fully constructed to date. *Id.*

Subject Development Request

This application proposes development of 2,500 residential units, including 500 attached single-family dwelling units (townhomes), 1,000 age-restricted multifamily dwelling units for seniors, and an additional 1,000 multifamily dwelling units; a proposed 268,500 square feet of retail uses; and 260,000 square feet of proposed office space to a conceptual site plan (CSP-06002) approved for 1,547,874 square feet of approved office / research and development uses to

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[3] § 27-141 of the County Zoning Ordinance provides that "[t]he final decision in any zoning case shall be based only on the evidence in the record, and shall be supported by specific written findings of basic facts and conclusions. In addition, the Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision."

create an integrated, mixed-use development at Melford. *See* PGCPB No. 14-128, at 3; 10/30/2014 TSR, at 5; 06/06/2014 App. Just'n Stmt., at 2–3.

An examination of the evidence within the administrative record calls for development of a mixed-use residential, retail, and commercial office development at Melford, which is partially improved with some office development and related structures. The entire Melford property consists of approximately 431 acres, and is located in the northeast corner of the intersection of Crain Highway (MD 3) and the John Hanson Highway (US 50 / 301). It is bordered to the east by the Patuxent River environmental areas that are now part of a large approximately 96-acre parcel dedicated to M-NCPPC for parkland pursuant to previous approvals by of the District Council. Vehicular entrance to the property is through the existing public road called Melford Boulevard, that intersects with MD 3 north of US 50 / 301 at a large controlled intersection. *See* PGCPB No. 14-128, at 43; 10/30/2014 TSR, at 4.

The subject application proposes development of approximately 276 acres of the Melford property, located in its central and southern portions. This area includes multiple dedicated existing public rights-of-way, such as Melford Boulevard, which has an east-west vehicular flow, and Curie Drive, which runs north-south. The primary area of revision contemplated by the subject application is defined as "Melford Village" by Applicant, and constitutes a majority of the central portion of the property surrounding the Historic Melford House and cemetery north of Melford Boulevard, on both sides of existing Curie Drive, and south of an existing stormwater management pond. The remainder of the development area proposed for the development in this application includes existing commercial office / research and development uses to the south, west, and north. However, we note that the subject application does not propose alterations or revisions to these existing structures. *Id.*

Based on our review of Applicant's development proposal, Melford Village will be organized around two main vehicular boulevards—a new boulevard running east-west, north of Melford House and Melford Boulevard; and around Curie Drive running north-south, which will be modified in the future in regard to alignment and road section as part of this development. *See* PGCPB No. 14-128, at 3; 10/30/2014 TSR, at 5; App. Just'n Stmt., at 4–5.

Four (4) neighborhoods are created by the two main boulevards: the northwest neighborhood, southwest neighborhood, southeast neighborhood, and northeast neighborhood, along with the commercial district on the west side of Melford Boulevard. Where the two main boulevards intersect, Applicant proposes a village plaza that will include a monumental feature that will also serve as a focal point for Melford Village. The east-west boulevard, as proposed, will terminate at an amphitheater on the eastern end, adjacent to an existing stormwater pond that Applicant proposes for reconfiguration as an amenity feature. *See* PGCPB No. 14-128, at 3; 10/30/2014 TSR, at 5; App. Just'n Stmt., at 4.

As stated in the record compiled for the subject project, Applicant proposes 260,000 square feet of commercial office space, as well as 268,500 square feet of commercial retail space which, according to our review of the evidence in the record, will be generally concentrated at the west end of Melford Village, surrounding the new east-west boulevard—just to the east and north of Melford Boulevard—west, north and south of Melford House. *See* PGCPB No. 14-128, at 4; 10/30/2014 TSR, at 6; 06/06/2014 App. Just'n Stmt., at 4. On the west side of Melford Boulevard, near the existing office buildings on the site, Applicant proposes development of a smaller, more compact commercial space for the site. *Id.* Lastly, the record shows the stated proposal for the remaining portions of the proposed Melford Village area, which is located east of Melford House, surrounding the north-south boulevard and extending to the M-NCPPC

parkland to the east, as Applicant's proposed location of the residential component of the project, with construction of 2,500 residential dwelling units, including multifamily units, and a 20 percent maximum for single-family attached units. More specifically, our review of Applicant's proposal in the record unambiguously designates 1,000 market rate multifamily units, within its proposed total 2,500 residential units for the project, as senior age-restricted multifamily units. *See* 06/06/2014 App. Just'n Stmt., at 5. We note that Applicant's proffer demonstrates sound consistency with the existing land use policy recommendations within the 2006 *Bowie and Vicinity Master Plan and SMA* concerning the emerging need, as well as documented future demand that is projected for affordable senior housing the area of the Melford Property. *See* 2006 *Bowie and Vicinity Master Plan and SMA*, at 12−13. To this end, we acknowledge other specific evidence in the record, namely the June 20, 2014, letter from the City of Bowie addressing the issue of affordable senior housing in its assessment concerning the subject proposal. Among the comments offered, the City recommended that Applicant revise its initial proposed residential component for the subject project, to increase the number of affordable senior units from Applicant's original stated maximum of 500 senior units to a revised maximum 1,000 senior multifamily units, which may include assisted living facility units. *See* 06/20/2014 Ltr., Robinson to Hewlett, at 1. In explaining its recommendation, the City observed that such an increase in senior multifamily units for the project "will provide more opportunities for seniors, reduce the high number of market multi-family units and generate less traffic overall." *Id.*

Based on the foregoing evidence, and as discussed in further detail within section below addressing the comprehensive planning and zoning provisions applicable to the subject proposal, *infra*, we find persuasive the evidence in the administrative record concerning the area's need for and limited supply of affordable senior housing in the area proposed for development, that is

reflected in the applicable comprehensive planning and zoning development recommendations applicable to the area of the subject property, despite any ambiguity or lack of express statutory prescription in the Zoning Ordinance concerning minimum dedicated senior housing units for residential development in the M-X-T Zone. *See* §§ 27-542–27-546, 27-547–27-548, Zoning Ordinance. *See also* PGCPB No. 14-128, at 3; 10/30/2014 TSR, at 5. Consequently, we find that the record contains specific demonstrated efforts by Applicant to incorporate specific strategies espoused within the land use policies embodied within several master plans applicable to the area proposed for the subject development. The purpose of the comprehensive planning and zoning recommendations is to realize important development recommendations espoused within current comprehensive plans in the subject proposal. We encourage Applicant's continued efforts to formalize commitments as to a percentage of affordable senior multifamily dwelling units that will be constructed as part of the development project. *See* 06/20/2014 Ltr., Robinson to Hewlett, at 1.

Next, as to recreational facilities, while the record includes no specific list on-site private recreational facilities proposed for the subject development, the proposal does include identified potential amenity spaces and opportunity area designations within each neighborhood area. *See* PGCPB No. 14-128, at 6; 10/30/2014 TSR, at 6. Such designations include plazas; special facilities, such as fitness centers and pools; resource parks, such as historic and natural areas; pocket parks; waterfront parks around the existing stormwater management ponds; and senior amenities within the senior multifamily buildings. *See* PGCPB No. 14-128, at 6; 10/30/2014 TSR, at 6.

Other notable materials in the administrative record include Applicant's 67-page "Melford Village Design Guidelines"; this document complements the subject application and

appears to address a variety of design-related standards and plans that are triggered during the implementation stage of the development of the subject property. Technical Staff offered the following observations concerning this document submitted by Applicant, with which we agree:

Community Principles & Forms

This section includes all of the plans and illustrations for the CSP. It starts with a description of Melford and the region and then provides the CSP map as described above. Organizing patterns of the boulevards, neighborhoods, and natural amenities are mapped that then lead to the illustrative site plan provided with the CSP. A map shows the variety of residential and commercial buildings proposed and discusses the intent to provide retail and commercial uses on the ground level of all buildings along the boulevards. Subsequent maps show the proposed pedestrian network, including sidewalks, trails, and bicycle routes; possible opportunity areas for public spaces or special designs; and the proposed green space network, including plazas, pocket parks, and senior amenities, among others. A street network map designates proposed primary, secondary, and tertiary routes followed by proposed typical street sections. It should be noted that these street sections are conceptual at this stage and subject to final approval with the subsequent required preliminary plan of subdivision when a specific layout is proposed and full adequacy of facilities can be determined. A condition regarding this issue has been included in this approval. The Parking Standards section is discussed further in Finding 7e below. However, it should be noted that this section states that the minimum size for a perpendicular parking space will be 18 by 9 feet, which will require a departure. This statement should be removed as it cannot be presumed that such a departure would be approved at the time of DSP. A condition regarding this issue has been included in this approval.

The Sustainability and Planning section describes the principles of Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) that have been incorporated into the CSP.

Neighborhood Patterns

This section describes the four neighborhoods to be created by the two main boulevards: the northwest neighborhood, southwest neighborhood, southeast neighborhood, and northeast neighborhood, along with the commercial district on the west side of Melford Boulevard. The neighborhood requirements, key features, and the proposed development patterns are described. These aspects of the plan will be further developed in the required preliminary plan and DSP for the site.

Architectural Principles and Forms

This section includes a list of architectural design standards intended to ensure high-quality design and materials on all of the buildings throughout Melford Village. Another section sets forth the minimum frontage build-out requirements along the main east-west boulevard, as well as a description of its cross-section in relation to the building height-to-street width ratio. The final sections describe the various building forms proposed, including multifamily villas, townhomes, wrap buildings, specialty buildings, retail village, and clubhouses and recreation. Descriptions of the building forms are provided along with diagrams specifying setbacks and parking locations.

Melford House Preservation & Rehabilitation

This section details the general site design for the area around the historic Melford House and the intended protection of two view corridors, one between the house and the historic cemetery on-site and one between the house and the lower pond to the east. Ultimately, any work within the environmental settings of the house or cemetery will require and be subject to historic area work permits, which will require review by the Prince George's County Historic Preservation Commission. Additionally, any development in areas adjacent to the environmental settings will be subject to review and comment by Historic Preservation staff for their impacts.

Landscape Principles & Forms

This section details the landscape design standards the applicant proposes for Melford Village. This is discussed further in relation to conformance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) in Finding 9 below. Additionally, there are sections regarding streetscape design, signage design, and lighting design standards. The street design standards set guidelines for a pedestrian space system including sidewalks, transit facilities, sidewalk cafés, and street furniture. The signage design standards set guidelines for building-mounted and freestanding signage in Melford Village only, and not for other existing and approved development within the limits of the CSP. It also states that all signage shall conform to the Zoning Ordinance. The lighting design standards set guidelines for attractive ornamental lighting that will help ensure safe lighting of the development.

Design Review Committee Policies & Procedures

This section details the Melford Village Design Review Committee (DRC) and its policies and procedures, which the applicant intends to create to enforce the minimum design standards for Melford Village. The applicant intends for the DRC to review proposals prior to seeking approval from the City of Bowie and Prince George's County. While this could be a helpful process for the applicant to

maintain their desired quality of development, the Planning Board cannot require or enforce such an arrangement, or its policies or procedures. The DRC will also not replace the official city or county processes required for any new development within the limits of the CSP. Therefore, this section should be moved to an appendix in the book and be clearly labeled as such. Introductory language should be provided stating that this section was created by the applicant for their own use and is not endorsed or required by the Planning Board. A condition regarding this issue has been included in this approval.

Definitions

This section includes two pages of words and definitions, some of which are specific to this CSP, such as "village office," and others that are already defined in the Zoning Ordinance, such as "alley." This section should be moved to an appendix in the book and be clearly labeled as such. Introductory language should be provided stating that this section does not modify Zoning Ordinance definitions and is not endorsed by the Planning Board, but provided by the applicant for clarification purposes only. A condition regarding this issue has been included in this approval.

Appendices

This section includes two parts, one regarding recommended plants and sizes and one regarding parking rationale. The plants and sizes list is conceptually acceptable; however, specific information, in conformance with the Landscape Manual, will have to be provided regarding all plantings at the time of each DSP. The parking rationale issue is discussed further in Finding 7e below.

See PGCPB No. 14-128, at 4–6; 10/30/2014 TSR, at 6–8.

Applicable Zoning Ordinance Requirements

As conferred by § 22-206 of the RDA, development within the County must meet the prescriptions of local zoning laws. Accordingly, the proposed conceptual site plan application must comply with all procedural requirements for site plan approval in the County Zoning Ordinance, as well as all regulations for development in the M-X-T Zone, as follows:

§ 27-547(b), Table of Uses.

(1) Commercial:

All types of Offices and Research, Eating or Drinking Establishments, many types of retail, and eating and drinking establishments are permitted in the M-X-T Zone. The submitted CSP proposes office and retail space and residential development.

***

(7) Residential / Lodging:

Residential uses are permitted in the M-X-T Zone, with the following footnote:

> **Footnote 7**
>
> Except as provided in Section 27-544(b), for development pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, the number of townhouses shall not exceed 20% of the total number of dwelling units in the total development. This townhouse restriction shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000.

See § 27-547, Zoning Ordinance (2011 Ed. & Supp. 2014).

After review of the applicable use prescriptions set forth in the Mixed Use Zones Table of Uses along with the uses proposed in CSP06002-01, we find that the proposed office, retail, and residential uses are generally permitted in the M-X-T Zone pursuant to § 27-547 of the Zoning Ordinance. We further find the residential use limitation for townhomes set forth in Footnote 7 to § 27-547(b) of the Zoning Ordinance, above, is binding on the proposed residential uses in this project, as we find the subject application does not meet stated exemptions to the maximum townhome percentage, because: (1) the provisions of § 27-544(b), referenced in Footnote 7, above, are inapplicable to the subject application; and (2) the subject property lies outside the stated maximum one-half mile distance from an existing or planned Washington Metropolitan Area Transit Authority ("WMATA") transit rail station site. Here, as submitted by Applicant, the subject development application proposes 500 townhouses within a proposed total 2,500 residential units, which we note equals exactly 20 percent of the total dwelling units for the project. Consequently, we find the proposed residential uses consistent with this prescription as to Townhomes in the M-X-T Zone. *See* §§ 27-544, 27-547, Zoning Ordinance; PGCPB No. 14-128, at 6; 10/30/2014 TSR, at 7.

Further regulations for development in the M-X-T Zone are found in § 27-547(d) and provide standards governing a required mix of uses, as follows:

> (d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:
>
> (1) Retail businesses;
> (2) Office, research, or industrial uses;
> (3) Dwellings, hotel, or motel.

See § 27-547(d), Zoning Ordinance.

A review of the subject application indicates that the subject development proposal incorporates all three use categories articulated in the the above-stated provision of the Zoning Ordinance. Therefore, we find Applicant's proposal comports with the stated minimum requirements prescribed in § 27-547(d).

Section 27-548 of the Zoning Ordinance also regulates development in the M-X-T Zone by providing the following additional standards:

> (a) Maximum floor area ratio (FAR):
>
> (1) Without the use of the optional method of development -- 0.40 FAR; and
>
> (2) With the use of the optional method of development -- 8.00 FAR.
>
> (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.
>
> (c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.
>
> (d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional

buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

(h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand eight hundred (1,800) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. 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 in the total development, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The minimum building width in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even

though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45o). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The minimum building width in any continuous, attached group shall be twenty-two (22) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages are preferred to be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the District Council may approve a request to substitute townhouses, proposed for development as condominiums, for multifamily dwellings that were required as a condition of approval in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, such townhouses are subject to all other requirements of the Zoning Ordinance.

(i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.

(j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was

conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).

See § 27-548, Zoning Ordinance.

> **"(a) Maximum floor area ratio (FAR):**
> **(1) Without the use of the optional method of development—0.40 FAR; and**
> **(2)With the use of the optional method of development—8.0 FAR."**

The subject application demonstrates Applicant's proposed use of the optional method of development for the project, as stated in § 27-548(a)(2), above, wherein qualifying projects may be approved for greater densities, in increments up to a maximum floor area ratio ("FAR") of eight (8), for each of the uses, improvements, and amenities. To this end, we find that the subject application includes the following proposed uses, improvements, and amenities and FAR increases for the project:

Residential uses for the subject development project will potentially increase the FAR by 1.0, if more than 20 dwelling units are provided with the application. This conceptual site plan application proposes a total of 2,500 dwelling units, and we find that it is eligible for this bonus. *See* PGCPB No. 14-128, at 8; 10/30/2014 TSR, at 10.

The optional method of development, as proposed in the subject application, has a FAR above 0.40. Thus, the proposed FAR is as follows:

Uses	**Square footage**
Residential	2,740,000 – 4,800,000
Commercial	1,907,874 – 2,076,374
Total	4,647,874 – 6,876,374
Net Site Area: 225.22 Acres	9,810,583
FAR	**0.47 – 0.70**

Based on the foregoing, we conclude that the proposed development necessitates use of the optional method of development, such as for the proposed residential units, to achieve the FAR proposed, which is above 0.40. *See* PGCPB No. 14-128, at 7–8; 10/30/2014 TSR, at 9–10.

"(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot."

We find that the subject application proposes more than one building, on more than one lot, and comports with the authority stated in § 27-548(b), above. *See* PGCPB No. 14-128, at 8; 10/30/2014 TSR, at 10.

"(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone."

While we acknowledge that this requirement is applicable at the time of review for a detailed site plan application, we take administrative notice that the record for the subject CSP application includes a design guidelines book, which offers some guidance as to proposed future improvements, but no specific regulations are set forth in that document, as we discussed in greater depth in the section concerning the Melford Village Design Guidelines at pp. 9–12, *supra*. *See also* PGCPB No. 14-128, at 8; 10/30/2014 TSR, at 10.

"(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses."

We conclude, based on our review of the evidence in the administrative record, that compliance with pertinent requirements of the County Landscape Manual is required for the proposed development project. While we acknowledge that the formal assessment as to compliance with requirements of the Landscape Manual will occur at the time for review of a detailed site plan application, we take additional administrative notice of the design guidelines book submitted by Applicant that lists some regulations for proposed landscaping contemplated

in specific development proposals that will be submitted in the near term. *See* PGCPB No. 14-128, at 8; 10/30/2014 TSR, at 10.

> **"(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan."**

We acknowledge that this requirement will be reviewed for compliance at the time of detailed site plan review, for which required building designs will be provided. Notwithstanding, and based on our review of the administrative record, we nevertheless conclude in the context of the CSP application before us, that the proposed CSP application complies with this stated requirement. *See* PGCPB No. 14-128, at 8–9; 10/30/2014 TSR, at 10–11.

> **"(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way."**

Although this requirement will be formally assessed for compliance at the time DSP application review, we nevertheless conclude, based on the record for the subject CSP application, that the subject proposal does not show any private structures above or below public rights-of-way. *See* PGCPB No. 14-128, at 9; 10/30/2014 TSR, at 11.

> **"(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code"**

This requirement will also be reviewed at the time of DSP application, and after access and lotting patterns are evaluated and approved pursuant to a required preliminary plan application. We further note that the CSP allows for the possibility of largely private streets

throughout the development; this may require variations at the time of preliminary plan, which may or may not be approved by Planning Board, as noted in the Technical Staff Report. Access to historic sites should be arranged via public streets. Additionally, Subtitle 24 of the Prince George's County Code requires that multifamily dwellings be served by public streets. *See* PGCPB No. 14-128, at 9; 10/30/2014 TSR, at 11.

> **"(h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least 1,800 square feet in size, and shall have at least 60 percent of the full front façades constructed of brick, stone, or stucco...."**

The regulations regarding townhouse design will be formally assessed for compliance at the time of preliminary plan and DSP, as required by the Zoning Ordinance. However, we acknowledge statements by Applicant in the record that indicate comply with these requirements of the Zoning Ordinance. *See* PGCPB No. 14-128, at 9; 10/30/2014 TSR, at 11.

> **"(i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, or a Mixed-Use Planned Community."**

Formal assessment of the subject development proposal for compliance with this requirement is reserved for review during the detailed site plan application process; however, we note that CSP application before us does not propose any building higher than 110 feet. *See* PGCPB No. 14-128, at 9; 10/30/2014 TSR, at 11.

Required conformance with the prescriptions of § 27-542 of the Zoning Ordinance is also required for the proposed development application, as follows;

> (a) The purposes of the M-X-T Zone are:
>
> (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;

(3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;

(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

(9) To permit a flexible response to the market and promote economic vitality and investment; and

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

See § 27-542, Zoning Ordinance.

"(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, and major transit stops, so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens"

The subject site was rezoned from the E-I-A Zone to the M-X-T Zone pursuant to approval of the 2006 *Bowie and Vicinity Master Plan and SMA* by the Council via CR-11-2006 on February 11, 2006. Specifically, Zoning Change Number 2 rezoned the subject property from the E-I-A Zone to the M-X-T Zone. *See* 2006 *Bowie and Vicinity Master Plan and SMA*, at 121.

The rationale for the rezoning of the subject property states "to promote development and redevelopment of land in the vicinity of a major interchange (US 50 and US 301), with an emphasis on a moderate- to high-density mix of office/employment/retail/hotel, residential, and parkland/open space uses." *Id.* The subject proposal is in keeping with the recommendations of the rezoning. The area of the proposed development also includes employment uses and proposed residential uses, and we find that the proposed uses will provide desirable employment and living opportunities for the area surrounding the development project. *See* PGCPB No. 14-128, at 10; 10/30/2014 TSR, at 12; 06/06/2014 App. Just'n Stmt., at 41.

> **"(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses"**

The record reflects the design for the subject proposal is a walkable, mixed-use community with a mixture of office, commercial, and residential uses, along with recreational spaces. As a result, and as explained in our discussion concerning the Comprehensive Plans applicable to the area of the Melford Property, below, we find that the subject application will serve to implement County land use and development policies for a town center and an employment area, as set forth within *Plan Prince George's 2035*. Additionally, we further find that the subject application employs numerous strategies designed for enhanced implementation of the zoning and land use policies within the 2006 *Bowie and Vicinity Master Plan and SMA*. *See also* PGCPB No. 14-128, at 11; 10/30/2014 TSR, at 13; 06/06/2014 App. Just'n Stmt., at 16–21, 41.

> **"(3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment"**

The record states that the proposal will provide a concentration of uses in an area designated as both a town center and employment area. Accordingly, we agree with the finding in the record that the subject proposal will maximize the potential for realizing the vision of both plans through development of the property. *See* PGCPB No. 14-128, at 11; 10/30/2014 TSR, at 13; App. Just'n Stmt., at 41–42.

> **"(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use"**

Applicant testified at the November 13, 2014, hearing—and Planning Board ultimately found—that the subject development application incorporates use of LEED ND (Neighborhood Design) design principles in furtherance of achieving sustainable energy efficiencies and neighborhood conservation. By locating residences and jobs in close proximity to each other within the site design, we agree with Planning Board's finding that the proposed neighborhood planning concept embodies the sustainable design elements that will encourage walking, bicycling, as well as enhance future potential for public transportation, *i.e.*, bus service for daily commuting. *See* 11/13/2014 Tr. *See also* PGCPB No. 14-128, at 11; 10/30/2014 TSR, at 12–13; App. Just'n Stmt., at 41–42.

Applicant also testified as to its preliminary discussions held with the City of Bowie and WMATA regarding future extension of bus service to the Melford Village. As reflected in the administrative record, we note this future expansion depends on the overall development as it begins to take shape, in order to amass sufficient density needed to establish a public bus service. *See* 11/13/2014 Tr. *See also* PGCPB No. 14-128, at 11; 10/30/2014 TSR, at 12–13; App. Just'n Stmt., at 42. Applicant testified further as to ongoing dialogues with the City of Bowie and WMATA to facilitate bus service to the development. *Id.* We note that, during review of

subsequent development applications, pertinent requirements set forth in the Zoning Ordinance require consultation with WMATA prior to final road design in order to determine the logical potential bus route and plan lane widths and bus stop locations accordingly. *See* 11/13/2014 Tr. *See also* PGCPB No. 14-128, at 11; 10/30/2014 TSR, at 12–13; App. Just'n Stmt., at 42.

While bus service is not necessary for transportation adequacy, future bus service would be a benefit to future residents, employers, and employees. Future bus service, if determined to be feasible, could provide useful connections between the subject site and other area destinations, such as the Bowie Town Center, the City of New Carrollton, and the neighboring City of Crofton. We also find that, at time of preliminary plan of subdivision consideration by Planning Board, Applicant should evaluate the provision of a circulator or shuttle bus throughout Melford, which may serve to connect the site of the proposed development to destinations, major employers, commuter bus lots, or mass transit. *See* 11/13/2014 Tr. *See also* PGCPB No. 14-128, at 11.

"(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area"

The record reflects that the existing Melford property includes office, research, and development uses only on the site. We are persuaded by the evidence in the record that the incorporation of residential uses and proposed additional commercial uses on the site proposed in the subject application will encourage a 24-hour environment in accordance with § 27-542(a)(5). *See* PGCPB No. 14-128, at 11; 10/30/2014 TSR, at 12–13; App. Just'n Stmt., at 42.

"(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously"

Applicant testified and the Planning Board finds that the mixed-use proposal would not be possible had not the County determined during the 2006 Bowie and Vicinity SMA that the M-X-T Zone would assist in implementing the envisioned re-positioning of Melford from strictly an employment park to a vibrant mixed-use and pedestrian oriented community. *See* PGCPB No. 14-128, at 12; 10/30/2014 TSR, at 13; App. Just'n Stmt., at 42.

The area of the CSP revision includes up to 2,500 residential units, 260,000 square feet of office space, and up to 268,500 square feet of retail space. This will be added to 1,547,874 square feet of approved and/or constructed employment uses within the boundary of the CSP. This represents a mix of uses which should operate harmoniously. *See* PGCPB No. 14-128, at 12; 10/30/2014 TSR, at 13; App. Just'n Stmt., at 42.

"(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity"

The proposed conceptual site plan application establishes the functional relationships between the individual uses proposed for development of the site. As stated in the Zoning Ordinance, examination of these elements occurs during the detailed site plan application process. The visual character and identity of the project will be a function of the architecture of the buildings, entrance features, and landscape plantings which will be under close examination at the time of DSP review. Accordingly, we concur with the finding of Planning Board that buildings should be designed with high-quality detailing and design variation; should should be constructed so that they are appropriate in scale with surrounding uses in the area of their location; and building architecture, street furniture, landscape treatment, signage, and other design elements of the project should be coordinated to give the development a distinctive visual character. *See* PGCPB No. 14-128, at 12; 10/30/2014 TSR, at 13–14. Lastly, we observe that Applicant's Melford Village Design Guidelines submitted to the record offer specific parameters

that, as stated by Applicant, will establish an appropriate standard for the development of the project. *Id.*

> **"(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects"**

We find the designs within the subject proposal consistent with an energy-efficient, multipurpose plan. To further support this finding, we note in the record that Applicant proposes development design in accordance with LEED-ND principles. *See* PGCPB No. 14-128, at 12; 10/30/2014 TSR, at 14; App. Just'n Stmt., at 43.

> **"(9) To permit a flexible response to the market and promote economic vitality and investment"**

We find, based on the evidence the administrative record, that the subject CSP application generally conforms with this purpose of the M-X-T Zone. While we note that the existing development at the Melford Property site is essentially a one-dimensional employment area at present. Thus, we find that the addition of the proposed uses not currently existing on the subject property will enhance Applicant's ability to respond to market demands with flexibility for future adjustments prompted by future market changes in the the area. *See* PGCPB No. 14-128, at 12−13; 10/30/2014 TSR, at 14; App. Just'n Stmt., at 43.

> **"(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning."**

Based on the evidence within the administrative record, along with the conditions of approval embodied within the resolution of approval adopted by Planning Board, as well as the Zoning Ordinance prescription for detailed site plan approval necessary for development on the property, we find ample freedom exists to enable Applicant to achieve the requisite design

standards recited in § 27-524(a)(10), above. *See* PGCPB No. 14-128, at 12–13; 10/30/2014 TSR, at 14; App. Just'n Stmt., at 43.

Next, for property in the M-X-T Zone, the Zoning Ordinance requires certain specific findings in addition to the required findings required for approval of a CSP application, as follows:

> (d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:
>
> (1) The proposed development is in conformance with the purposes and other provisions of this Division;
>
> (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;
>
> (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;
>
> (4) The proposed development is compatible with existing and proposed development in the vicinity;
>
> (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;
>
> (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;
>
> (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;
>
> (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and
>
> (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the

proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

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

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

§ 27-546, Zoning Ordinance.

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

The subject site was rezoned to the M-X-T Zone pursuant to the 2006 Bowie and Vicinity Master Plan and SMA; therefore, this required finding does not apply. *See* PGCPB No. 14-128, at 13; 10/30/2014 TSR, at 14.

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

The subject property is located at the intersection of two freeways (MD 3 and US 50 / 301). To the north of the M-X-T-zoned property is Sherwood Manor, a single-family detached development. To the west of the subject site across MD 3 are the Buckingham at Belair and Kenilworth at Belair subdivisions within the City of Bowie. The CSP shows office, a hotel, and research and development along the perimeter of the adjacent roadways. Due to the size and location of the proposal, it is largely self-contained. Physical integration with neighborhoods

outside of Melford is a challenge; nevertheless, the applicant indicates that a pedestrian connection along Melford Boulevard to the adjacent development on the west side of MD 3 will be established (subject to approval by the Maryland State Highway Administration ("SHA")) to physically connect Melford to nearby residential neighborhoods. The City of Bowie also recommends a condition to this effect that will be further evaluated at the time of preliminary plan. *See* PGCPB No. 14-128, at 13; 10/30/2014 TSR, at 14–15.

We find that the proposed neighborhoods within Melford Village, as represented in the design guidelines, will have an outward orientation and will be well integrated with the existing employment uses on the site. The proposed addition of commercial and residential uses and amenity spaces is intended to catalyze the improvement and rejuvenation of all of Melford. *Id.*

"(4) The proposed development is compatible with existing and proposed development in the vicinity"

From the time of the rezoning of the subject site to the M-X-T Zone, the longstanding vision for development of the Melford property contemplates a mix of moderate- to high-density office, employment, retail, hotel uses, along with residential and parkland / open space uses, which we find consistent with the components of the currently proposed development project. In its 2009 final decision as to CSP-06002, the original conceptual site plan application, the District Council found the proposed CSP to be in conformance with the applicable purposes of the zone. *See generally* 05/11/2009 Dist. Council Order of Approval. *See also* PGCPB No. 14-128, at 13; 10/30/2014 TSR, at 14. Here, Planning Board found, and we concur with Planning Board's finding based on the record evidence, that this application requesting to revise the approved conceptual plan in order to add residential, commercial, and office uses, maintains compatibility with existing and proposed development in the area. *See* PGCPB No. 14-128, at 13; 10/30/2014 TSR, at 14.

"(5) The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability"

Based on our review of the administrative record, we further find the proposed CSP and design guidelines as to the Melford Village development establish the framework for a quality development planned in accordance with LEED-ND principles, and it is capable of sustaining an independent environment of continuing quality and stability. The arrangement and design of buildings and other improvements will continue to be evaluated with future plan approvals to ensure that the proposal remains consistent with the finding above. *See* PGCPB No. 14-128, at 13; 10/30/2014 TSR, at 14.

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

Applicant indicates that the development will be phased according to market conditions. More specific phasing information has not been provided. Phasing information should be provided as available, but no later than the first DSP within Melford Village. This phasing information may be revised with future applications. Each building phase should be designed as a self-sufficient entity while also allowing for effective integration with subsequent construction phases. *See* PGCPB No. 14-128, at 15; 10/30/2014 TSR, at 16.

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

The CSP is comprehensively designed to encourage pedestrian activity within the development. The development will include sidewalks and connections to a larger trail network. *See* PGCPB No. 14-128, at 15; 10/30/2014 TSR, at 16.

"(8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other

amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial)"

We find that the subject application is a conceptual site plan proposal.

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

We find this requirement applicable to the subject application, as it was rezoned from the E-I-A Zone to the M-X-T Zone pursuant to Zoning Change Number 2 approved in the 2006 *Bowie and Vicinity Master Plan and SMA*. Consequently, a traffic study is required for this application. *Id.* The record for the subject proposal contains a traffic impact study prepared in accordance with stated methodologies within the "Transportation Review Guidelines, Part 1" (Guidelines).dated May 30, 2014, and submitted by Applicant. In turn, the study was referred for comment to the Prince George's County Department of Public Works and Transportation (DPW&T), SHA, and the City of Bowie. Based on the evidence within the administrative record, we concur with the finding of Planning Board that the proposed development generally meets the code requirements, provided that the development does not exceed 4,441 AM and 4,424 PM peak hour trips and that all of the associated improvements proffered are fully implemented. *See* PGCPB No. 14-128, at 16; 10/30/2014 TSR, at 17.

We also take administrative notice of the following additional support in the record:

(1) The overall Melford property is approximately 431.55 acres of land in the M-X-T Zone. Based on the mix of uses being proposed, the development would generate a net total (after discounting pass-by trips and internally captured trips) of 1,834 (897 in; 937 out) AM peak hour trips, and 2,516 (1,224 in; 1,292 out)

PM peak hour trips. These trip projections were determined using the "Guidelines for the Analysis of the Traffic Impact of Development Proposal," as well as the Trip Generation Manual, 9th Edition (Institute of Transportation Engineers).

(2) The traffic generated by the proposed conceptual plan would impact the following intersections:

MD 3 & MD 450-gas station
Belair Drive & Ramp from MD 3 southbound
Belair Drive & Ramp to/from MD 3 northbound
US 301 & Gov. Bridge Road-Harbor Way
Melford Boulevard & Science Drive (Roundabout)
Melford Boulevard & Telsa Drive-site entrance
Melford Boulevard & Telsa Drive-Curie Drive (Roundabout)
Curie & Science Drive (Roundabout)

(3) None of the intersections identified in (2) above is programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program (CTP) or the Prince George's County Capital Improvement Program (CIP).

(4) The subject property is located within Transportation Service Area (TSA) 2, as defined in Plan Prince George's 2035. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized intersections: *The Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Roundabouts: Analyses indicating volume-to-capacity (v/c) ratio that is less than 0.850 are considered to be acceptable.

The following intersections identified in (2) above, when analyzed with the total future traffic as developed using the Guidelines, were not found to be operating at or better than the policy service level defined in (4) above:

MD 3 & MD 450-gas station

Melford Boulevard & Science Drive (Roundabout)

Applicant has agreed to provide the following improvements to the intersections, in consideration of the findings in (5) above:

MD 3 & MD 450-gas station
Provide a fourth northbound and southbound through lane
(which is already implemented).

Melford Boulevard & Science Drive (Roundabout)
Convert the existing roundabout to a traditional four-legged signalized intersection. ALL of the intersections identified in (2) above, when analyzed with the improvements identified in (6) above and total future traffic as developed using the Guidelines, were found to be operating at or better than the policy service level defined in (4) above.

See PGCPB No. 14-128, at 15–17; 10/30/2014 TSR, at 16–18.

"(10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be approved by the applicant"

This requirement is not applicable to this CSP.

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

A mixed-use planned community is not proposed.

Section 27-274 of the Zoning Ordinance provides required site design guidelines for conceptual site plans, as follows:

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(1) **General.**

(A) The Plan should promote the purposes of the Conceptual Site Plan.

(B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

(2) **Parking, loading, and circulation**.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

(ii) Entrance drives should provide adequate space for queuing;

(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;

(iv) Parking areas should be designed to discourage their use as through-access drives;

(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;

(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;

(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

(3) **Lighting**.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

(4) **Views**.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

(5) **Green area**.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

(ii) Green area should link major site destinations such as buildings and parking areas;

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

(B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5)..

(6) **Site and streetscape amenities**.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

(7) **Grading**.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

(8) **Service areas.**

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

(ii) Service areas should be located conveniently to all buildings served;

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

(9) **Public spaces.**

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

(10) **Architecture.**

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

(11) **Townhouses and three-family dwellings.**

(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.

(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.

(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.

(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.

(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.

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

See § 27-274, Zoning Ordinance.

Based on our review of the evidence in the administrative record, Planning Board made the following findings concerning the subject applications conformance with the site design guidelines in § 27-274, with which we agree and hereby adopt, as follows:

(1) Section 27-274(a)(2)(A), Parking, loading, and circulation, provides guidelines for the design of surface parking facilities. Surface parking lots are

encouraged to be located to the rear or side of structures to minimize the visual impact of cars on the site. The subject CSP is in general conformance with this requirement. The illustrative site plan shows that, in general, surface parking is not proposed between buildings and the public rights-of-way. Additionally, the Melford Village Design Guidelines book specifies that, where practicable, parking shall be located to the rear or sides of buildings.

(2) In accordance with Section 27-274(a)(2)(B), loading areas should be visually unobtrusive. Loading areas are not indicated on the CSP or the provided illustrative site plan. However, the Melford Village Design Guidelines book specifies that service areas, loading docks, and trash dumpsters shall be screened from the public view. At the time of DSP, attention should be paid to the design of loading areas so that they are visually unobtrusive as viewed from public spaces and the public right-of-way.

(3) In accordance with Section 27-274(a)(5)(A), green areas on-site should be appropriate in size, shape, location, and design. The Melford Village Design Guidelines book provides a green network map that shows a variety of types of green spaces spread throughout all four neighborhoods. At the time of DSP, attention should be paid to the specific design of these areas to make sure they are easily accessible, well-defined, and appropriately scaled for the area they are to serve.

(4) In accordance with Section 27-274(a)(6)(A), Site and streetscape amenities, the coordination of the design of light fixtures, benches, trash receptacles, bicycle racks, and other street furniture will be required. A comprehensive review of streetscape amenities will occur at the time of DSP. However, the Melford Village Design Guidelines book indicates that these features will be integral elements of the streetscape and will be coordinated throughout Melford Village.

(5) A public space system should be provided to enhance the commercial and multifamily development areas in accordance with Section 27-274(a)(9), Public spaces. It is specified that these public spaces should incorporate high-quality design details and be integrated into the site design by a well-designed pedestrian system. An attractive mix of design features including focal points, such as public art, sculpture, or fountains; seating areas; specialty landscaping; and specialty paving materials should be provided throughout the spaces. The Melford Village Design Guidelines book indicates that a well-designed public space system will be provided; however, this will be fully evaluated at the time of DSP.

(6) As discussed in Section 27-274(a)(10), architecture should provide a variety of building forms, with a unified harmonious use of materials and styles. The Melford Village Design Guidelines book includes an extensive list of architectural design standards and indicates approximately six different types of

building forms that should help to ensure a quality mix is provided at the time of DSP.

(7) As discussed in Section 27-274(a)(11)(B), it is noted that groups of townhouses should be arranged at right angles to each other in a courtyard design and units should front on roadways. The submitted CSP does show such an arrangement in the majority of the townhouse areas, and this should be maintained in the future preliminary plan and DSP.

See PGCPB No. 14-128, at 17–19; 10/30/2014 TSR, at 17–19.

For development in the M-X-T Zone, § 27-574 of the Zoning Ordinance concerns parking and required number of necessary required parking spaces to serve corresponding uses included within the mixed-use development project. While we acknowledge that the prescriptions of § 27-574 plainly apply to the proposed development project, we hasten to add that formal evaluation of the proposed project for compliance with parking requirements will be performed in the review and assessment of a detailed site plan application process that is required for this project. We further observe that, while Applicant's Melford Village Design Guidelines suggest a general illustration regarding Applicant's general vision for addressing the parking needs of the proposed development, an evaluation of its substance is premature at this time. Moreover, we agree with the finding of Planning Board that the parking rationale included within Applicant's Design Guidelines book does not follow the methodology prescribed in § 27-574 of the Zoning Ordinance for calculations as to proposed parking. *See* PGCPB No. 14-128, at 19. We further agree with Planning Board's finding that the parking ratio table and shared parking adjustment table not be evaluated for their merits at this time. *Id.* Lastly, we agree with the finding of Planning Board that Applicant's Table, in the second column of page 17, be moved to an appendix in the design guidelines book, along with the provided parking rationale. Then, it shall be clearly labeled as an appendix and include an opening statement that the provided information is the developer's preferred proposed parking amounts, but that final

parking determination will be made at the time of DSP when an assessment of the full methodology, assumptions, and data concerning parking is prescribed pursuant to § 27-574 of the Zoning Ordinance. *Id.*

An additional prescription recited in Section 27-548 of the Zoning Ordinance prescribes that development within the M-X-T Zone must comply with the 2010 *County Landscape Manual*. However, we note that the time for formal evaluation of a proposal for landscape design elements is during review of Applicant's detailed site plan application a later phase of the development review process. Lastly, we also take administrative notice that, should Applicant's landscape design guidelines be deemed contradictory to the guidelines within the 2010 *County Landscape Manual*, then those landscape design guidelines that contradict the requirements of the Landscape Manual shall be removed from the proposed design guidelines prior to certification. *See* PGCPB No. 14-128, at 34.

Applicable Comprehensive Plan Provisions

Title 21 of the RDA imposes certain minimum comprehensive planning and zoning control requirements to guide the orderly development and the use of land and structures in the regional district in furtherance of the public safety, health, and welfare, and in order to ensure development occurring within the regional district coordinates with other parts of the State and the District of Columbia. *See* §§ 21-101(a)–(b), 21-102(a), 12-103, RDA. To this end, the RDA mandates decennial consideration by the District Council of a comprehensive general plan "to guide and accomplish a coordinated, comprehensive, adjusted and systematic development of the regional district." *See* § 21-101(b), RDA.

Turning now to an examination of CSP-06002-01 for an assessment as to its conformance with pertinent comprehensive planning and zoning regulations and policies, we take

administrative notice of the the following comprehensive plans applicable to the area of the County where subject property is located:

In the 2002 *Prince George's County General Plan*, the District Council approved the assignment of the Melford property, known at the time of approval for the 2002 General Plan as the 'Maryland Science and Technology Center', center priority designations.

Thereafter, the District Council approved the 2006 *Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B* ("*Bowie Master Plan and SMA*") via adoption of CR-11-2006 on February 7, 2006. In particular, one of the comprehensive zoning changes within the Sectional Map Amendment approved a zoning change applicable to the subject property, revising intensify its zoning classification from the Employment and Institutional Area (E-I-A) Zone to the Mixed Use-Transportation Oriented (M-X-T) Zone. As a result, the 2006 Bowie and Vicinity Master Plan designated the Melford Property as a mixed-use area, intended for mixed use development, including residential and commercial uses at this site. In turn, based on this master plan designation, the original conceptual site plan for the property, CSP-06002, approved mixed-use development for the site with hotel, office, retail, restaurant, research and development, and residential (366 single-family units including both detached and attached units, and 500 multifamily units) use components. *See* PGCPB No. 14-128, at 5; 10/30/2014 TSR, at 4–5; 06/06/2014 App. Just'n Stmt., at 3–4.

In 2014, and in accordance with the decennial review requirement in Title 21 of the RDA, discussed above, the District Council considered and approved an update to its General Plan on May 6, 2014. As part of that approval, the District Council declared that where approved General Plan recommendations conflict with existing area master plan and functional master plan recommendations, the 2014 General Plan update supersedes and amends any inconsistent

provisions within said master plans, including the 2006 *Bowie and Vicinity Master Plan and SMA* for the area of the subject property. *See* CR-26-2014, at 1; 2014 *Plan Prince George's 2035*, at 194. With respect to recommendations in the 2014 *Plan Prince George's* relevant to the subject property, the 2014 General Plan designated the Melford Property within its Bowie Town Center designation, and the pertinent recommendations applicable to those centers stated therein. *See Plan Prince George's 2035*, Table 14, at Att. B, p. 18. Specifically, the land use policy vision for the Local Town Center designations in the 2014 General Plan is as follows:

> A range of auto-accessible centers that anchor larger areas of suburban subdivisions. Overall the centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation. The centers typically have a walkable "core" or town center. Often the mix of uses is horizontal across the centers rather than vertical within individual buildings. Town Centers such as Brandywine, Konterra, and Westphalia are currently under construction and have received significant public and private investment for infrastructure improvements. These centers are envisioned to develop per the guidelines in Plan 2035 help fulfill countywide goals.

See 2014 *Plan Prince George's 2035*, at 92–93, Table 14, Att. B, at 18.

As reflected in the General Plan land use policy above, we find that *Plan Prince George's 2035* Suburban Town Center envisions a range of auto-accessible centers offered to anchor larger areas of suburban subdivisions. As a result, the centers are less dense and intense overall than other center types within the 2014 General Plan update. *See Plan Prince George's 2035*, at 92–93, Att. B, Table 14, at 18. Moreover, while recommendations within the 2006 *Bowie and Vicinity Master Plan and SMA* pertinent to the area may call for future heavy or light rail extensions, or bus rapid transit, we find that the record reflects no current transit alternatives in place or approved for construction relevant to or binding upon the subject property proposed for development. *Id.*

However, we also find that within the General Plan update, *Plan Prince George's* retained an existing designation of the subject property as an "Employment Area." To this end, we find the following Policies and Strategies set forth within the approved Economic Prosperity recommendations in Section 3 'Elements'; in the 2014 General Plan relevant to the area of the subject property proposed for development:

> The 2013 Strategic Economic Development Plan identified the locations of niche market areas in which businesses in the County's four industry clusters are concentrated. These locations provide opportunities for the county to focus strategic marketing and investment to focus strategic marketing and investment to spur economic development. Six geographic areas were identified as "Economic Submarkets" because of existing concentrations of targeted industry clusters or Class A office uses within the fields of health and medicine, business services, information and technology, and federal government-leased space. The six "economic submarkets" are Bowie, College Park/Riverdale Park, Greenbelt/Berwyn Heights, Largo-Capital Beltway Corridor, National Harbor, and Beltsville/Calverton.

See 2014 *Plan Prince George's 2035*, at 98–99.

Conceptual Site Plan CSP-06002 was approved by the District Council on May 11, 2009 for the construction of a mixed-use development consisting of hotel, office, retail, restaurant, research, and development uses. The conditions of CSP-06002 are below, followed by comment. The Planning Board finds that the conditions of the subject approval entirely supersede those contained in CSP-06002.

> **Condition 1: Total development within the subject property shall be limited to uses within the M-X-T Zone that generate no more than 2,774 AM or 3,593 PM peak-hour vehicle trips. No development with an impact beyond those limits may be approved, until the applicant revises the CSP and the Planning Board and District Council make a new determination that transportation facilities will be adequate for proposed uses. The applicant shall prepare and file another traffic analysis, to support a finding of adequacy.**

Subsequent to the 2009 final decision of the District Council as to CSP-06002, we find persuasive the evidence in the record elucidated by Applicant to demonstrate that, during review

of previous approvals at the subject property, certain background developments were not included in the traffic study that formed the basis for Technical Staff analyses, followed by the subsequent approval of CSP-06002. *See* Conceptual Site Plan CSP-06002 was approved by the District Council on May 11, 2009 for the construction of a mixed-use development consisting of hotel, office, retail, restaurant, research, and development uses. The conditions of CSP-06002 are below, followed by comment. The Planning Board finds that the conditions of the subject approval entirely supersede those contained in CSP-06002.

> **Condition 1: Total development within the subject property shall be limited to uses within the M-X-T Zone that generate no more than 2,774 AM or 3,593 PM peak-hour vehicle trips. No development with an impact beyond those limits may be approved, until the applicant revises the CSP and the Planning Board and District Council make a new determination that transportation facilities will be adequate for proposed uses. The applicant shall prepare and file another traffic analysis, to support a finding of adequacy.**

Subsequent to the previous CSP approval, Applicant for the subject application pointed out that, during review of previous approvals, certain background developments were not included in the traffic study forming the basis for the analyses and subsequent approval of CSP-06002. Based on this information within the administrative record, we find that these oversights in the assessment as to transportation have potential impact of significance on the actual trip cap within the administrative record upon which the Planning Board and the District Council relied in the assessment of the applications. To address this issue, the applicant has prepared a technical memorandum (September 2013) which included an a mutually agreeable control to filter the impact of background developments in the area, along with a sensitivity analysis, in order to determine the full effect of the corrected background developments, as well as establishing a new trip cap, with greater precision.

We take further administrative notice of the technical memorandum within the record submitted by Applicant substantiating the calculations to clarify the actual projected peak hour trips for all development contemplated within CSP-06002, that would generate 4,498 AM and 4,475 PM peak hour trips. As stated therein, since the background developments used for trip calculations stand in various stages of development, the actual trip cap, for the areas covered by the subject application (CSP-06002-01), are 4,441 AM and 4,424 PM peak hour trips. Moreover, as demonstrated in the revised calculations, subsequent improvements provided by Applicant are sufficient to mitigate at least 150 percent of the new traffic proposed pursuant to the approval of CSP-06002. Planning Board agreed with Applicant's calculations within the technical memorandum. Based on our review of the record, we concur. *See* PGCPB No. 14-128, at 20. Consequently, we find that the trip cap condition be replaced with the new trip cap of 4,441 AM and 4,424 PM peak hour trips, in accordance with the finding of Planning Board. *Id.*

Condition 2: Prior to issuance of any building permits for lots that have not been recorded, except for Lot 3, where the proposed police communication center is to be constructed, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency.

(A) <u>At the MD 3/MD 450/gas station access intersection:</u>

Applicant shall provide an additional northbound and southbound through lane. Pursuant to SHA requirements, the additional southbound through lane shall begin at the Patuxent River Bridge and shall extend 2,000 feet south of MD 450. The additional northbound through lane shall begin 2,000 feet south of MD 450 and shall extend to the Patuxent River Bridge, north of MD 450.

(B) <u>At the US 301/Gov. Bridge Road/Harbor Way intersection:</u>

Applicant shall provide an additional exclusive left turn lane on the eastbound approach. The overall lane use for this approach shall be two left turn lanes and a shared left-through-right lane.

> **Governors Bridge Road shall be widened, and a left-turn lane shall be added, as recommended by DPW&T. Because of the short right-turn-only lane, the widening shall extend from the intersection of US 301 to the apartment complex driveway, and the entire roadway shall be restriped, to provide two outbound lanes for approximately 250 feet, all as recommended by DPW&T.**

The above transportation improvements have been constructed. Accordingly, we find that this requirements imposed through this condition have been satisfied. *See* PGCPB No. 14-128, at 20–21.

> **Condition 3: The site plans shall be revised to delineate and note both the Environmental Setting and the Impact Area for Melford, Historic Site 71B-016.**

Applicant shall correct the notations on all site plans to include the following text: "Melford and Cemetery Environmental Setting (Historic Site 71B-016)." *See* PGCPB No. 14-128, at 21.

> **Condition 4: Applicable detailed site plans that may affect the historic vista of the Melford House shall demonstrate that proposed buildings do not obstruct the vista.**

The Historic Preservation Commission ("HPC") recommended the following revised language for existing Condition 4 to clarify the meaning of the historic vista, and how it might be protected, as follows:

> "Applicable detailed site plans that may affect the historic vista of the Melford and Cemetery Historic Site shall demonstrate that any portion of a proposed building, either partially or fully within the designated view corridors established in CSP-06002-01, comply with the height requirements for buildings within the view corridors set forth in the design guidelines."

See PGCPB No. 14-128, at 20–21; 10/30/2014 TSR, at 21; 10/22/2014 Mem., HPC to Kosack, at 6–7.

Our review of the record also reveals evidence that the CSP contains two view corridors. One connects the Melford house and the historic cemetery, within which no building

construction should be permitted. *See* PGCPB No. 14-128, at 21; 10/30/2014 TSR, at 21–22; 10/22/2014 Mem., HPC to Kosack, at 5–6. Just outside of that primary view corridor, one-story buildings are permitted. The second view corridor is directed east from Melford house to the proposed East-West Boulevard and the amphitheater. Within this second view corridor, the applicant has proffered building height restrictions. The recommended language, which the Planning Board adopts, clarifies which views shall be protected and establishes techniques for the protection of the views within the defined view corridors. *Id.*

> **Condition 5: Before approval of any detailed site plans, the applicant shall demonstrate that plans for new construction within the impact review area follow the guidelines on page 91 of the CDP-8601 document for the former Maryland Science and Technology Center.**

The HPC recommended the following revised language for existing Condition 5 to eliminate the reference to a 1986 comprehensive design plan, which has little current regulatory bearing on the subject site, and is difficult to research due to the age and condition of the CDP document. *See* PGCPB No. 14-128, at 21; 10/30/2014 TSR, at 21–22; 10/22/2014 Mem., HPC to Kosack, at 6. We've reviewed the proposed language, and we find that the language below retains the original intent:

> "Prior to approval of any detailed site plans that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site."

See PGCPB No. 14-128, at 21; 10/30/2014 TSR, at 21–22.

> **Condition 6: Before M-NCPPC accepts a detailed site plan application for this property, the applicant in the historic area work permit process shall present a plan and timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford Historic Site. The Historic Preservation Commission and Planning Board shall review and approve the plan and timetable, in the HAWP process, before approval of the first DSP.**

Applicant requests modifications to the above language, which we note from the evidence in the record, the finding by HPC that the proposed revised language is appropriate, revised to state as follows:

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

See PGCPB No. 14-128, at 21–22; 10/30/2014 TSR, at 22; 10/22/2014 Mem., HPC to Kosack, at 6.

Our review of the administrative record supports a conclusion that the modified condition clarifies the timing for submission of a plan and the timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford and Cemetery historic site. *Id.* Because the plan and timetable will be evaluated for approval through the Historic Area Work Permit ("HAWP") process, we find that the review and approval under the authority of HPC, not Planning Board, will best serve the interest of protection for historic resources, in accordance with the standard HAWP process. *Id.*

> **Condition 7: In the detailed site plan for the development of the Melford Historic Site, its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal, to minimize adverse impacts to the historic site.**

The record reflects Planning Board's finding that this condition should be carried forward to all subsequent DSP applications. We concur, based on our review of the evidence in the administrative record. *See* PGCPB No. 14-128, at 22–23; 10/30/2014 TSR, at 23.

Condition 8: Prior to issuance of building permits for any property within CSP-06002, the applicant shall initiate the restoration of the Melford House and outbuildings, through the historic area work permit process. The restoration of Melford and outbuildings shall be completed prior to issuance of use and occupancy permits for any future hotel or office uses.

Based on the completion of work associated with HAWP 5-07 and HAWP 45-07, reviewed and approved by HPC, substantial rehabilitation of Melford House and its outbuildings has been completed to a residential standard. This condition is no longer necessary. Any future rehabilitation of the historic site for a nonresidential use will be carried out through another HAWP as recommended by the modified language of Condition 6 (above). *See* PGCPB No. 14-128, at 22–23; 10/30/2014 TSR, at 23.

Condition 9: Prior to approval of any preliminary plan or detailed site plan applications, the Historic Preservation Section shall certify that all quarterly reports have been received in a timely manner and that the Melford site is being properly maintained.

Based on our review of the record, we conclude that this condition remains in effect, and we find that it shall be carried forward with the subject approval. *See* PGCPB No. 14-128, at 23; 10/30/2014 TSR, at 23.

Condition 10: The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with guideline 3 of CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required. The project shall be pedestrian-friendly, with keen detail for a walkable community.

The record for the subject proposal reflects proposed sidewalks along both sides of all internal roads in the CSP. *See* PGCPB No. 14-128, at 23; 10/30/2014 TSR, at 23. We also take note of the wide sidewalks provided in the subject proposal along commercial areas and other areas of higher density. *Id.*

Condition 11: Curb extensions, curb cuts, crosswalks, pedestrian refuges, and other pedestrian safety features shall be provided where appropriate, and shall be shown on all affected DSPs.

Pedestrian safety features, bicycle parking, and other amenities will be addressed at the time of DSP. However, a comprehensive network of sidewalk and trail connections is reflected on the submitted CSP. *See* PGCPB No. 14-128, at 23; 10/30/2014 TSR, at 23. We also take note of the wide sidewalks provided in the subject proposal along commercial areas and other areas of higher density. *Id.*

> **Condition 12: Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the Lower Pond. The comprehensive trail network will be evaluated at the time of preliminary plan and should be in conformance with guidelines 29 and 30 of CR-11-2006.**

A trail is proposed along the Patuxent River stream valley, including the area of the lower pond. Two trail connections are reflected on the submitted plans that connect the development site to the stream valley trail. In addition to the trail connections, a comprehensive network of sidewalks is reflected and a partial grid street network is proposed, further enhancing and promoting pedestrian access. *See* PGCPB No. 14-128, at 23–24; 10/30/2014 TSR, at 23–24. We also take note of the wide sidewalks provided in the subject proposal along commercial areas and other areas of higher density. *Id.*

As indicated by the prior conditions of approval, County Council Resolution CR-11-2006 contained a number of design standards and guidelines related to the Melford property. The standards and guidelines pertaining to trail or pedestrian access approved by the District Council in Amendment 22 within CR-11-2006 are as follows:

> **The Conceptual Site Plan shall have an integrated network of streets, sidewalks (on all streets), and open space, public or private, and shall give priority to public space and appropriate placement of uses.**

See CR-11-2006, at 40, ¶ 6.

> **The community shall contain additional linked open space in the form of squares, greens, parks, and trails that are accessible, safe and comfortable. The open space should provide a variety of visual and physical experiences. Some of these open spaces should be bordered by buildings and be visible from streets and buildings.**

See CR-11-2006, at 41, ¶ 5.

> **Community recreational facilities shall take full advantage of environmental features on and adjacent to the property, and shall include extensive trail and boardwalk systems. These recreational facilities may also include educational features for the general public and public schools, such as kiosks along the trails, boardwalks at observation points, and education stations, with curriculum available to schools for use in specific locations.**

See CR-11-2006, at 46–47.

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

See CR-11-2006, at 47, ¶ 30.

After review of the evidence in the administrative record, we find the subject application is consistent with the above-referenced standards and guidelines. To illustrate this point, we note Applicant's inclusion of a comprehensive network of sidewalks in the subject development proposal, as well as a master plan trail along the Patuxent River, and various associated connections to the master plan trail, within the the proposed development application. *See* PGCPB No. 14-128, at 24; 10/30/2014 TSR, at 23–24. Additional areas of open space also appear to be provided, as well as various plazas and urban parks, as indicated on the Green Network exhibit. The open space appears to be accessible and visible from adjacent roadways and buildings, and the sidewalk network appears to provide pedestrian access throughout the site and to all of the appropriate destinations. *Id.*

> **13. The illustrative plan provided with the CSP is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with**

the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other Master Plan considerations.

The record reflects submittal of new illustrative plans for Melford by Applicant *See* PGCPB No. 14-128, at 24; 10/30/2014 TSR, at 23–24. However, we must point out that these illustrative plans are for guidance and informational purposes only. As a result, we find that the above condition remains in effect. *Id.*

Condition 14: Prior to signature approval of the CSP and TCP I, the TCP I shall be revised as follows:

a. Revise the shading patterns so that the information underneath is legible;

b. Eliminate the pattern used to depict previously approved limits of disturbance and show only the limit of disturbance needed for the proposed development;

c. Eliminate all clearing not necessary for the conceptual construction of the features shown;

d. Revise the existing tree line per Staff Exhibit A (2006 Aerial);

e. Provide labels on each cleared area, with acreage and land pod identifications; if cleared areas cross pods, divide them up so that the table on Sheet 1 can be checked for correctness;

f. Revise the worksheet to reflect all cleared areas, preservation areas, etc.;

g. Revise the table on Sheet 1 to fill in all the boxes;

h. Add the following note: "This TCP I is associated with the approval of CSP-06002; it is conceptual in nature, and is subject to further revisions with the preliminary plan of subdivision application";

i. Revise the plans to address all other staff comments of record; and

j. Have the revised plans signed and dated by the qualified professional who prepared them.

The above conditions have been fully addressed, based on the record, prior to certification of the original CSP. Consequently, we find that this condition is not relevant to the subject approval.

> **Condition 15: Prior to signature approval of the CSP, and at least 30 days prior to any hearing on the preliminary plan, the CSP and TCP I shall be revised to remove all buildings, roads, trails, and other amenities from the 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.**

Prior to certification of the CSP, revisions were made for all of the listed features, except for the master-planned trail proposed on park land and two connections from the internal trail system to the master-planned system. These trail connections were allowed per Condition 29b of CSP-06002. The Planning Board adopts the following replacement condition:

At the time of preliminary plan review and subsequent development applications, the 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts. *See* PGCPB No. 14-128, at 26; 10/30/2014 TSR, at 26.

> **Condition 16: Except for previously approved clearing that directly relates to the construction of the stormwater management ponds, all disturbance to the stream and floodplain buffers shall be eliminated. Where buffers have been disturbed by previous approvals, they shall be reforested, wherever possible. The TCP I associated with the preliminary plan will be evaluated for impacts to these buffers for the installation of stormwater management outfalls, as necessary. The 150-foot building setback shall be shown on the plans, and the applicant shall adhere to the setback.**

We find, based on our review of the administrative record, that this condition will be fully addressed in the course of the evaluation of the required preliminary plan of subdivision application review process. *See* PGCPB No. 14-128, at 26; 10/30/2014 TSR, at 26.

> **Condition 17: During the review of the TCP I associated with the preliminary plan, the linear wetland in the middle of the southeastern portion of the site shall be evaluated, to ensure its protection in a manner consistent with previous approvals.**

We find, based on our review of the administrative record, that this condition will be fully addressed in the course of the evaluation of the required preliminary plan of subdivision application review process. *See* PGCPB No. 14-128, at 26; 10/30/2014 TSR, at 26.

> **Condition 18: Prior to approval of any DSP, the applicant shall donate to the M-NCPPC, by donation deed acceptable to the M-NCPPC, 100± acres including but not limited to 100-year floodplain and floodplain buffer, as shown on the Department of Parks and Recreation (DPR) Exhibit "A".**

Our examination of the record reveals that this condition has been addressed. *See* PGCPB No. 14-128, at 26–27; 10/30/2014 TSR, at 26–27. Moreover, the subject proposal expressly indicates that 99.48 acres of land have been donated to M-NCPPC for perseveration and / or parkland resources. Thus, our assessment of the evidence within the administrative record plainly demonstrate that the dedicated land is no longer included within the CSP boundary. As a result, we find that this condition is no longer necessary as a condition to be brought forward from the original conceptual site plan approval to the proposed revision that is pending within the subject application. *Id.*

We take administrative notice of Conditions 1 through 9 of Exhibit B, "Conditions for Conveyance of Parkland to The Maryland-National Capital Park and Planning Commission," as follows:

> **Condition 19: Land to be conveyed is subject to conditions 1 through 9, in attached Exhibit "B".**

1. An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat.

2. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.

3. The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.

4. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by The M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

5. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by The M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.

6. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. The DPR shall inspect the site and verify that land is in acceptable condition for conveyance, prior to dedication.

7. All existing structures shall be removed from the property to be conveyed, unless the applicant obtains the written consent of the DPR.

8. The applicant shall terminate any leasehold interests on property to be conveyed to the Commission.

9. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to The M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.

We find that, since the land has been conveyed to M-NCPPC, this condition has been satisfied and does not need to be brought forward with the subject CSP revision. *See* PGCPB 14-128, at 26–27; 10/30/2014 TSR, at 26–27.

Condition 20: Prior to the approval of a preliminary plan or detailed site plan, the applicant shall demonstrate:

a. Development plans shall show minimization of impervious surfaces, through all phases of the project, with the use of permeable paving surfaces where soil conditions provide for the use of permeable paving materials. Structured parking should be used to the maximum extent possible.

b. Streams shall have a 100-foot natural buffer and a 150 foot-wide building and parking setback. There shall be a 150-foot buffer on the 100-year floodplain. If a utility must be extended into any buffer, then an equal area of natural buffer alternative shall be retained on community property.

c. Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.

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

Upon review of the administrative record, we find that the above condition remains in effect and, accordingly, it should be brought forward as a condition of the subject application. *See* PGCPB 14-128, at 26–27; 10/30/2014 TSR, at 26–27.

> **Condition 21: Prior to the submission of a preliminary plan of subdivision, the applicant shall provide a plan for evaluating the resource at the Phase II level. In accordance with the Guidelines for Archeological Review, if a Phase II archeological evaluation is necessary, the applicant shall submit a research design for approval by Historic Preservation staff. After the work is completed, and before approval of the preliminary plan, the applicant shall provide a final report detailing the Phase II investigations, and shall ensure that all artifacts are curated to MHT Standards.**

We find Applicant has complied with the requirements of this condition for the Phase II archeological investigations. As of this date, the artifacts have not been curated, and that portion of the condition should be carried forward. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28. In addition, we note the testimony by Applicant at the Planning Board hearing concerning that documentation has been received verifying that artifacts have been deposited with the Maryland Archeological Conservation Lab, as well as the evidence in the record confirming the accuracy of Applicant's statements. *Id.*

> **Condition 22: If a site has been identified as significant and potentially eligible to be listed as a Historic Site or determined eligible for the National Register of Historic Places, the applicant shall provide a plan for:**
>
> **a. Avoiding and preserving the resource in place; or**
> **b. Phase III Data Recovery investigations and interpretation.**
>
> **Phase III Data Recovery investigations shall not begin until Historic Preservation staff approves the research design. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the Guidelines for Archeological Review, before approval of any grading permits within 50 feet of the perimeter of the site.**

The record for the subject proposal reveals that there were no significant archeological resources found outside of the Melford and Cemetery environmental setting. Therefore, we find

that this condition has been satisfied and does not need to be carried forward with the subject approval. *See* PGCPB 14-128, at 29; 10/30/2014 TSR, at 28–29.

Condition 23: Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that retail uses are designed to:

a. Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services and dining; and providing attractive gateways/entries and public spaces.

b. Create outdoor amenities to include, at a minimum, such amenities as brick pavers, tree grates, decorative lighting, signs, banners, high-quality street furniture, and extensive landscaping, including mature trees.

c. Create attractive architecture by using high-quality building materials such as stone, brick, or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes and customized shopfronts, to create a street-like rhythm.

d. Provide attractive, quality façades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC, and other unsightly functions.

e. Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for safe and comfortable travel; pedestrian walkways shall be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.

f. Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.

g. Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.

h. Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.

i. Create a signage package for high-quality signs and sign standards, with requirements for all retail and office tenants and owners. The standards shall address size, location, square footage, materials, logos, colors, and lighting. Any revision to existing approved signage plans shall incorporate the previously approved designs.

Previous development approvals for the Melford property include a signage package considered within Detailed Site Plan DSP-11008. *See* PGCPB 14-128, at 29–30; 10/30/2014 TSR, at 30–31. Additionally, we note that Applicant's design guidelines include submitted sign standards. After evaluation of the record evidence, we find that the previously approved sign package is intended to apply to the existing commercial, office, and research properties, while the proposed signage guidelines are intended to apply to Melford Village. Accordingly, we find that one comprehensive signage package shall be created for ease of reference, and that this may be accomplished through a revision to DSP-11008 in order to consolidate the signage standards and remove inconsistencies. *Id.*

j. Eliminate all temporary signage on the site or attached to the exterior façades of a building.

k. Make retail pad sites compatible with the main retail/office/hotel component. If the retail pad sites are located along the street, parking shall be located to the rear of the pad sites.

We concur with the finding by Planning Board that any retail development should be designed compatibly with adjacent office or residential development, as outlined in the design

guidelines. Efforts should be made to locate parking for retail uses at the rear or sides of the buildings, screened from the street. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28.

l. Provide green areas or public plazas between pad sites.

m. Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features.

Based on the foregoing, we find that the above conditions, as modified by PGCPB No. 14-128, shall remain in effect and shall be carried forward to the subject application. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28.

Condition 24: The research and development flex space shown in DSP-07031, if approved by the District Council, shall be the last research and development flex space approved in the M-X-T Zone at Melford.

We take administrative notice of the final decision of approval, along with its subsequent revisions, as to Detailed Site Plan DSP-07031; consequently, and based on our review of the administrative record we find that no additional research and development flex space shall be permitted property with a zoning classification in the M-X-T Zone within the Melford Property. *See* PGCPB No. 14-128, at 31; 10/30/2014 TSR, at 30. We also find no research and development flex space proposed within the subject CSP revision application. *Id.*. As a result, we find ample basis in the record to reword the above-stated condition of approval for CSP-06002 so as to reflect an approved detailed site plan, DSP-07031, pursuant to the above-stated condition of the 2009 conceptual site plan approval, to illustrate pertinent subsequent history concerning development on the site, prompting our finding that no additional research and development flex space shall be permitted within the site proposed for development. *Id.*

Condition 25: All stream channels on the site should be depicted on all plans in their entirety, with the regulated stream buffer shown as required.

The record evidence reveals that the width of the stream buffers shown on the Type I tree conservation plan (TCPI) is consistent with the approved natural resources inventory (NRI) for the site. *See* PGCPB 14-128, at 31; 10/30/2014 TSR, at 30. However, a revised NRI with addenda, in which all streams, wetland limits, floodplain limits are prominently identified, an update to the specimen tree list, and a forest stand delineation for areas not yet approved for clearing with accounting details as to any clearing that has already occurred, will be submitted by Applicant. Current stream buffer requirements shall be applied on the NRI and at the time of preliminary plan in defining the primary management area for the site. *Id.*

We further note that, while the depictions as to the 100-foot natural buffer and the 150-foot wide buffer on the 100-year floodplain on the TCPI are accurate, we also find that certain sheets of the CSP application materials show these buffers incorrectly, particularly in the southeastern corner of the property. *Id.* We find that Applicant shall correct the inaccurate information prior to certificate of approval of the CSP. *Id.*

Condition 26: Prior to the approval of a detailed site plan, the following issues shall be addressed:

a. Plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.

We are persuaded, based on our review of the evidence in the administrative record, of the significant environmental benefit derived from continuation of the above-captioned condition. *See* PGCPB 14-128, at 31–32; 10/30/2014 TSR, at 30–31. Accordingly, we find that this condition shall remain in effect in the approval of the subject application. *Id.*

b. Appropriate signage should be placed near the historic site, to call attention to the history of the area.

Based on our review of the administrative record, Applicant installed an interpretive sign near the current entry drive to the Melford and Cemetery historic site, and which is now accessed

from Melford Boulevard. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 31. What's more, we concur with findings of Planning Board that proposed revisions to CSP-06002 to relocate the entry drive will very likely result in the relocation of the interpretive sign to a location near the new entry drive to Melford House. *Id.* As such, we find that, in order to satisfy this condition fully, additional signage is needed to address the Duckett Family graveyard; moreover, we find that this signage should be provided as part of a future DSP application. While Applicant does not currently own the graveyard property, Applicant is the record owner of the property surrounding the graveyard. Appropriate signage should be placed near the cemetery. *Id.* Therefore, this condition should be carried forward until such time as a DSP application that includes the graveyard is approved. Also, additional public interpretation should be provided on the property, and may take the form of signage, brochures, lectures, or a website. *Id.*

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

We find that the record evidence is persuasive for the protection of the public safety, health, and welfare, and find that this condition remains in effect and shall be carried forward as a condition of approval for the subject application. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28.

Condition 27: Prior to signature approval of the plans, the coversheet shall be revised to clearly indicate the limits of the application.

We take administrative notice that, within the administrative record, there is ambiguity concerning the limits of disturbance associated with the proposed development of the subject property. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 31.

To this end, we find that the boundary of the subject CSP revision shall be revised to include all of the privately-owned properties that were the subject of CSP-06002. If the subject CSP boundary includes the same properties as the original CSP, then the subject approval may

entirely supersede the previous approval, and appropriately update all necessary conditions of approval. Publicly-owned properties not subject to zoning do not need to be included in the CSP boundary. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 31.

> **Condition 28: Detailed site plans shall provide a minimum 30-foot wide landscape buffer between the development and US 50, if research and development flex space is proposed. The buffer shall be measured from the public utility easement.**

Upon review of the administrative record, we find that above condition shall remain in effect.

> **Condition 29: Recreation Facilities Conditions:**
>
> **a. The applicant shall provide private recreational facilities as determined appropriate at the time of review of the detailed site plan (DSP). The recreational facilities shall be constructed in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.**

The Prince George's County Department of Parks and Recreation ("DPR") recommends the revised language for this condition language, as follows:

> "The applicant shall allocate appropriate and developable areas for the private recreational facilities on the Home Owners Association (HOA) land. The private recreational facilities shall include playgrounds for children of all ages. The private recreational facilities shall be reviewed by the Urban Design Review Section of the Development Review Division for adequacy and property siting, prior to approval of the Detailed Site Plan by the Planning Board."

We note that Planning Board endorsed this modification and incorporated the revised language above within PGCPB No. 14-128. *See* PGCPB No. 14-128, at 32–33; 10/30/2014 TSR, at 31–32. Accordingly, and based on our examination of the administrative record, we agree with the proposed modification as stated above.

> **b. Prior to certificate approval of the CSP-06002, the applicant shall revise the plan to show the conceptual trail layout of the master planned trail on donated parkland.**

Review of the administrative record reflects that the condition recited above was addressed previously, and this occurred prior to certification of the original CSP-06002. *See* PGCPB 14-128, at 33; 10/30/2014 TSR, at 32. The current proposal requesting a revision for the approved CSP shows the master-planned trail on land that is currently owned by M-NCPPC. *Id.* Consequently, Planning Board determined, during the course of its review and approval of Preliminary Plan of Subdivision 4-07055, which was subsequent to the approval of CSP-06002, that Applicant and Applicant's heirs, successors, and/or assignees shall construct the master plan trail along the Patuxent River in conformance with DPR guidelines and standards. *Id.*

> **c. Prior to approval of the first final plat for the project, the applicant shall make a monetary contribution in the amount of $250,000 for the design and construction of the Green Branch Athletic Complex.**

Our review of the administrative record demonstrates that compliance with the required monetary contribution has been met. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 32. *See also* 06/06/2014 App. Just'n Stmt., at 16.

> **d. If necessary, a public access easement shall be recorded from US 301 to the proposed public parkland over the planned private streets to provide public access to the public park.**

In its memorandum submitted to the administrative record, and dated October 20, 2014, there is evidence we find persuasive from DPR, which plainly states that this condition has been satisfied. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 32.

> **e. The applicant shall submit three original, executed Recreational Facilities Agreements (RFA) for trail and trailhead construction to the DPR for their approval, three weeks prior to a submission of a final plat of subdivision. Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.**

This condition has been addressed, based on our review of the evidence in the record for the subject application. The site has a recreational facilities agreement ("RFA"), which is

recorded in the Land Records for Prince George's County at Liber 31304, Folio 145, for the design and construction of the master plan trail, as well as associated trailhead facilities along the Patuxent River. DPR suggests, and we agree with DPR's assessment, that the RFA be amended to incorporate an asphalt parking lot and an asphalt access road to the park. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 32.

> **f. The applicant shall submit to the DPR a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DPR, within at least two weeks prior to applying for building permits. Upon completion of the trail and trailhead construction, M-NCPPC shall acknowledge the applicant's donation of the trail and trailhead construction by completing the appropriate Federal and State tax forms deemed acceptable by M-NCPPC.**

We concur with the finding of Planning Board, and based on persuasive evidence in the administrative record, that alternative wording for the above language is appropriate. Thus, we find that, in lieu of this stated condition "f," above, Applicant shall submit a performance bond, letter of credit, or other suitable financial guarantee in an amount to be determined by DPR, at least two weeks prior to issuance of a building permit for the 100th residential dwelling unit within the Melford development. *See* PGCPB 14-128, at 32–33; 10/30/2014 TSR, at 33. In other words, based on our review of the available information within the administrative record, we are persuaded that oversights in the assessment as to the trips calculated for transportation have potential significance on the actual trip cap stated for the subject proposal within the administrative record, and upon which the Planning Board and the District Council relied in the assessment of the applications. To address this issue, Applicant prepared a technical memorandum (dated September 2013), which was submitted to the administrative record; included therein is a mutually agreeable formula as a control to filter varying impact of background developments in the area, as well as a sensitivity analysis, to provide greater

accuracy in quantifying the complete effect of the corrected background developments, as well as establishing a new, properly calculated trip cap. *Id.* We take further administrative notice of the technical memorandum within the record submitted by Applicant to substantiate the basis for a clarification to the formula to correctly calculate actual projected peak hour trips for all development contemplated within CSP-06002, that would generate 4,498 AM and 4,475 PM peak hour trips. *Id.* As stated therein, since the background developments used for trip calculations stand in various stages of development, the actual trip cap, for the areas covered by the subject application (CSP-06002-01), are 4,441 AM and 4,424 PM peak hour trips. Moreover, as demonstrated in the revised calculations, subsequent improvements provided by Applicant are sufficient to mitigate at least 150 percent of the new traffic proposed pursuant to the approval of CSP-06002. Planning Board agreed with Applicant's calculations within the technical memorandum. Based on our review of the record, we concur. *See* PGCPB No. 14-128, at 20. Consequently, we find that the trip cap condition be replaced with the new trip cap of 4,441 AM and 4,424 PM peak hour trips, in accordance with the finding of Planning Board. *Id.*

Condition 2: Prior to issuance of any building permits for lots that have not been recorded, except for Lot 3, where the proposed police communication center is to be constructed, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency.

(A) <u>At the MD 3/MD 450/gas station access intersection:</u>

Applicant shall provide an additional northbound and southbound through lane. Pursuant to SHA requirements, the additional southbound through lane shall begin at the Patuxent River Bridge and shall extend 2,000 feet south of MD 450. The additional northbound through lane shall begin 2,000 feet south of MD 450 and shall extend to the Patuxent River Bridge, north of MD 450.

(B) <u>At the US 301/Gov. Bridge Road/Harbor Way intersection:</u>

Applicant shall provide an additional exclusive left turn lane on the eastbound approach. The overall lane use for this approach shall be two left turn lanes and a shared left-through-right lane.

Governors Bridge Road shall be widened, and a left-turn lane shall be added, as recommended by DPW&T. Because of the short right-turn-only lane, the widening shall extend from the intersection of US 301 to the apartment complex driveway, and the entire roadway shall be restriped, to provide two outbound lanes for approximately 250 feet, all as recommended by DPW&T.

We conclude that the above transportation improvements have been constructed, based on the evidence presented. Consequently, we find that this condition has been satisfied. *See* PGCPB No. 14-128, at 20–21.

Condition 3: The site plans shall be revised to delineate and note both the Environmental Setting and the Impact Area for Melford, Historic Site 71B-016.

Applicant shall correct the notations on all site plans to include the following text: "Melford and Cemetery Environmental Setting (Historic Site 71B-016)." *See* PGCPB No. 14-128, at 21.

Condition 4: Applicable detailed site plans that may affect the historic vista of the Melford House shall demonstrate that proposed buildings do not obstruct the vista.

The Historic Preservation Commission ("HPC") recommended the following revised language for existing Condition 4 to clarify the meaning of the historic vista, and how it may best be protected, as follows:

> "Applicable detailed site plans that may affect the historic vista of the Melford and Cemetery Historic Site shall demonstrate that any portion of a proposed building, either partially or fully within the designated view corridors established in CSP-06002-01, comply with the height requirements for buildings within the view corridors set forth in the design guidelines."

See PGCPB No. 14-128, at 20–21; 10/30/2014 TSR, at 21; 10/22/2014 Mem., HPC to Kosack, at 6–7.

Our examination of the evidence in the administrative record further reflects support for that the CSP contains two view corridors. One connects the Melford house and the historic cemetery, within which no building construction should be permitted. *See* PGCPB No. 14-128, at 21; 10/30/2014 TSR, at 21–22; 10/22/2014 Mem., HPC to Kosack, at 5–6. Just outside of that primary view corridor, we note that one-story buildings are permitted. The second view corridor is directed east from Melford house to the proposed East-West Boulevard and the amphitheater. Within this second view corridor, the applicant has proffered building height restrictions. *Id.* The recommended language, which the Planning Board adopts, clarifies which views shall be protected and establishes techniques for the protection of the views within the defined view corridors. *Id.*

> **Condition 5: Before approval of any detailed site plans, the applicant shall demonstrate that plans for new construction within the impact review area follow the guidelines on page 91 of the CDP-8601 document for the former Maryland Science and Technology Center.**

As set forth in the record, we find a recommendation by HPC to include the following revised language for existing Condition 5, in order to eliminate the reference to the 1986 comprehensive design plan, which has little current regulatory bearing on the subject site, and which is difficult to research due to the age and condition of the CDP document. *See* PGCPB No. 14-128, at 21; 10/30/2014 TSR, at 21–22; 10/22/2014 Mem., HPC to Kosack, at 6. We've reviewed the proposal and, accordingly, we find that the language below captures the original intent:

> "Prior to approval of any detailed site plans that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site."

See PGCPB No. 14-128, at 21; 10/30/2014 TSR, at 21–22.

Condition 6: Before M-NCPPC accepts a detailed site plan application for this property, the applicant in the historic area work permit process shall present a plan and timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford Historic Site. The Historic Preservation Commission and Planning Board shall review and approve the plan and timetable, in the HAWP process, before approval of the first DSP.

Applicant requests modifications to the above language, which we note from the evidence in the record, the finding by HPC that the proposed revised language is appropriate, revised to state as follows:

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

See PGCPB No. 14-128, at 21–22; 10/30/2014 TSR, at 22; 10/22/2014 Mem., HPC to Kosack, at 6. Our review of the administrative record supports a conclusion that the modified condition clarifies the timing for submission of a plan and the timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford and Cemetery historic site. *Id.* Because the plan and timetable will be evaluated for approval through the Historic Area Work Permit ("HAWP") process, we find that the review and approval under the authority of HPC, not Planning Board, will best serve the interest of protection for historic resources, in accordance with the standard HAWP process. *Id.*

Condition 7: In the detailed site plan for the development of the Melford Historic Site, its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should

be incorporated into the proposal, to minimize adverse impacts to the historic site.

The record reflects Planning Board's finding that this condition should be carried forward to all subsequent DSP applications. We concur, based on our review of the evidence in the administrative record. *See* PGCPB No. 14-128, at 22–23; 10/30/2014 TSR, at 23.

Condition 8: Prior to issuance of building permits for any property within CSP-06002, the applicant shall initiate the restoration of the Melford House and outbuildings, through the historic area work permit process. The restoration of Melford and outbuildings shall be completed prior to issuance of use and occupancy permits for any future hotel or office uses.

Based on the completion of work associated with HAWP 5-07 and HAWP 45-07, reviewed and approved by HPC, substantial rehabilitation of Melford House and its outbuildings has been completed to a residential standard. This condition is no longer necessary. Any future rehabilitation of the historic site for a nonresidential use will be carried out through another HAWP as recommended by the modified language of Condition 6 (above). *See* PGCPB No. 14-128, at 22–23; 10/30/2014 TSR, at 23.

Condition 9: Prior to approval of any preliminary plan or detailed site plan applications, the Historic Preservation Section shall certify that all quarterly reports have been received in a timely manner and that the Melford site is being properly maintained.

Based on our review of the record, we conclude that this condition properly remains in effect, and we find that it shall be carried forward with the subject approval. *See* PGCPB No. 14-128, at 23; 10/30/2014 TSR, at 23.

Condition 10: The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with guideline 3 of CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required. The project shall be pedestrian-friendly, with keen detail for a walkable community.

The record for the subject proposal reflects proposed sidewalks along both sides of all internal roads in the CSP. *See* PGCPB No. 14-128, at 23; 10/30/2014 TSR, at 23. We also take

note of the wide sidewalks provided in the subject proposal along commercial areas and other areas of higher density. *Id.*

Condition 11: Curb extensions, curb cuts, crosswalks, pedestrian refuges, and other pedestrian safety features shall be provided where appropriate, and shall be shown on all affected DSPs.

Pedestrian safety features, bicycle parking, and other amenities will be addressed at the time of DSP. However, a comprehensive network of sidewalk and trail connections is reflected on the submitted CSP. *See* PGCPB No. 14-128, at 23; 10/30/2014 TSR, at 23. We also take note of the wide sidewalks provided in the subject proposal along commercial areas and other areas of higher density. *Id.*

Condition 12: Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the Lower Pond. The comprehensive trail network will be evaluated at the time of preliminary plan and should be in conformance with guidelines 29 and 30 of CR-11-2006.

A trail is proposed along the Patuxent River stream valley, including the area of the lower pond. Two trail connections are reflected on the submitted plans that connect the development site to the stream valley trail. In addition to the trail connections, a comprehensive network of sidewalks is reflected and a partial grid street network is proposed, further enhancing and promoting pedestrian access. *See* PGCPB No. 14-128, at 23–24; 10/30/2014 TSR, at 23–24. We also take note of the wide sidewalks provided in the subject proposal along commercial areas and other areas of higher density. *Id.*

As indicated by the prior conditions of approval, County Council Resolution CR-11-2006 contained a number of design standards and guidelines related to the Melford property. The standards and guidelines pertaining to trail or pedestrian access approved by the District Council in Amendment 22 within CR-11-2006 are as follows:

> **The Conceptual Site Plan shall have an integrated network of streets, sidewalks (on all streets), and open space, public or private, and shall give priority to public space and appropriate placement of uses.**

See CR-11-2006, p. 40, at ¶ 6.

> **The community shall contain additional linked open space in the form of squares, greens, parks, and trails that are accessible, safe and comfortable. The open space should provide a variety of visual and physical experiences. Some of these open spaces should be bordered by buildings and be visible from streets and buildings.**

See CR-11-2006, p. 41, at ¶ 5.

> **Community recreational facilities shall take full advantage of environmental features on and adjacent to the property, and shall include extensive trail and boardwalk systems. These recreational facilities may also include educational features for the general public and public schools, such as kiosks along the trails, boardwalks at observation points, and education stations, with curriculum available to schools for use in specific locations.**

See CR-11-2006, at 46–47.

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

See CR-11-2006, p. 47, at ¶ 30.

After review of the evidence in the administrative record, we find the subject application is consistent with the above-referenced standards and guidelines. To illustrate this point, we note Applicant's inclusion of a comprehensive network of sidewalks in the subject development proposal, as well as a master plan trail along the Patuxent River, and various associated connections to the master plan trail, within the the proposed development application. *See* PGCPB No. 14-128, at 24; 10/30/2014 TSR, at 23–24 Additional areas of open space also appear to be provided, as well as various plazas and urban parks, as indicated on the Green Network exhibit. The open space appears to be accessible and visible from adjacent roadways

and buildings, and the sidewalk network appears to provide pedestrian access throughout the site and to all of the appropriate destinations. *Id.*

> **Condition 13: The illustrative plan provided with the CSP is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other Master Plan considerations.**

The record reflects Applicant's submittal of new illustrative plans for Melford. *See* PGCPB No. 14-128, at 24; 10/30/2014 TSR, at 23–24. However, we must also point out that these illustrative plans are useful for non-binding guidance and informational purposes only. As a result, we find that the above condition remains in effect. *Id.*

> **Condition 14: Prior to signature approval of the CSP and TCP I, the TCP I shall be revised as follows:**
>
> **a. Revise the shading patterns so that the information underneath is legible;**
>
> **b. Eliminate the pattern used to depict previously approved limits of disturbance and show only the limit of disturbance needed for the proposed development;**
>
> **c. Eliminate all clearing not necessary for the conceptual construction of the features shown;**
>
> **d. Revise the existing tree line per Staff Exhibit A (2006 Aerial);**
>
> **e. Provide labels on each cleared area, with acreage and land pod identifications; if cleared areas cross pods, divide them up so that the table on Sheet 1 can be checked for correctness;**
>
> **f. Revise the worksheet to reflect all cleared areas, preservation areas, etc.;**
>
> **g. Revise the table on Sheet 1 to fill in all the boxes;**

h. Add the following note: "This TCP I is associated with the approval of CSP-06002; it is conceptual in nature, and is subject to further revisions with the preliminary plan of subdivision application";

i. Revise the plans to address all other staff comments of record; and

j. Have the revised plans signed and dated by the qualified professional who prepared them.

The above conditions were addressed prior to certification of the original CSP. This condition is not relevant to the subject approval.

Condition 15: Prior to signature approval of the CSP, and at least 30 days prior to any hearing on the preliminary plan, the CSP and TCP I shall be revised to remove all buildings, roads, trails, and other amenities from the 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.

Prior to certification of the CSP, revisions were made for all of the listed features, except for the master-planned trail proposed on park land and two connections from the internal trail system to the master-planned system. These trail connections were allowed per Condition 29b of CSP-06002. The Planning Board adopts the following replacement condition:

At the time of preliminary plan review and subsequent development applications, the 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts. *See* PGCPB No. 14-128, at 26; 10/30/2014 TSR, at 26.

Condition 16: Except for previously approved clearing that directly relates to the construction of the stormwater management ponds, all disturbance to the stream and floodplain buffers shall be eliminated. Where buffers have been disturbed by previous approvals, they shall be reforested, wherever possible. The TCP I associated with the preliminary plan will be evaluated for impacts to these buffers for the installation of stormwater management outfalls, as

necessary. The 150-foot building setback shall be shown on the plans, and the applicant shall adhere to the setback.

We find, based on our review of the administrative record, that this condition will be fully addressed in the course of the evaluation of the required preliminary plan of subdivision application review process. *See* PGCPB No. 14-128, at 26; 10/30/2014 TSR, at 26.

Condition 17: During the review of the TCP I associated with the preliminary plan, the linear wetland in the middle of the southeastern portion of the site shall be evaluated, to ensure its protection in a manner consistent with previous approvals.

We find, based on our review of the administrative record, that this condition will be fully addressed in the course of the evaluation of the required preliminary plan of subdivision application review process. *See* PGCPB No. 14-128, at 26; 10/30/2014 TSR, at 26.

Condition 18: Prior to approval of any DSP, the applicant shall donate to the M-NCPPC, by donation deed acceptable to the M-NCPPC, 100± acres including but not limited to 100-year floodplain and floodplain buffer, as shown on the Department of Parks and Recreation (DPR) Exhibit "A".

Our review of the administrative record reveals that this condition has been addressed. *See* PGCPB No. 14-128, at 26–27; 10/30/2014 TSR, at 26–27. The CSP indicates that 99.48 acres of land have been donated to M-NCPPC. This land area is no longer included within the CSP boundary. As a result, we find that this condition does not need to be brought forward with the subject approval. *Id.*

Condition 19: Land to be conveyed is subject to conditions 1 through 9, in attached Exhibit "B".

We take administrative notice of Conditions 1 through 9 of Exhibit B, "Conditions for Conveyance of Parkland to The Maryland-National Capital Park and Planning Commission," as follows:

1. An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor) shall be

submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the Final Plat.

2. The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.

3. The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.

4. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by The M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

5. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by The M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by The M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.

6. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. The DPR shall inspect the site and verify that land is in acceptable condition for conveyance, prior to dedication.

7. All existing structures shall be removed from the property to be conveyed, unless the applicant obtains the written consent of the DPR.

8. The applicant shall terminate any leasehold interests on property to be conveyed to the Commission.

> **9. No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to The M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.**

As the record unambiguously demonstrates, we find that this land has been conveyed to M-NCPPC. As a result, we find that this condition has been satisfied, and will not be brought forward with the final disposition as to the subject CSP revision. *See* PGCPB 14-128, at 26–27; 10/30/2014 TSR, at 26–27.

> **Condition 20: Prior to the approval of a preliminary plan or detailed site plan, the applicant shall demonstrate:**
>
> **a. Development plans shall show minimization of impervious surfaces, through all phases of the project, with the use of permeable paving surfaces where soil conditions provide for the use of permeable paving materials. Structured parking should be used to the maximum extent possible.**
>
> **b. Streams shall have a 100-foot natural buffer and a 150 foot-wide building and parking setback. There shall be a 150-foot buffer on the 100-year floodplain. If a utility must be extended into any buffer, then an equal area of natural buffer alternative shall be retained on community property.**
>
> **c. Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**
>
> **d. The open space system, including but not limited to environmentally sensitive areas, shall extend through the site and shall link the different uses. Portions of the open space system shall be visible to and accessible from public streets.**

Based on our review of the administrative record, we find that the above condition remains germane to the proposed development, and it should remain in effect for the subject

proposal and be brought forward as a condition of approval for the subject application. *See* PGCPB 14-128, at 26–27; 10/30/2014 TSR, at 26–27.

> **Condition 21: Prior to the submission of a preliminary plan of subdivision, the applicant shall provide a plan for evaluating the resource at the Phase II level. In accordance with the Guidelines for Archeological Review, if a Phase II archeological evaluation is necessary, the applicant shall submit a research design for approval by Historic Preservation staff. After the work is completed, and before approval of the preliminary plan, the applicant shall provide a final report detailing the Phase II investigations, and shall ensure that all artifacts are curated to MHT Standards.**

We find Applicant has complied with the requirements of this condition for the Phase II archeological investigations. As of this date, the artifacts have not been curated, and that portion of the condition should be carried forward. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28. In addition, we note the testimony by Applicant at the Planning Board hearing concerning that documentation has been received verifying that artifacts have been deposited with the Maryland Archeological Conservation Lab, as well as the evidence in the record confirming the accuracy of Applicant's statements. *Id.*

> **Condition 22: If a site has been identified as significant and potentially eligible to be listed as a Historic Site or determined eligible for the National Register of Historic Places, the applicant shall provide a plan for:**
>
> **a. Avoiding and preserving the resource in place; or**
> **b. Phase III Data Recovery investigations and interpretation.**
>
> **Phase III Data Recovery investigations shall not begin until Historic Preservation staff approves the research design. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the Guidelines for Archeological Review, before approval of any grading permits within 50 feet of the perimeter of the site.**

The record for the subject proposal reveals that there were no significant archeological resources found outside of the Melford and Cemetery environmental setting. Therefore, we find

that this condition has been satisfied and does not need continue with the final disposition as to the subject approval. *See* PGCPB 14-128, at 29; 10/30/2014 TSR, at 28–29.

Condition 23: Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that retail uses are designed to:

a. Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services and dining; and providing attractive gateways/entries and public spaces.

b. Create outdoor amenities to include, at a minimum, such amenities as brick pavers, tree grates, decorative lighting, signs, banners, high-quality street furniture, and extensive landscaping, including mature trees.

c. Create attractive architecture by using high-quality building materials such as stone, brick, or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes and customized shopfronts, to create a street-like rhythm.

d. Provide attractive, quality façades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC, and other unsightly functions.

e. Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for safe and comfortable travel; pedestrian walkways shall be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.

f. Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.

g. Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.

h. Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.

i. Create a signage package for high-quality signs and sign standards, with requirements for all retail and office tenants and owners. The standards shall address size, location, square footage, materials, logos, colors, and lighting. Any revision to existing approved signage plans shall incorporate the previously approved designs.

Melford has previous approvals for a signage package that was the subject of Detailed Site Plan DSP-11008. *See* PGCPB 14-128, at 29–30; 10/30/2014 TSR, at 30–31. Additionally, we note that Applicant's submitted design guidelines include sign standards. Based on the evidence in the record, we find that the previously approved sign package is intended to apply to the existing commercial, office, and research properties, while the proposed signage guidelines are intended to apply to Melford Village. Accordingly, we find that one comprehensive signage package shall be created for ease of reference, and that this may be accomplished through a revision to DSP-11008 in order to consolidate the signage standards and remove inconsistencies. *Id.*

j. Eliminate all temporary signage on the site or attached to the exterior façades of a building.

k. Make retail pad sites compatible with the main retail/office/hotel component. If the retail pad sites are located along the street, parking shall be located to the rear of the pad sites.

We concur with the finding by Planning Board that any retail development should be designed compatibly with adjacent office or residential development, as outlined in the design guidelines. Efforts should be made to locate parking for retail uses at the rear or sides of the buildings, screened from the street. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28.

l. Provide green areas or public plazas between pad sites.

m. Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features.

Based on the foregoing, we find that the above conditions, as modified by PGCPB No. 14-128, shall remain in effect and shall be carried forward to the subject application. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28.

Condition 24: The research and development flex space shown in DSP-07031, if approved by the District Council, shall be the last research and development flex space approved in the M-X-T Zone at Melford.

We take administrative notice of the final decision of approval, along with its subsequent revisions, as to Detailed Site Plan DSP-07031; consequently, and based on our review of the administrative record we find that no additional research and development flex space shall be permitted property with a zoning classification in the M-X-T Zone within the Melford Property. *See* PGCPB No. 14-128, at 31; 10/30/2014 TSR, at 30. We also find no research and development flex space proposed within the subject CSP revision application. *Id.*. As a result, we find ample basis in the record to reword the above-stated condition of approval for CSP-06002 so as to reflect an approved detailed site plan, DSP-07031, pursuant to the above-stated condition of the 2009 conceptual site plan approval, to illustrate pertinent subsequent history concerning development on the site, prompting our finding that no additional research and development flex space shall be permitted within the site proposed for development. *Id.*

Condition 25: All stream channels on the site should be depicted on all plans in their entirety, with the regulated stream buffer shown as required.

The record evidence reveals that the width of the stream buffers shown on the Type I tree conservation plan (TCPI) is consistent with the approved natural resources inventory (NRI) for the site. *See* PGCPB 14-128, at 31; 10/30/2014 TSR, at 30. However, a revised NRI with addenda, in which all streams, wetland limits, floodplain limits are prominently identified, an

update to the specimen tree list, and a forest stand delineation for areas not yet approved for clearing with accounting details as to any clearing that has already occurred, will be submitted by Applicant. Current stream buffer requirements shall be applied on the NRI and at the time of preliminary plan in defining the primary management area for the site. *Id.*

We further note that, while the depictions as to the 100-foot natural buffer and the 150-foot wide buffer on the 100-year floodplain on the TCPI are accurate, we also find that certain sheets of the CSP application materials show these buffers incorrectly, particularly in the southeastern corner of the property. *Id.* We find that Applicant shall correct the inaccurate information prior to certificate of approval of the CSP. *Id.*

Condition 26: Prior to the approval of a detailed site plan, the following issues shall be addressed:

a. Plans shall show the stormwater management ponds as amenities, with gentle natural slopes and extensive native planting.

We are persuaded, based on our review of the evidence in the administrative record, of the significant environmental benefit derived from continuation of the above-captioned condition. *See* PGCPB 14-128, at 31–32; 10/30/2014 TSR, at 30–31. Accordingly, we find that this condition shall remain in effect in the approval of the subject application. *Id.*

b. Appropriate signage should be placed near the historic site, to call attention to the history of the area.

Based on our review of the administrative record, Applicant installed an interpretive sign near the current entry drive to the Melford and Cemetery historic site, and which is now accessed from Melford Boulevard. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 31.

What's more, we concur with findings of Planning Board that proposed revisions to CSP-06002 to relocate the entry drive will very likely result in the relocation of the interpretive sign to a location near the new entry drive to Melford House. *Id.* As such, we find that, in order to

satisfy this condition fully, additional signage is needed to address the Duckett Family graveyard; moreover, we find that this signage should be provided as part of a future DSP application. While Applicant does not currently own the graveyard property, Applicant is the record owner of the property surrounding the graveyard. Appropriate signage should be placed near the cemetery. *Id.* Therefore, this condition should be carried forward until such time as a DSP application that includes the graveyard is approved. Also, additional public interpretation should be provided on the property, and may take the form of signage, brochures, lectures, or a website. *Id.*

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

We find that the record evidence is persuasive for the protection of the public safety, health, and welfare, and find that this condition remains in effect and shall be carried forward as a condition of approval for the subject application. *See* PGCPB 14-128, at 28–29; 10/30/2014 TSR, at 28.

Condition 27: Prior to signature approval of the plans, the coversheet shall be revised to clearly indicate the limits of the application.

We take administrative notice that, within the administrative record, there is ambiguity concerning the limits of disturbance associated with the proposed development of the subject property. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 31.

To this end, we find that the boundary of the subject CSP revision shall be revised to include all of the privately-owned properties that were the subject of CSP-06002. If the subject CSP boundary includes the same properties as the original CSP, then the subject approval may entirely supersede the previous approval, and appropriately update all necessary conditions of approval. Publicly-owned properties not subject to zoning do not need to be included in the CSP boundary. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 31.

Condition 28: Detailed site plans shall provide a minimum 30-foot wide landscape buffer between the development and US 50, if research and development flex space is proposed. The buffer shall be measured from the public utility easement.

Upon review of the administrative record, we find that above condition shall remain in effect. *See* PGCPB No. 14-128, at

Condition 29: Recreation Facilities Conditions:

a. The applicant shall provide private recreational facilities as determined appropriate at the time of review of the detailed site plan (DSP). The recreational facilities shall be constructed in accordance with the standards outlined in the Park and Recreation Facilities Guidelines.

The Prince George's County Department of Parks and Recreation ("DPR") recommends the revised language for this condition language, as follows:

> "The applicant shall allocate appropriate and developable areas for the private recreational facilities on the Home Owners Association (HOA) land. The private recreational facilities shall include playgrounds for children of all ages. The private recreational facilities shall be reviewed by the Urban Design Review Section of the Development Review Division for adequacy and property siting, prior to approval of the Detailed Site Plan by the Planning Board."

We note that Planning Board endorsed this modification and incorporated the revised language above within PGCPB No. 14-128. *See* PGCPB No. 14-128, at 32–33; 10/30/2014 TSR, at 31–32. Accordingly, and based on our examination of the administrative record, we agree with the proposed modification as stated above.

b. Prior to certificate approval of the CSP-06002, the applicant shall revise the plan to show the conceptual trail layout of the master planned trail on donated parkland.

Review of the administrative record reflects previous assessment as to the above-stated condition, which occurred prior to certification of the original CSP-06002. *See* PGCPB 14-128, at 33; 10/30/2014 TSR, at 32. The current proposal requesting a revision for the approved CSP

shows the master-planned trail on land that is currently owned by M-NCPPC. *Id.* Consequently, Planning Board determined, during the course of its review and approval of Preliminary Plan of Subdivision 4-07055, which was subsequent to the approval of CSP-06002, that Applicant and Applicant's heirs, successors, and/or assignees shall construct the master plan trail along the Patuxent River in conformance with DPR guidelines and standards. *Id.*

> **c. Prior to approval of the first final plat for the project, the applicant shall make a monetary contribution in the amount of $250,000 for the design and construction of the Green Branch Athletic Complex.**

We find that the evidence within the administrative record demonstrates Applicant's compliance as to the required monetary contribution. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 32. *See also* 06/06/2014 App. Just'n Stmt., at 16.

> **d. If necessary, a public access easement shall be recorded from US 301 to the proposed public parkland over the planned private streets to provide public access to the public park.**

In its memorandum submitted to the administrative record, and dated October 20, 2014, there is evidence we find persuasive from DPR, which plainly states that this condition has been satisfied. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 32.

> **e. The applicant shall submit three original, executed Recreational Facilities Agreements (RFA) for trail and trailhead construction to the DPR for their approval, three weeks prior to a submission of a final plat of subdivision. Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.**

This condition has been addressed, based on our review of the evidence in the record for the subject application. The site has a recreational facilities agreement ("RFA"), which is recorded in the Land Records for Prince George's County at Liber 31304, Folio 145, for the design and construction of the master plan trail, as well as associated trailhead facilities along the Patuxent River. DPR suggests, and we agree with DPR's assessment, that the RFA be amended

to incorporate an asphalt parking lot and an asphalt access road to the park. *See* PGCPB 14-128, at 32; 10/30/2014 TSR, at 32.

> **f. The applicant shall submit to the DPR a performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the DPR, within at least two weeks prior to applying for building permits. Upon completion of the trail and trailhead construction, M-NCPPC shall acknowledge the applicant's donation of the trail and trailhead construction by completing the appropriate Federal and State tax forms deemed acceptable by M-NCPPC.**

We concur with the finding of Planning Board, and based on persuasive evidence in the administrative record, that alternative wording for the above language is appropriate. Thus, we find that, in lieu of this stated condition "f," above, Applicant shall submit a performance bond, letter of credit, or other suitable financial guarantee in an amount to be determined by DPR, at least two weeks prior to issuance of a building permit for the 100th residential dwelling unit within the Melford development. *See* PGCPB No. 14-128, at 32–33; 10/30/2014 TSR, at 33.

Other Technical Staff Report Comments from Agencies

The District Council also specifically adopts by reference, as if fully restated herein, Planning Board's findings and conclusions, as they relate to comments and recommendations from the Community Planning Division, Transportation Section, Countywide Planning, Subdivision Review Division, Environmental Planning, Department of Parks and Recreation, the Washington Suburban Sanitary Commission, Potomac Electric Power Company, the Prince George's County Police Department, the Prince George's County Fire/EMS Department, the Prince George's County Health Department, the Department of Permits, Inspections and Enforcement, Verizon, the Maryland State Highway Administration, and the City of Bowie. *See* PGCPB No. 14-128, at 37–61.

Issues Raised on Appeal

On December 9, 2014, after Planning Board adopted Resolution No. 14-128 at its December 4, 2014, public meeting, the Planning Board issued notice of its action in accordance with the requirements of § 27-280 of the Zoning Ordinance. The notification letter also advised all persons of record of the time for appeal from the disposition of Planning Board by filing a written appeal with the Clerk of the District Council. *See* 12/09/2014 Ltr., Kosack to St. John Properties, at 1.

Thereafter, on January 7, 2015, being within the 30-day time period for appeals recited within the Zoning Ordinance, on January 7, 2015, Appellants filed a timely joint appeal with the District Council seeking review of the subject proposal by the District Council. As reflected in the written appeal, named Appellants are Martha Ainsworth, Sally Mitchell, Bruce Pletsch, Lauren Ragsac, and Fred Tutman. *See* 01/07/2015 Ltr., Ainsworth, *et alia*, to Floyd, at 1–2. The joint appeal letter alleged the following errors as to CSP-06002-01:

1. The addition of a large residential component to Melford does not support its main purpose as an employment center.

As stated in the written appeal letter, and further amplified during its remarks at the February 23, 2015, Oral Argument concerning CSP-06002-01, Appellants argue that the *Bowie and Vicinity Master Plan and SMA* states that "[t]he primary emphasis of the overall development at Melford is on employment. Site development should maximize employment opportunities so Melford becomes a major employment center and mixed-use venue in the County. *See* 01/07/2015 Ltr., Ainsworth, *et alia*, to Floyd, at 1–2 (internal citations omitted). In support of this argument, Appellants cite additional provisions set forth in the *Bowie and Vicinity Master Plan* approved in 2006, requiring "any residential component not to exceed 866 housing units and 20-30% of gross floor area," as well as the provisions in the 2014 General Plan Update,

Plan Prince George's 2035, claiming that the current General Plan "identifies the Bowie Town Center (of which Melford is now a part), as one of four county Employment Areas," citing to Policy 6 of the Land Use Chapter within Section 3: Elements. *See generally* 2014 *Plan Prince George's 2035*, at 66–81; 01/07/2015 Ltr., Ainsworth, *et alia* to Floyd, at 1–2. *See also* 02/23/2015 Tr. This argument is factually and legally without merit.

Contrary to Appellants' stated view of the land use policy for the Melford Property area, and as we discussed within the Comprehensive Plan section, appearing on pages 42–43, *supra*, we find the provisions of the 2014 General Plan inapposite to their assessment that the subject property is one of four designated Employments Areas within the 2014 Plan. *See* 2014 *Plan Prince George's 2035*, at 83 ("In support of the Plan 2035 growth concept, the eight Regional Transit Centers (which include Priority Investment Districts and Primary Employment Areas) are the focus of the county's planned growth and mixed use development. The Local and Suburban Centers are secondary, and provide smaller scale opportunities for development.... [E]mployment and office growth this is anticipated over the next 20 years is limited [within Local and Suburban Centers]). Here, as we point out in our discussion at page 42, the subject property is a designated Local Town Center in the approved General Plan. *See* 2014 *Plan Prince George's 2035*, Table 14, Att. B., at 18. Moreover, we find persuasive the Land Use Policy 10.3 articulated in the Land Use Chapter of the 2014 General Plan, which calls for the County to "evaluate master plans that include Residential / Neighborhood Services land use and zoning to reduce commercial zoning. Redesignate to residential land use as appropriate." *See* 2014 *Plan Prince George's 2035*, at 93.

As a result, we are unpersuaded by Appellants' view of the applicable land use policy for the subject property, find ample evidence in the record to conclude that there is substantial

evidence within the administrative record supporting the proposed development at Melford Village embodied within CSP-06002-01.

2. CSP-06002-01 is not Smart Growth and not consistent with the County's development goals in Plan [*Prince George's*] 2035.

Appellants next aver that the subject development proposal is not consistent with development goals in *Plan Prince George's 2035*, because:

> "it will increase sprawl and auto-dependency and divert development from areas better served by existing infrastructure. It places dense residential development in the eastern boundary of the county, far from mass transit. As Melford is physically separated from the rest of Bowie and has a single entrance, retail development will be limited to "convenience retail." Residents will be driving their cars for employment, shopping, and most other needs. The applicant's traffic study estimated that the residential component will generate about 13,000 new daily trips. Unlike trips associated with the employment uses at Melford, the residential traffic will take place 7 days a week. The plan will exacerbate congestion and commuting times in Prince George's County, already among the worst in the country. Instead, new housing should be focused on areas closer to transit and concentrations of jobs—such as around the County's 15 undeveloped metro stations—and at the closer-in areas identified in *Plan 2035* that are well served by existing transit and utility infrastructure and in need of revitalization."

See 01/07/2015 Ltr., Ainsworth, *et alia*, to Floyd, at 1–2, Annex. at 1–5. *See also* 02/23/2015 Tr.

Our review of the evidence in the administrative record, as well as the unambiguous language of the approved 2014 General Plan update pertinent to the subject development proposal plainly states specific policy designations supporting the elements within Applicant's proposal before us—namely, for "auto-accessible centers that anchor larger areas of suburban subdivisions…. The centers typically have a walkable "core" or town center. Often the mix of uses is horizontal…. While master plans may call for future heavy or light rail extension or bus rapid transit, no transit alternatives have been approved for construction." that flatly contradict Appellants' arguments, above. *See* 2014 *Plan Prince George's 2035*, Table 14, Att. B., at 18. *See*

also discussion of comprehensive plan provisions applicable to the subject property, at 42–43, *supra*.

Consequently, we are unpersuaded by Appellants' view of the applicable land use policy for the subject property, and we find ample support within the administrative record from which we conclude that there is substantial evidence within the administrative record to support the proposed development at Melford Village embodied within CSP-06002-01.

3. CSP-06002-01 will have substantial adverse environmental impacts.

A final basis advanced by Appellants in the written appeal and advanced at the oral argument conducted on February 23, 2015, involves the potential environmental consequences resulting from the approved land use policy designation for the area of the Melford Property in the 2014 General Plan update with *Plan Prince George's 2035*, as follows:

> The auto-dependent residential community and resulting congestion will raise greenhouse gas emissions and air pollution. The high-density 24/7 residential development will put people and pets from 2,500 dwelling units, one the edge of the Patuxent River wetlands, brimming with wildlife. The runoff from the development will go directly into the Patuxent River and the Chesapeake Bay. CSP-06002-01 does not go far enough in terms of minimizing imperious surfaces and polluted runoff at each stage of development, as required by the Master Plan. In fact, the Planning Board weakened the conditions of the previous CSP-06002 with respect to minimizing impervious surfaces. It makes no sense that this application should allow additional construction with excessive imperious surfaces that will later have to be retro-fitted using tax revenues.
>
> In short, the Melford CSP will replace rather than promote employment, foster a dense urban and auto-dependent community far from mass transit, with substantial environmental and quality of life impacts, and divert development from areas that the County has prioritized. In light of these severe shortcomings, we do not believe that CSP-06002-01 represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use," as required for approval in § 27-276(b)(1) of the Zoning Ordinance. We believe that there *are* more reasonable alternatives to CSP-06002-01 that preserve the object of promoting an employment center, and that better protect the environment.

See 01/07/2015 Ltr., Ainsworth, *et alia*, to Floyd, at 2, Annex. at 5–6. *See also* 02/23/2015 Tr.

As a preliminary observation, we acknowledge Appellants' concerns for the health of delicate environmental resources near and around the site of the subject development proposal. However, Appellants we are unable to conclude that this argument is supported by persuasive, substantial evidence within the administrative record to meet its burden of persuasion. By contrast, we find that the general plan land use development policies approved in the 2014 General Plan Update with *Plan Prince George's 2035* are entirely consistent with the subject proposal before us, as previously discussed in response to Appellants' claims, above, and our discussion herein as to applicable comprehensive plan provisions for CSP-06002-01. *See* 2014 *Plan Prince George's 2035*, Table 14, Att. B., at 18. *See also* discussion of comprehensive plan provisions applicable to the subject property, at 42–43, *supra*.

Thus, we are also unpersuaded by this third argument advanced by Appellants as to the applicable land use policy for the subject property to find a sufficient basis to refute the ample evidence contrary to Appellants' position in the administrative record. What's more, we find ample support within the administrative record from which we conclude that substantial evidence exists within the administrative record to support the proposed development at Melford Village embodied within CSP-06002-01. Consequently, based on the foregoing, we find Appellants' argument meritless.

In assessing this application, we take administrative notice of the prescription set forth in the Zoning Ordinance that "the burden in any zoning case shall be the applicant's." *See* § 27-142, Zoning Ordinance. As Maryland courts have long settled, when assessing the merits of whether to approve a special exception application, there is a distinction between evidence which compels a certain result and that which merely permits it. *See Jabine v. Priola*, 45 Md. App. 218,

232–33, 412 A.2d 1277 (1980), *rev'd on other grounds sub nom.*, *Woodfield v. W. River Improvement Ass'n*, 165 Md. App. 700, 886 A.2d 944 (2005).

Moreover, when we, the administrative agency for land use and zoning proposals, review a special exception application, we note other requirements within Maryland administrative law that "[e]valuation of a special exception application is not an equation to be balanced with formulaic precision." *See Sharp v. Howard County Bd. of Appeals,* 98 Md. App. 57, 73, 632 A.2d 248, 256 (1993). And, this lack of a precise rubric is reflected in the standard of judicial review applied to zoning decisions. *Schultz v. Pritts,* 291 Md. 1, 26, 432 A.2d 1319, 1333 (1981); *see also Alviani v. Dixon,* 365 Md. 95, 107–08, 775 A.2d 1234, 1241 (2001); *Board of County Commissioners v. Oakhill Farms*, 232 Md. 274, 283, 192 A. 2d 761, 766 (1963) (whether test of substantial evidence on the entire record or test against weight of all the evidence is followed, courts have exercised restraint so as not to substitute their judgments for that of the agency and not to choose between equally permissible inferences, or to make independent determinations of fact, as to do so constitutes non-judicial role). Rather, courts have attempted to decide whether a reasoning mind could reasonably have reached the result the agency reached upon a fair consideration of the fact picture painted by the entire record. In the cases dealing with consideration of the weight of the evidence, the matter seems to have come down to whether, all that was before the agency considered, its action was clearly erroneous or, to use the phrase which has become standard in Maryland zoning cases, not fairly debatable. *Id.* The basic reason for the fairly debatable standard is that zoning matters are, first of all, legislative functions and, absent arbitrary and capricious actions, are presumptively correct, if based upon substantial evidence, even if substantial evidence to the contrary exists. *See Cremins v. County Comm'rs of Washington County*, 164 Md. App. 426, 438, 883 A.2d 966, 973–74 (2005) (internal quotations

and citations omitted). There is substantial evidence to support the zoning agency's conclusion if reasoning minds could reasonably reach the conclusion from facts in the record. Evidence is substantial if there is a little more than a scintilla of evidence. *Id.* Thus, "fairly debatable" under Maryland administrative law is whether the agency's determination is based upon evidence from which reasonable persons could come to different conclusions. *Sembly v. County Bd. of Appeals*, 269 Md. 177, 182, 304 A.2d 814, 818 (1973). *See also Prince George's County v. Meininger*, 264 Md. 148, 151, 285 A.2d 649, 651 (1972) (internal quotations omitted); *Annapolis v. Annapolis Waterfront Co.*, 284 Md. 383, 398, 396 A.2d 1080, 1089 (1979).

Before us is an application of first revision to a conceptual site plan, CSP-06002-01. As stated in Maryland administrative law cases, Applicant's burden "assumes not merely the lesser burden of generating a fairly debatable issue so as to permit a ruling in its favor but the significantly greater burden of actually dispelling fair debate by proof so clear and decisive as legally to compel a ruling in its favor." *B. P Oil, Inc. v. Bd. of Appeals*, 42 Md. App. 576, 580, 401 A.2d 1054 (1979).

Based on the foregoing, we are persuaded by substantial evidence within the administrative record to specifically demonstrate consistency with the comprehensive planning and zoning development policies set forth in the current general plan and master plans for the area of the property proposed for development. Moreover, our review of the proposed conditions of approval adopted by Planning Board within PGCPB No. 14-128, as modified herein, will ensure conformance with development requirements for the project set forth in the Zoning Ordinance.

Approval of CSP-06002-01 is subject to the following conditions:

1. The proposed development shall be limited to a mix of uses where the trip cap associated with the uses within the boundary of CSP-06002-01 shall not exceed 4,441 AM and

4,424 PM peak hour trips. Any development with an impact beyond that identified hereinabove shall require a revision to the conceptual site plan with a new determination of the adequacy of transportation facilities.

2. Prior to certificate of approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:

   a. Verify the square footages of the existing development within the area of the CSP. Correctly note the existing and proposed square footages and floor area ratio based on the net tract area.

   b. Add a note to the Site Data chart on Sheet 4 that all detailed site plans must show conformance to the specific allowed floor area ratios.

   c. Revise the CSP to graphically show the conceptual location of the proposed pedestrian connection between the Melford Boulevard/Science Drive roundabout and Kendale Lane in the Kenilworth section of Bowie.

   d. Revise General Note 4 and the CSP to clearly indicate the range of square footage for each use within the boundary of the CSP.

   e. Designate the retail area west of Melford Boulevard for retail, institutional, or office uses.

   f. Correct the notations on the CSP to include the following text "Melford and Cemetery Environmental Setting (Historic Site 71B-016)."

   g. Revise CSP Sheets 4, 5, 6, 7, 8, and 9 of 13 to show the 150-foot-wide floodplain buffer correctly.

   h. Indicate the location of a "conservation easement" that is required for the 150-foot-wide floodplain buffer on Sheet 13 of 13.

   i. Revise the subject CSP boundary to include all of the properties that were the subject of Conceptual Site Plan CSP-06002. Publicly-owned properties not subject to zoning do not need to be included in the boundary of CSP-06002-01.

3. Prior to certificate of approval of the conceptual site plan (CSP), the Melford Village Design Guidelines (Guidelines) shall be revised as follows:

   a. References to departures, variances, or variations should be modified or clarified, as necessary, to avoid conflicts with Zoning Ordinance procedures.

   b. Label each appendix section clearly as an appendix.

c. Move the parking ratio table and shared parking adjustment table, and all associated language, to an appendix. Add an opening statement regarding the purpose, as described in Finding 7e above, to be reviewed by the Urban Design Section as designee of the Planning Board.

d. Move the Definitions section to an appendix and add an opening statement regarding the purpose, as described in Finding 6 above, to be reviewed by the Urban Design Section as designee of the Planning Board.

e. Move the Design Review Committee Policies & Procedures section to an appendix and add an opening statement regarding the purpose, as described in Finding 6 above, to be reviewed by the Urban Design Section as designee of the Planning Board.

f. A note shall be added to the Street Sections section (page 19) indicating that it shows conceptual street sections that are subject to final approval with the preliminary plan of subdivision.

g. Provide language at the bottom of the Street Sections section on page 19 to state that the appropriateness of shared lane markings (sharrows) will be evaluated at the time of preliminary plan of subdivision subject to the approval of the City of Bowie.

h. Remove the reference to a parking space size in the Parking Standards section.

i. Revise the maps within the Guidelines to maintain consistency with the CSP, as necessary.

j. Amend the landscape design guidelines to state that "Residential landscaping shall be provided in accordance with Section 4.1 of the Prince George's County Landscape Manual."

k. Amend the landscape design guidelines to reflect that street trees along private streets should be located between the street curb and the sidewalk in conformance with the Prince George's County Landscape Manual, and meet the minimum soil surface area requirements contained in the Prince George's County Landscape Manual.

l. Amend the landscape design guidelines on page 51 to reflect that landscaping in parking areas should be designed to conform to the Prince Georges County Landscape Manual.

4. At the time of preliminary plan of subdivision, the following issues shall be addressed, or information shall be provided:

a. Reevaluate the intersection of Melford Boulevard and Science Drive to determine what improvements will be needed at various phases of the proposed development.

b. Provide an updated letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, concerning the presence of rare, threatened, and/or endangered species on the site as an amendment to the updated natural resources inventory (NRI) prior to approval.

c. If impacts to regulated environmental features are proposed at the time of preliminary plan, over and above those previously approved by the Planning Board, a statement of justification shall be submitted in accordance with Section 24-130 of the Subdivision Regulations. The justification shall address how each impact has been avoided and/or minimized and shall include 8.5 by 11 exhibits of the proposed disturbance.

d. The preliminary plan application package shall contain a copy of the erosion and sediment control concept plan.

e. Evaluate the provision of a circulator shuttle bus service or route throughout Melford, to/from adjacent or nearby employers, commuter bus lots, and future stations and/or mass transit.

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

6. During the review of the Type I tree conservation plan associated with the preliminary plan of subdivision, the linear wetland in the middle of the southeastern portion of the site shall be evaluated to ensure its protection in a manner consistent with previous approvals.

7. Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:

a. The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.

b. The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the

fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.

c. Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.

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

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

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

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

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

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

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

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

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

11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:

    a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.

    b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.

    c. The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.

12. Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that the retail uses are designed to:

    a. Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services, and dining; and providing attractive gateways/entries and public spaces.

    b. Create outdoor amenities to include, at a minimum, such amenities as brick pavers, tree grates, decorative lighting, signs, banners, high-quality street furniture, and extensive landscaping, including mature trees.

    c. Create attractive architecture by using high-quality building materials such as stone, brick, or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes, and customized shopfronts to create a street-like rhythm.

    d. Provide attractive quality façades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC (heating, ventilating, and air conditioning), and other unsightly functions.

    e. Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for

safe and comfortable travel; pedestrian walkways shall be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.

f. Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.

g. Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.

h. Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient, direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.

i. Provide a comprehensive sign package for signs and sign standards that integrate the signage guidelines within Conceptual Site Plan CSP-06002-01 and the previously approved sign standards contained in Detailed Site Plan DSP-11008. The standards shall address size, location, square footage, materials, and lighting. Any revision to existing approved signage plans shall incorporate the previously approved designs. The revised signage plan to consolidate the signage standards and remove inconsistencies may be approved by the Planning Director, as designee of the Planning Board.

j. Eliminate all temporary signage on the site or attached to the exterior façades of a building.

k. Make retail pad sites compatible with the main retail/office/hotel/residential component. If the retail pad sites are located along the street, all off-street parking shall be located to the rear or side of the pad sites. Parking provided on the side of pad sites shall be buffered with appropriate screening and/or landscape features.

l. Provide green areas or public plazas between pad sites, to the maximum extent possible.

m. Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features, where reasonably practicable.

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

14. Prior to Planning Board approval of the first detailed site plan for development in the northwest or southwest neighborhood of Melford Village, the applicant in the historic area work permit process shall submit a plan and timetable for the protection,

stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford and Cemetery Historic Site. The Historic Preservation Commission shall review and approve the plan and timetable through the Historic Area Work Permit (HAWP) process.

15. In the detailed site plan for the development of the Melford Historic Site (71B-016), its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal to minimize adverse impacts to the historic site.

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

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

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

19. Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the lower pond. The comprehensive trail network will be evaluated at the time of preliminary plan of subdivision and should be in conformance with Guidelines 29 and 30 of Prince George's County Council Resolution CR-11-2006.

20. The illustrative plan provided with the conceptual site plan (CSP) is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other master plan considerations.

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

22. Recreation Facilities Conditions:

a. The applicant shall complete construction of a ten-foot-wide asphalt surface hiker/bicycler/equestrian trail, four boardwalks, a 15-space asphalt parking lot, an asphalt access road, and trailhead facilities on adjacent Patuxent River Park prior to issuance of a building permit for the 500th residential dwelling unit within the Melford development.

b. Prior to the first residential building permit, the applicant shall submit to the Prince George's County Department of Parks and Recreation (DPR) for review and approval revised construction drawings for public recreational facilities. These drawings shall include details for construction of the planned asphalt parking lot and asphalt access road.

c. The applicant shall construct at least two eight-foot-wide asphalt trail connectors from the residential neighborhood to the master-planned trail on dedicated parkland. The location of the trail connectors shall be established at the time of detailed site plan review and approval.

d. The applicant shall submit to the Prince George's County Department of Parks and Recreation (DPR) a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DPR, at least two weeks prior to issuance of a building permit for the 100th residential dwelling unit within the Melford development.

e. Prior to a submission of any final plat of subdivision for the residential component of Melford, the public Recreational Facilities Agreement (RFA) recorded at Liber 34304, Folio 145 shall be amended to incorporate an asphalt parking lot and asphalt access road to the park, timing of construction, and bonding of the recreational facilities. Upon DPR approval, the RFA shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

f. The applicant shall allocate appropriate and developable areas for the private recreational facilities on the homeowners association land. The private recreational facilities shall include playgrounds for children of all ages. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division for adequacy and property siting, prior to approval of the detailed site plan by the Planning Board.

23. A pedestrian connection, designed according to the CSP Streetscape Design Standards, shall be constructed between the Melford Boulevard/Science Drive roundabout and Kendale Lane in the Kenilworth section, prior to the issuance of the building permit for the 300th dwelling unit, subject to the approval of the Maryland State Highway Administration.

24. The final number of affordable workforce housing units and affordable senior multifamily units shall be submitted by the applicant prior to submittal of an application for preliminary plan of subdivision.

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

Ordered this 23rd day of March, 2015, by the following vote:

In Favor: Council Members Davis, Glaros, Harrison, Patterson, Taveras, Toles and Turner.

Opposed: Council Member Lehman.

Abstained:

Absent: Council Member Franklin.

Vote: 7-1

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

April 11, 2017

St. John Properties, Inc.
2560 Lord Baltimore Drive
Windsor Mill, MD 21244

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-16006
Melford Village

Dear Applicant:

This is to advise you that, on **April 6, 2017**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Article 28, Section 7-116(g), of the Maryland Annotated Code, an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of the final notice **April 11, 2017.**

Very truly yours,
Alan Hirsch, Chief
Development Review Division

By: John Ferrante
Reviewer

Attachment: PGCPB Resolution No. **17-45**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

PGCPB No. 17-45

File No. 4-16006

RESOLUTION

WHEREAS, St. John Properties, Inc. is the owner of a 129.16-acre property consisting of 11 parcels, said property being in the 7th Election District of Prince George's County, Maryland, and being zoned Mixed Use–Transportation Oriented (M-X-T); and

WHEREAS, on October 28, 2016, St. John Properties, Inc. filed an application for approval of a Preliminary Plan of Subdivision for 256 lots and 50 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-16006 for Melford Village was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on March 9, 2017, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on March 9, 2017, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type 1 Tree Conservation Plan (TCP1-044-98-05), and APPROVED a Variance from Section 25-119(d), and further APPROVED Preliminary Plan of Subdivision 4-16006, including a Variation from Section 24-128(b)(7)(A) for 256 lots and 50 parcels with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:

   a. Provide a table or general note that demonstrates the disposition of each commercial parcel by number and each residential homeowners association (HOA) parcel by letter, and indicate if the parcels will be dedicated to the HOA, business owners administration, or other entity. The parcels (including existing tax parcels) should be renumbered or re-lettered in ascending order. Final determination of which entity will receive each parcel will be determined at the time of detailed site plan.

   b. Provide a table on the cover sheet or update the title block to list all of the lot numbers in each block.

c. Label Parcel 40 as to be conveyed to the City of Bowie and update the homeowners association dedication notes on Sheet 1 accordingly.

d. Correct General Note 13 to provide the correct number of parcels proposed for commercial and multifamily uses, TH, and two-family.

e. Remove the lot designations for the two over two units and relabel them as numbered parcels.

f. Show the required 10-foot-wide public utility easements (PUEs) along both sides of New Public Roads 'A' through 'E.' Any deviation from the 10-foot wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.

g. Include a location for a trailhead facility for the master plan trail along the Patuxent River.

h. The pedestrian network exhibits shall be revised to include the trailhead location and the additional shared-lane marking.

i. The applicant shall provide written documentation that the City of Bowie has approved a waiver of the street standards for the project.

2. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement (PUE) along all public rights-of-way, and one side of all private streets, not including alleys. Any deviation from the 10-foot-wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.

3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval and on the approved plan, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.

4. Prior to certification of the preliminary plan, an updated Letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, shall be submitted concerning the presence of rare, threatened and/or endangered species on the site.

5. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated Patuxent River Primary Management Area, except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

6. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall provide the Environmental Planning Section with copies of all Federal and State wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

7. Prior to certification of the preliminary plan, the Type I tree conservation plan (TCPI) shall be revised as applicable:

   a. The current Environmental Planning Section approval block shall be used and all prior approval typed in.

   b. A legend shall be provided on each sheet which shall identified all the graphic elements used on the sheet.

   c. A woodland conservation sheet summary table shall be provided.

   d. The term "woodland preserved-not credited" shall be replaced by "woodland retained-not credited" in the legend.

   e. All areas shown as "opportunity areas" shall be eliminated and instead shown as afforestation reforestation areas. "Opportunity Areas" shall be removed from the legend.

   f. All identification information shall be provided in the woodland conservation worksheet.

   g. Metes and bounds shall be provided for all property lines.

   h. A scale shall be provided for the cover sheet key map.

   i. Woodland conservation areas shall be clearly bordered.

   j. All existing and proposed utility easements shall be shown, and no woodland conservation shall be credited in a utility easement.

   k. Afforestation/reforestation shall not be credited for landscaping in parking lot islands.

   l. Crediting of woodland conservation shown on property owned by M-NCPPC is subject to the written approval of the Department of Parks and Recreation, and M-NCPPC signature of an owner's awareness block on the plan.

m. The amount of any woodland conservation credited on land donated to M-NCPPC shall be separately identified in the Woodland Conservation Summary Table, and on the individual Woodland Conservation Sheet Tables.

n. All property owned by M-NCPPC shall be clearly labeled.

o. Woodland preservation shall not be shown or credited in the 100-year floodplain.

p. All stormwater management easements shall be shown on the plan.

q. All woodland conservation areas shall meet required minimum width and size design standards.

r. SWM micro-retention basins shall not be credited as woodland conservation because the planting proposed are not consistent with the requirements of the Woodland Conservation Ordinance.

s. The calculation of net tract area needs to be revised in the woodland conservation worksheet to show that Lot 2, in Pod 7, has been purchase by the U.S. Government, and is no longer submit to local woodland conservation requirements. This acreage should be added to the list of "Previously Dedicated Land" in the Woodland Conservation Summary Table, and woodland preservation shall not be credited on Lot 2. Affected plan sheets, calculations and tables shall be adjusted to reflect this change.

t. All tables and calculations shall be revised as needed to reflect the required revisions.

u. Woodland conservation credits shall be removed from any property which does not have the consent of the property owner.

v. The woodland within the cemetery environmental setting shall be indicated as "woodland retained – not credited," and no afforestation should be shown with the approval of the TCPI.

w. Have the revised plan signed and dated by the Qualified Professional who prepared it.

x. Trees to be removed shall be clearly indicated on the affected plan sheets (Sheets 7 and 10), and the graphic element indicating specimen trees to be removed shall be added to the legend.

y. Add a variance note under the woodland conservation worksheet and complete to reflect the variance approval:

"NOTE: This plan is in accordance with a variance from the strict requirements of Subtitle 25 approved by the Planning Board on March 9, 2017 for the removal of twelve specimen trees (Section 25-122(b)(1)(c)): ST- O, P, Q, R, S, T, U, V, Y, Z, AA and BB.

8. Development of this subdivision shall be in conformance with approved Type 1 Tree Conservation Plan (TCP1-044-98-05). The following note shall be placed on the Final Plat of Subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-044-98-05), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

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

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

a. Permission of the owner or ownership of the property shall be demonstrated.

b. A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.

c. A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance, and shall identify the party or parties responsible for the long-term maintenance of the environmental setting.

d. The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.

e. Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.

10. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:

a. Construct a sidewalk along the south side of Melford Boulevard between Science Drive and Kendale Lane. This sidewalk shall conform to the Street Sections approved as part of the Melford Village Design Guidelines, or as modified by the City of Bowie or the Maryland State Highway Administration.

b. Remove the northbound channelized right at the intersection of Melford Boulevard and the ramp from MD 3 north/US 50 to reduce vehicular turning speed. The northbound right turn would be reconstructed and relocated to the existing traffic signal and pedestrian signals (APS/CPS) will be included to support the new pedestrian connection.

c. At the time of detailed site plan, provide an exhibit that illustrates the location, limits, specification and details of all off-site improvements proffered in the bicycle pedestrian impact statement, or recommended by staff, for the review of the operating agencies. This exhibit shall show the location of all off-site sidewalk construction, ADA ramps, pedestrian signals, crosswalk treatments, ramp reconfiguration and the removal of the roundabout.

11. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B*, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:

a. Include a location for a trailhead facility for the master plan trail along the Patuxent River. Details for the trailhead regarding parking, signage, and other facilities can be made at the time of detailed site plan.

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

12. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowner's association has been established. The draft covenants shall be submitted to the Subdivision Review Section to ensure that the rights of The Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department are included. The liber/folio of the declaration of covenants shall be noted on the final plat prior to recordation.

13. Prior to approval of building permits for development within each detailed site plan (DSP), the applicant and the applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA), or other appropriate community ownership association, land as identified on the approved preliminary plan of subdivision and/or DSP. Land to be conveyed shall be subject to the following:

a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision Review Section of the Development Review Division (DRD), Upper Marlboro.

b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to an HOA, or other appropriate community ownership association, shall be in accordance with an approved DSP. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and storm drain outfalls.

e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to an HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD in accordance with the approved DSP.

f. The Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed upon receipt of the covenants/declaration for the HOA, or other appropriate community ownership association.

14. Prior to signature approval of the preliminary plan of subdivision and the Type 1 tree conservation plan, the plans shall be revised to delineate and note both the environmental setting and the impact area for Melford and Cemetery, Historic Site 71B-016 as required by Condition 13 of PGCPB Resolution No. 14-128 for CSP-06002-01.

15. Prior to signature approval of the preliminary plan of subdivision and Type I tree conservation plan, the applicant and the applicant's heirs, successors, and/or assignees shall clarify the ownership of the cemetery parcel associated with the Melford Historic Site (71B-016).

16. Total development shall be limited to uses which generate no more than 2,353 AM peak-hour trips and 2,766 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.

17. Prior to issuance of any residential building permits within the subject property, the following improvements shall (a) have full financial assurances, (b) have been permitted for construction through the applicable agency's access and permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency, and per applicable City, County, and/or SHA standards and requirements:

    a. **Melford Boulevard and Science Drive:** Convert the existing roundabout to a traditional four-legged signalized intersection, as described below:

        (1) Traffic signal warrant studies for this intersection shall be provided during the review of the first detailed site plan (DSP) for each phase, until such time that the said improvements are completed. When a signal is deemed warranted, the appropriate triggers for the permitting and construction of the required physical and traffic signal improvements shall be determined at the time of DSP. This condition does not apply to DSP applications for infrastructure only.

        (2) Provide four travel lanes on the northbound approach and on the southbound approach. These shall include two travel lanes in each direction and turning lanes, as determined to be appropriate by the City of Bowie.

        (3) Provide two travel lanes on the eastbound approach and on the westbound approach. These shall be marked and striped as determined to be appropriate by the City of Bowie.

    b. **Melford Boulevard and Tesla Drive/site access:** Traffic signal warrant studies for this intersection shall be provided during the review of the first detailed site plan (DSP) for each phase, until such time that the said improvements are completed. When a signal is deemed warranted, the appropriate triggers for the permitting and construction of the required traffic signal improvements shall be determined at the time of DSP. This condition does not apply to DSP applications for infrastructure only.

c. **US 301 and Governors Bridge Road/Harbour Way:** Provide an additional right-turn lane on eastbound Harbour Way and restripe the eastbound approach on Harbour Way to result in two left-turn lanes, one shared through/left-turn lane, and one right-turn lane.

18. Prior to signature approval of the preliminary plan of subdivision and Type I tree conservation plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the plans per the applicant's exhibit and demonstrate conformance to Section 27-548(h) of the Prince George's County Zoning Ordinance for all townhouse lots.

19. Pursuant to a proffer made in the traffic impact study and an agreement with the City of Bowie, prior to the first residential building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide for at least four traffic calming measures or devices along Belair Drive, west of the MD 3 interchange and per the City of Bowie standards and specifications. These measures shall be provided and reviewed with the first detailed site plan for residential development filed pursuant to this preliminary plan of subdivision.

20. A hiker-biker trail connection shall be shown on the preliminary plan of subdivision and constructed by the applicant and the applicant's heirs, successors, and/or assignees along the northern edge of the Northeast Neighborhood to provide a more direct connection between Curie Drive and the public trail proposed adjacent to the stormwater management pond (Parcel 40). The appropriate triggers for the permitting and construction of the hiker-biker trail connection shall be determined at the time of the first detailed site plan for the Northeast Neighborhood.

21. A 10-foot-wide hiker-biker trail shall be provided by the applicant and the applicant's heirs, successors, and/or assignees on Parcel 40 linking the Marconi Drive trailhead and the amphitheater parcel. This segment of the trail system shall be shown on the preliminary plan of subdivision prior to signature approval. The appropriate triggers for the permitting and construction of the hiker-biker trail on Parcel 40 shall be determined at the time of the first detailed site plan for the Northeast Neighborhood.

22. To help fulfill the purpose of Condition 19 of Conceptual Site Plan CSP-06002-01, "sharrows" shall be installed by the applicant and the applicant's heirs, successors, and/or assignees on Curie Drive (and Science Drive, beyond the Melford Village project limits). The appropriate location(s) and triggers for permitting and construction of the sharrows shall be determined at the time of detailed site plan for each phase of the project.

23. The applicant and the applicant's heirs, successors, and/or assignees shall deed Parcel 40 to the City of Bowie upon completion of all facilities on Parcels 40 and 41 (the amphitheater parcel).

24. The applicant and the applicant's heirs, successors, and/or assignees shall execute a maintenance agreement with the City of Bowie for maintenance of Parcel 40 prior to issuance of any building permits.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background**—The subject property is located on Tax Map 47, Grid F3, and Tax Map 48, Grid A3 and consists of 11 existing parcels totaling 129.156 acres in the M-X-T Zone. Sensitive environmental features exist on the property associated with a stream system that runs along the northern, southern and eastern boundary of the site. The property is currently improved with two existing 150,000-square-foot office buildings (totaling 300,000 square feet), and the Melford and Cemetery Historic Site (71B-016). The Melford House is a 2½-story brick plantation house that was built in the 1840s.

   The applicant is proposing the development of 205 townhomes, 88 two-family dwelling units on 44 parcels, 1,500 multifamily units, and 359,500 square feet of commercial uses, (consisting of 124,500 square feet of retail and 235,000 square feet of office/medical office). Of the proposed 1,500 multifamily dwelling units, approximately 500 of the units will be age-restricted and 1,000 units will be market rate units. All of the residential lots meet or exceed the 1,800 square feet minimum net lot area required in the M-X-T Zone.

   "Melford Village" is the center of the overall Melford Property surrounding the Historic Melford House and cemetery, north of Melford Boulevard and includes both sides of existing Curie Drive. Vehicular access to the property is through an existing public road, Melford Boulevard, that intersects with MD 3 north of US 50/301. The development will be served by existing public rights-of-way, such as Melford Boulevard, which has an east-west vehicular flow, and Curie Drive which runs north and south. New Public Roads A through E will provide east/west and north/south connections to Melford Boulevard and Currie Drive and to the private alleys serving the attached residential dwellings. Twenty-six-foot-wide private alleys will provide vehicular driveway access to the townhouses and two-family dwellings, all of which are rear loaded. Several of the townhouse lots will have detached garages, also accessed via the private alleys.

   Four (4) neighborhoods will be created by the two main boulevards, New Road "A" and Currie Drive: the northwest neighborhood, southwest neighborhood, southeast neighborhood, and northeast neighborhood, along with the commercial district at the intersection of Melford Boulevard and the future east-west boulevard (New Road "A"). A village plaza is proposed at the intersection of the future east-west boulevard and Curie Drive and will be a focal point of the project. The east-west boulevard will terminate on the eastern end of the site at a proposed amphitheater adjacent to the existing stormwater management pond that will become an amenity feature. A linear lakeside park is also proposed on the north side of the future east-west-boulevard at the entrance to the commercial district.

The proposed 500 senior age restricted units will be integrated within the multi-family buildings containing market-rate units. Specifics regarding the exact location of the senior units will be determined at the time of detailed site plan (DSP). Additionally, the southeast neighborhood will be largely developed with fee simple townhouse lots primarily served by private streets. Each of the neighborhoods will have a variety of recreational amenities that will be determined more fully at the time of DSP. The PPS has been reviewed for conformance with the CSP.

Previous Approvals

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

The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B* (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the Mixed Use–Transportation Oriented (M-X-T) Zone. The original CSP-06002 was approved by the Planning Board on January 11, 2007 which proposed a mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. On May 11, 2009, the District Council approved Conceptual Site Plan CSP-06002 with four modifications and 29 conditions, rejecting the residential component of the proposed development. Over the years, numerous specific design plans and DSPs have been approved for the subject property in support of the office, flex, hotel and institutional uses, although not all have been constructed.

On May 6, 2014, the Prince George's County Council approved the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), which created new center designations to replace those found in the 2002 Prince George's County Approved General Plan, and classified the Bowie Town Center, including the subject site, as a "Town Center." The subject site retained its status as an "Employment Area" in the plan. CSP-06002-01 was filed by the Applicant on June 9, 2014. At its meeting on April 21, 2014, the Bowie City Council conducted a public hearing on CSP-06002-01 for the Melford property. As originally proposed to the City, the CSP revision included up to 100,000 square feet of retail; up to 260,000 square feet of employment; 126,520 square feet of research space; and up to 2,500 dwelling units (including up to 500 senior adult multifamily units, 1,500 non-senior multifamily units, and 500 townhome units). The City Council voted to approve CSP-06002-01 for Melford Village, but determined that the residential component should be revised to include up to 1,000 senior multifamily units (which may include assisted living facility units), up to 1,000 non-senior multifamily units, and up to 500 townhome units.

The Planning Board held its public hearing on CSP-06002-01 on November 13, 2014. The Planning Board issued Resolution No. 14-128 approving CSP-06002-01. On February 23, 2015, the District Council held Oral Argument based on an appeal filed by local citizen opponents and took the case under advisement. On March 23, 2015, the District Council issued a Notice of Final Decision and Order of Approval with Conditions affirming the Planning Board's decision in CSP-06002-01.

In addition, several prior PPS applications have been approved over the years for various portions of the overall Melford Property, (4-98706, 4-07055, 4-88030 and 4-02093).

3. **Setting**—The subject property is located in the northeast quadrant of the intersection of Robert S. Crain Highway (MD 3) and John Hanson Highway (US 50/301), in Planning Area 71B and Council District 4.

This application consists of 129.16 acres that is located in the center portion of the overall 431-acre Melford development.

The site is bounded to the north by office and medical office uses in the Mixed-Use Transportation-Oriented (M-X-T) Zone, and beyond Sherwood Manor, an existing subdivision of single-family detached dwelling units in the Residential-Agricultural (R-A) Zone, and a vacant property owned by The Maryland National Capital Park and Planning Commission (M-NCPPC) in the Reserved-Open Space (R-O-S) Zone; to the east by vacant property owned by The Maryland National Capital Park and Planning Commission (M-NCPPC) in the Mixed Use Transportation–Oriented (M-X-T) Zone, and beyond, the Patuxent River and the U.S. Air Force transmitter station located in Anne Arundel County; to the south by office, medical office, warehouse and institutional uses in the Mixed Use - Transportation Oriented (M-X-T) Zone, and beyond by the John Hanson Highway (US 50/301) right-of-way and a small vacant property in the Open Space (O-S) Zone; and to the west by the Crain Highway (MD 3) right-of-way. The property is located within the City of Bowie.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

4. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	APPROVED
Zone	M-X-T	M-X-T
Use(s)		Mixed-Use Development
Acreage	129.16	129.16
Gross Floor Area		359,500 sq. ft. (124,500 sq. ft. commercial/retail, & 235,000 sq. ft. office/medical office)
Parcels	11	50
Outlots	0	0
Dwelling Units:	Total	Total
Attached (TH)	0	293
Two-family attached		(88 of which are two-over-two units)
Multifamily	0	1,500 (500 of which are senior age restricted)
Variance	No	Yes Section 25-119(d)
Variation	No	Yes 24-128(b)(7)(A)

Pursuant to Section 24-113 of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on November 18, 2016. The requested variation to Section 24-128(b)(7)(A) for private roads and easements for approximately 68 townhomes that will be located on lots served by private alleys without frontage on a public street was also heard at the SDRC meeting on November 18, 2016 as required by Section 24-113(b) of the Subdivision Regulations.

5. **Environmental**—The revised PPS and Type 1 Tree Conservation Plan, TCP1-044-98-05, has been reviewed for Melford Village, stamped as received by the Countywide Planning Division on December 29, 2017.

Background

Development Review Case	Tree Conservation Plan	Approval Authority	Status	Action Date	Approval Document
A-9401	N/A	District Council	Approved	10/10/2001	PGCPB No. 02-43
A-9401-02	N/A	N/A	Dormant	N/A	N/A
CSP-06002	TCPI-044-98-02	District Council	Approved	5/11/2009	Order of Approval
CSP-06002-01	TCP1-044-98-04	District Council	Approved	3/23/2015	Order of Approval
4-16006	TCP1-044-98-05	Planning Board	Pending	3/2/2017	Pending

The plans for the site were previously reviewed when it was zoned E-I-A and known as the University of Maryland Science and Technology Center. The site was rezoned M-X-T in the Bowie and Vicinity Planning Area Sectional Map Amendment (SMA). The District Council's action in the SMA for this site is found in County Council Resolution CR-11-2006.

Type I and Type II Tree Conservation Plans, (TCPI-044-98 with revisions and TCPII-036-99 with revisions, respectively) are associated with the site based on previous approvals by the Planning Board of a PPS (4-98076), Comprehensive Design Plan (CDP-8601) and several Specific Design Plans (SDP-0201, SDP-0203, SDP-0301 and SDP-0405) when the site was zoned E-I-A, a comprehensive design zone.

Development of a site under the M-X-T requirements includes approval of a CSP and DSP. The subject property was first reviewed under the M-X-T zoning requirements with Conceptual Site Plan CSP-06002 and TCP1-044-98-02. A Natural Resources Inventory, NRI-054-06, was approved for the site on February 21, 2008, which was valid for five years; it was reapproved in March of 2016 under the requirements of the Subdivision Regulations that came into effect in 2010.

A revision to a CSP, as required for the M-X-T Zone, and a revised TCP1, for the purpose of developing the center of the overall Melford development to include a mix of residential and office uses, with supporting retail and community amenities to be called "Melford Village" was approved by the District Council on March 23, 2015 subject to an Order of Approval with Conditions. The current application is a new PPS and revised TCP1 necessary to implement the CSP design for the development consisting of single-family attached dwellings, multifamily residential, age-restricted multifamily as well as commercial and office/retail on a 129.16 gross tract area.

Grandfathering
The site is grandfathered from the requirements of Subtitle 25, Division 2 that became effective on September 1, 2010 and February 1, 2012 because the site has an approved TCPI and TCPII. A revision to the TCP1 is proposed with the current application. The site is not grandfathered from the requirements of Subtitle 24, which became effective on September 1, 2010 and February 1, 2012 by approval of a PPS. The current application is a new PPS, which will be subject to current subdivision requirements, including a revised NRI.

Site Description
The overall Melford development of which this application is a part, is in the northeast quadrant of the intersection of US 50 and MD 3/US 301, and contains 431.55 acres in the M-X-T Zone. A review of the available information indicates that streams, wetlands, 100-year floodplain and severe slopes are found to occur on this property. According to the "Soil Web Survey" the principal soils on the site are in the Adelphia-Holmdel, Collington, Evesboro-Downer, Swedesboro-Galestown, Udorthents, and Woodstown series. Only one of the soils, Woodstown, is hydric, and then other pose no special development challenges. Marlboro and Christiana clays are not located on or in the vicinity of the property. According to available information, Marlboro clay

is not found to occur in the vicinity of this property. Based on information obtained from the Maryland Department of Natural Resources Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property; however, there are records of 'species of concern' known to occur within the vicinity of the site. There are no designated scenic and historic roads in the vicinity of this property. According to the 2005 *Approved Countywide Green Infrastructure Plan*, all three network features (Regulated Areas, Evaluation Areas and Network Gaps) are present on the Melford site. This property drains to an unnamed tributary located in the Patuxent River basin, is located directly adjacent to the Patuxent River.

Conformance with Plan Prince George's 2035 Approved General Plan
According to the approved General Plan, the site is located within an Employment Center, and designated Bowie Town Center as shown on the Growth Policy Map. It is also located in Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by the General Plan. The mix of uses proposed is consistent with the vision, policies and strategies of the Prince George's 2035 General Plan.

Plan Prince George's 2035 Approved General Plan supersedes and amends the February 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment* pursuant to language contained in County Council Resolution CR-26-2014, and authorizing PPS to be designed "to conform with the land use policy recommendations for centers, as approved within the current County General Plan."

The Plan Prince Georges 2035 General Plan amended the previous Bowie Town Center boundary to include the 430 + acre Melford development as one of the five "local town centers." The Bowie Town Center boundary as amended is extensive in area, and includes Melford and the southeast quadrant formed by the interchanges of MD 197, US 50 and US 301/50, including the Bowie Town Center. The term Town Centers (Local) is described as:

> "A range of auto-accessible centers that anchor larger areas of suburban subdivision. Overall the centers are less dense and intense than other center types and may be larger than a half mile in size due to their auto orientation. The centers typically have a walkable "core" or town center. Often the mix of uses is horizontal across the centers rather than vertical within individual buildings. While master plans may call for future heavy or light rail extensions or bus rapid transit, no transit alternatives have been approved for construction."

The Melford Village proposal approved in Conceptual Site Plan CSP-06002-01 and carried forward with the current PPS is in general conformance with the description of the Town Center (local) found in *Plan Prince George's* 2035, and generally consistent with the policies and strategies of the Plan Prince George's 2035 General Plan as related to a local Town Center.

Master Plan Conformance
The master plan for this area is the 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment* (Bowie and Vicinity Master Plan and SMA). In the Bowie and Vicinity Master Plan and SMA, the Environmental Infrastructure section contains goals, policies and strategies.

The following master plan guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the master plan area.

Strategies:

1. **Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the development review process.**

2. **Protect primary corridors (Patuxent River and Collington Branch) during the development review process to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors (Horsepen Branch, Northeast Branch, Black Branch, Mill Branch, and District Branch) to restore and enhance environmental features and habitat.**

3. **Carefully evaluate land development proposals in the vicinity of identified Special Conservation Areas (SCA) (the Beltsville Agricultural Research Center to the north, along with the Patuxent Research Refuge; Belt Woods in the western portion of the master plan area; and the Patuxent River) to ensure that the SCAs are not impacted and that connections are either maintained or restored.**

   This development fronts on the Patuxent River, a Green Infrastructure primary corridor, and a Special Conservation Area (SCA). The PPS conformance with the 2005 *Approved Countywide Green Infrastructure Plan* will be provided further below.

4. **Target public land acquisition programs within the designated green infrastructure network in order to preserve, enhance or restore essential features and special habitat areas.**

   Extensive Patuxent River waterfront and wetlands adjacent to this application are already owned by M-NCPPC, consistent with protection policies for the Patuxent River Park.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies:

1. **Ensure the use of low impact-development techniques to the extent possible during the development process.**

   The City of Bowie has approval authority over Stormwater Management Concept Plan (01-114-207NE15) for this site, covering Pods 1, 2, 5 and portions of 7 was approved by the city manager on March 10, 2014, with an expiration date of March 10, 2017. The stormwater management concept plan shows stormwater to be treated on-site with numerous micro-bioretention facilities, in addition to the regional ponds located adjacent to the river frontage.

2. **During the development review process evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.**

   No undisturbed streams will be directly impacted by the current proposal.

3. **Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.**

   The use of native species for on-site planting is encouraged and required in the Landscape Manual to reduce water consumption and the need for fertilizers or chemical applications, and will be demonstrated on the Type II Tree Conservation Plan and Landscaping Plan as required.

Policy 3: Protect and enhance tree cover within the master plan area.

The Woodland and Wildlife Habitat Conservation Ordinance requires the protection and enhancement of woodlands throughout the County and the state, based on the approved land-use category designated by zoning.

Strategies

1. **Encourage the planting of trees in developed areas and established communities to increase the overall tree cover.**

2. **Provide a minimum of ten percent tree cover on all development projects. This can be met through the provision of preserved areas or landscape trees.**

3. **Establish street trees in planting strips designed to promote long-term growth and increase tree cover.**

4. **Establish tree planting adjacent to and within areas of impervious surfaces. Ensure an even distribution of tree planting to provide shade to the maximum amount of impervious areas possible.**

Street trees will be provided in accordance with the Prince George's County Department of Public Works and Transportation (DPW&T) standards, and landscaping materials will be required in accordance with the 2010 *Prince George's County Landscape Manual* at the time of DSP. The tree canopy coverage requirements of Subtitle 25, Division 3 will also be evaluated at the time of DSP.

Policy 5: Reduce light pollution and intrusion into residential, rural, and environmentally sensitive areas.

Strategies:

1. **Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations, and car lots so that light intrusion on adjacent properties is minimized. Limit the total amount of light output from these uses.**

2. **Require the use of full cut-off optic light fixtures for all proposed uses.**

3. **Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.**

The minimization of light intrusion from this site onto the adjacent river and conservation areas shall be addressed at the time of DSP, and the use of alternative lighting technologies and the limiting of total light output should be demonstrated. Full cut-off optic light fixtures should be used.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.
Strategies:

1. **Evaluate development proposals using Phase I noise studies and noise models.**

2. **Provide adequate setbacks for projects located adjacent to existing and proposed noise generators.**

3. **Provide the use of approved attenuation measures when noise issues are identified.**

The site fronts on US 50 and US 301, which are Master Plan of Transportation designated freeways which are generally regulated for noise, as discussed further.

The current application can be found consistent with the policies and strategies of the Bowie and Vicinity Master Plan and SMA.

Conformance with the 2010 Approved Water Resources Functional Master Plan
The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the County, on a countywide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans, County ordinances for stormwater management, floodplain and woodland conservation, and programs implemented by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), the Prince George's County Department of Health, the Prince George's County Department of the Environment, the Prince George's Soil Conservation District, the Maryland-National Capital Park and Planning Commission, and the Washington Suburban and Sanitary Commission are also deemed to be consistent with this master plan.

The current application can be found consistent with the policies and strategies of the 2010 *Approved Water Resources Functional Master Plan.*

Conformance with the 2005 Approved Countywide Green Infrastructure Plan
The development site contains areas delineated as Regulated Areas, Evaluation Areas and Network Gap on the 2005 *Approved Countywide Green Infrastructure Plan.* The adjacent Patuxent River is a designated 'Primary Corridor' in the master plan's green infrastructure network. All wetland, stream and floodplain areas and buffers are preserved and maintained to protect sensitive environmental features and enhance water quality to the fullest extent practicable. In addition, the applicant has donated approximately 100 acres of parkland adjacent to the Patuxent River to M-NCPPC for incorporation into the Patuxent River Park, which will serve as a significant buffer between the project and the Patuxent River.

The current application can be found consistent with the policies and strategies contained in the 2005 Approved Countywide Green Infrastructure Plan.

Conditions of Previous Approvals: CSP-06002 and TCP1-044-98-02
An Amended Order Modifying and affirming in Part a Planning Board Decision with Conditions found in PGCPB Resolution 07-09(C) was approved on October 9, 2009. The Planning Board's decision (PGCPB Resolution No. 07-09(C)) was subject to the following conditions which are environmental in nature, and shown in **bold**. Responses are provided below.

5. **Before approval of any detailed site plans, the applicant shall demonstrate that plans for new construction within the impact review area follow the guidelines on page 91 of the CDP-8601 document for the former Maryland Science and Technology Center.**

The impact review area relates to the Melford Historic site and its environmental setting, which will be reviewed by the Urban Design Section and the Historic Preservation Section, and does not impact the regulated environmental features of the site.

14. **Prior to signature approval of the CSP and TCP I, the TCP I shall be revised as follows:**

    a. **Revise the shading patterns so that the information underneath is legible;**

    b. **Eliminate the pattern used to depict previously approved limits of disturbance and show only the limit of disturbance needed for the proposed development;**

    c. **Eliminate all clearing not necessary for the conceptual construction of the features shown;**

    d. **Revise the existing tree line per Staff Exhibit A (2006 Aerial);**

    e. **Provide labels on each cleared area, with acreage and land pod identifications; if cleared areas cross pods, divide them up so that the table on Sheet 1 can be checked for correctness;**

    f. **Revise the worksheet to reflect all cleared areas, preservation areas, etc.**

    g. **Revise the table on Sheet 1 to fill in all the boxes;**

    h. **Add the following note: "This TCPI is associated with the approval of CSP-06002; it is conceptual in nature, and is subject to further revisions with the preliminary plan of subdivision application";**

    i. **Revise the plans to address all other staff comments of record; and**

    j. **Have the revised plans signed and dated by the qualified professional who prepared them.**

    The revisions were made and the certificate was issued.

15. **Prior to signature approval of the CSP, and at least 30 days prior to any hearing on the preliminary plan, the CSP and TCP I shall be revised to remove all buildings, roads, trails, and other amenities from the 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.**

The revisions were made for all listed features, except for the master- planned trail proposed on Parkland, and two connections from the internal trail system to the master planned system, which was allowed per Condition 29(b) of Conceptual Site Plan CSP-06002, and the certificate was issued.

The required 100-foot natural buffer and the 150-foot-wide buffer on the 100-year floodplain have been shown correctly on the TCP1 revision currently under review. During the review of any further application, this guideline will further be evaluated, and if any clearing is proposed within these buffers it must either be removed or the "natural buffer alternative" shall be provided.

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

This condition will be addressed with the current PPS review, along with restoration of natural buffers in the Environmental Review section below.

17. **During the review of the TCP I associated with the preliminary plan, the linear wetland in the middle of the southeastern portion of the site shall be evaluated, to ensure its protection in a manner consistent with previous approvals.**

The portions of the linear wetland located in the southeast corner of this site which are located on the subject property, along with a block of wetlands and wetlands buffers located on Lots 4 and 6 have been totally protected under the current development plan.

20. **Prior to the approval of a preliminary plan or detailed site plan, the applicant shall demonstrate:**

    a. **Development plans shall show minimization of impervious surfaces, through all phases of the project, with the use of permeable paving surfaces where soil conditions provide for the use of permeable paving materials. Structured parking should be used to the maximum extent possible.**

Minimization of impervious surfaces is a zoning concern with regards to required green space requirements consistent with the M-X-T Zone, which will be further reviewed with the DSP; and a SWM management concern to be addressed by the City of Bowie under its stormwater management authority, and the review of on-site soil conditions. Structured parking is subject to review at the time of DSP.

b. **Streams shall have a 100-foot natural buffer and a 150-foot-wide building and parking setback. There shall be a 150-foot buffer on the 100-year floodplain. If a utility must be extended into any buffer, then an equal area of natural buffer alternative shall be retained on community property.**

c. **Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

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

The plans correctly delineated the 100-foot-wide "natural buffer and 150-foot-wide building and parking setbacks. The open space network, and impacts to environmentally sensitive areas are evaluated below.

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

The width of stream buffers shown on the current plan are consistent with the approved NRI for the site and the condition. A revised NRI applying current stream buffer requirements was approved on March 1, 2016 at staff level, and these buffer requirements were used in delineating the primary management area (PMA) for the site.

26. **Prior to the approval of a detailed site plan, the following issues shall be addressed:**

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

The technical design of stormwater management facilities and associated landscaping is subject to approval by the City of Bowie. Coordination of the stormwater management landscape plans with the overall landscape plan for the site will occur with the review of the DSP.

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

Lighting systems will be reviewed at the time of DSP for conformance to this condition of approval.

Conditions of Previous Approvals: CSP-06002-01 and TCP1-044-98-04
An Order of Approval for CSP-06002-01 by the District Council was approved on March 23, 2015, subject to the following conditions which are environmental in nature, and are shown in **bold** font. Comments are provided in regular font.

1. **Prior to certificate of approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:**

   g. **Revise CSP Sheets 4, 5, 6, 7, 8, and 9 of 13 to show the 150-foot-wide floodplain buffer correctly.**

   h. **Indicate the location of a "conservation easement" that is required for the 150-foot-wide floodplain buffer on Sheet 13 of 13.**

   The revisions were made and the certificate was issued.

4. **At the time of preliminary plan of subdivision, the following issues shall be addressed, or information shall be provided:**

   b. **Provide an updated letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, concerning the presence of rare, threatened, and/or endangered species on the site as an amendment to the updated natural resources inventory (NRI) prior to approval.**

   An updated letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, concerning the presence of rare, threatened, and/or endangered species on the site was submitted during the revision to the natural resources inventory (NRI-154-06-01), as discussed further.

   c. **If impacts to regulated environmental features are proposed at the time of preliminary plan, over and above those previously approved by the Planning Board, a statement of justification shall be submitted in accordance with Section 24-130 of the Subdivision Regulations. The justification shall address how each impact has been avoided and/or minimized and shall include 8.5 by 11 exhibits of the proposed disturbance.**

   There are no anticipated nor identified new impacts to regulated environmental features proposed with the current application.

   d. **The preliminary plan application package shall contain a copy of the erosion and sediment control concept plan.**

The application package does contain a copy of the erosion and sediment control concept plan for the project, which will be further reviewed with the DSP.

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

   There are no anticipated nor identified new impacts to regulated environmental features proposed with the current application.

6. **During the review of the Type I tree conservation plan associated with the preliminary plan of subdivision, the linear wetland in the middle of the southeastern portion of the site shall be evaluated to ensure its protection in a manner consistent with previous approvals.**

   The portions of the linear wetland located in the southeast corner of this site, which are located on the subject property, along with a block of wetlands and wetlands buffers located on Lots 4 and 6 have been totally protected under the current development plan.

7. **Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:**

   a. **The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.**

   b. **The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**

   c. **Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland**

disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.

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

Conditions a, c, and d shall be addressed at the time of DSP. Condition b does not apply.

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

All streams and regulated stream buffers were correctly delineated on the revised NRI, which is reflected in the current plans under review.

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

The existing environmental setting for Melford and the Cemetery have been shown on the current plans and labeled, although the graphic pattern is not included in the legend and should be.

20. The illustrative plan provided with the conceptual site plan (CSP) is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other master plan considerations.

The current application shows no impacts to regulated environmental features of the site. If impacts are proposed with future application, consistency with environmental or other master plan considerations will be further evaluated.

Natural Resource Inventory Plan/Existing Features

A Natural Resource Inventory, NRI-054-06, was approved for the subject property on February 21, 2008. A revised NRI (NRI-054-06-01) was required for the current application, because the previous NRI had exceeded the validity period, and the stream buffers required for regulated streams effective September 1, 2010 needed to be addressed for approval prior to PPS application in accordance with a Letter of Agreement dated October 10, 2013 from Christopher Rizzi, Greenman-Pedersen, Inc and Katina Shoulars, Supervisor of the Environmental Planning Section, which outlined the amended materials required for submittal with the revised NRI. The revised NRI was approved on March 1, 2016, and was submitted with the current application.

The environmental and cultural features identified on the NRI, and the delineation of the PMA have been correctly transposed onto the TCP1.

Rare, Threatened and Endangered Species
The Maryland Department of Natural Resources (MDNR), Wildlife and Heritage Division, issued a letter dated May 18, 2001, that states that there are no records of rare, threatened or endangered (RTE) plants of animals within this project site. A MDNR database indicates that there are recent records of species of concern known to occur within the vicinity of the site; however, the portions of the subject property currently under review would not be likely to support the species listed. Much of the subject property currently under review has been disturbed over the course of the last few decades as indicated by the presence of Virginia pine and the small diameter of the trees on-site. If any regulated species are present on the site, they would most likely be located within the areas proposed for preservation: the streams, wetlands, floodplain and their associated buffers.

Prior to certification of the PPS, an updated letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, shall be submitted concerning the presence of rare, threatened and/or endangered species on the site as an amendment to the approved NRI prior to approval.

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Regulations The on-site regulated environmental features include streams, wetlands and buffers, and 100-year floodplain, which are shown on the NRI, and the delineated PMA which includes the contiguous regulated environmental features of the site.

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification must be submitted in accordance with Section 24-130 of the Subdivision Regulations. The justification must address how each impact has been avoided and/or minimized and should include 8.5 by 11 exhibits of the proposed disturbance.

The current application is a revision to an approved TCP1 found to have satisfied this finding, and no significant change to the limit of disturbance or additional impacts to regulated environmental features is currently proposed. The current TCP1 shows cumulative impacts of 4,358 square feet to the 100-foot-wide "natural stream buffer" for future sewer connections, and 6,394 square feet to the 150-foot-wide "floodplain buffer" for future SWM outfall structures, which were previously approved under an earlier development application for the implementation of the regional stormwater management ponds.

At the time of DSP, if amended environmental information is submitted and/or additional impacts are proposed to regulated environmental features, a full review of additional environmental impacts to regulated environmental features will be performed, and justification of requested impacts will be required.

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on consistency with the limits of disturbance shown on the previously approved Conceptual Site Plan CSP-06002-01 and Type 1 Tree Conservation Plan TCPI-044-98-04.

Tree Conservation Plan
This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. The site already has an approved Type 1 and Type 2 Tree Conservation Plan. A revised TCP1 (TCP1-044-98-05) was submitted with the PPS.

TCP1-044-98-05 covers a 431.55-acre gross tract area, which is portion area of the Melford development (formerly University of Maryland Science and Tech Center) which is subject to the ordinance, and is larger than the PPS currently under review. The woodland conservation threshold is 44.38 acres, based on the M-X-T zoning and a net tract area of 295.86 acres. The site contains 176.47 acres of upland woodlands and 89.26 acres of wooded floodplain. The revised TCP1 proposes clearing 121.39 acres of the upland woodlands, and 0.30 acres of wooded floodplain. No off-site clearing is proposed. Previously dedicated rights-of-way have been subtracted from the gross tract area consistent with the previous TCPI approval. Based upon the clearing proposed, the total woodland conservation requirement for the development is currently calculated to 45.58 acres.

The revised TCP1 proposes to meet the overall requirement (431.55 acres) with 54.36 acres of on-site preservation, 6.37 acres of on-site afforestation/reforestation, 6.812 acres of afforestation/ reforestation in natural regeneration, and 5.50 acres of Specimen/Historic Tree Canopy Credit. The entire requirement is proposed to be met on-site, and no off-site woodland conservation is proposed.

Recently a portion of the Melford site, which is included in the boundaries of the TCP1, was transferred to the federal government for construction of the National Holocaust Museum warehouse facility, and is no longer subject to the local WCO. The area of the transferred property shall be deducted from the net tract area, similarly to the way other federal sites in the Melford development are handled, and no woodland conservation can be credited on property owned by the federal government.

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

The TCP1 also shows preservation and afforestation proposed on the 1.13-acre cemetery and environmental setting, although the ownership of the cemetery has not been determined and the cemetery is not a part of this PPS. Any crediting of woodland conservation area within the cemetery environmental setting can only occur with the consent of the owner. The woodland within the environmental setting shall be indicated as "woodland retained – not credited, and no afforestation should be shown with the approval of the TCP1.

In review of the TCP1, it was determined that the use of "opportunity areas for regeneration" is not an appropriate methodology in the location proposed on this site. All areas shown as "opportunity areas" shall be eliminated and instead shown as afforestation reforestation areas, and "opportunity areas" shall be eliminated from the legend.

The TCP1 shows woodland conservation being provided on property currently owned by M-NCPPC. Written permission from the Department of Parks and Recreation is required, and the amount of woodland conservation provided on M-NCPPC shall be clearly demonstrated on the plan.

The TCP1 requires technical revisions to be in conformance with the applicable Woodland Conservation Ordinance, the Environmental Planning Section policies, and the Environmental Technical Manual prior to certification of the PPS.

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

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

The NRI and TCP1 indicate that there are 44 specimen trees located on the TCP1, all are located outside of the environmental setting of the historic site. A Subtitle 25 variance application for the twelve specimen trees proposed for removal was submitted along with a Statement of Justification, and will be evaluated below.

The TCP1 indicates that there are forty "historic" trees located within the environmental setting for the Melford Historic Site (71B-016) listed on a separate "Historic Tree Table." No historic trees are proposed for removal. The applicant has requested Specimen /Historic Tree Canopy Credits for 2.75 acres of critical root zone (CRZ) area, which is credited at a rate of two square feet of woodland conservation credit for every one-square-foot of the CRZ area, resulting in credits for 5.50 acres of woodland conservation.

The Historic Tree Table does not address individual trees located within the environmental setting of the Cemetery (71B-016), although the area is proposed to be credited as preservation and afforestation/reforestation. Because the ownership of the cemetery is unknown at this time, and not under the control of the applicant, the cemetery should be shown as "woodland retained - not credited:" The applicant has also credited afforestation/reforestation achieved through natural regeneration on the cemetery environmental setting. The applicant cannot credit woodland conservation on property they don't control without the consent of the owner, and any planting within an environmental setting is further subject to a Historic Area Work Permit.

The Environmental Planning Section and the Historic Preservation Section noted, and the Planning Board finds, that some vegetation removal in the cemetery is appropriate to protect and conserve the existing gravesites. Under the current situation of unknown ownership, no credit can be given for woodland conservation located within the environmental setting.

Subtitle 25 Variance for the Removal of Specimen, Historic or Champion Trees
A Subtitle 25 Variance Application and a statement of justification for the removal of 12 specimen trees located in Melford Village was received by the Development Review Division on

October 5, 2016. A total of 44 specimen trees have been identified on-site, within the boundary of this PPS, including the Melford historic site.

The specimen trees proposed for removal are those indicated in the table below:

ID	Common Name/ Scientific Name	DBH (inches)	Condition Score/ Condition Rating		Comments	Proposed Disposition
O	Yellow poplar *Liriodendron tulipifera*	32	23	Fair		Removal
P	Pitch pine Pinus rigida	43	26	Good		Removal
Q	Elm sp. *Ulmus sp.*	37	20	Poor		Removal
R	Elm sp. *Ulmus sp.*	44	21	Poor		Removal
S	Elm sp. *Ulmus sp.*	33	20	Poor		Removal
T	Elm sp. *Ulmus sp.*	35	12	Very poor	Declining health	Removal
U	Elm sp. *Ulmus sp.*	35	21	Poor		Removal
V	White ash *Fraxinus americana*	30	19	Poor		Removal
Y	Elm sp. *Ulmus sp.*	32	18	Poor		Removal
Z	Black Walnut *Juglans nigra*	36	23	Fair		Removal
AA	Yellow poplar *Liriodendron tulipifera*	32	27	Good		Removal
BB	Sycamore *Platanus occidentalis*	41	27	Good		Removal

The statement of justification submitted describes the need for a developable area to meet the anticipated development pattern of the M-X-T Zone, and the condition of many of the trees as the main reasons for their removal. Nine of the trees identified are in very poor to fair health, with three being in good health. The trees are basically in two geographical areas of the property.

Nine of the trees are located in close proximity (less than 200 feet) to the Melford historic site, although none are located within the environmental setting. Three of the trees are located within the required Type "E" bufferyard (minimum building setback of 60 feet in width, with a minimum landscaped yard of 50 feet, and in poor to very poor condition. Five of the trees located outside the bufferyard are in very poor to fair health. Due to the stress of construction and the development density proposed would be unlikely to thrive. The remaining specimen tree located approximate 200 feet west of the Melford environmental setting is a 43-inch DBH pitch pine in an area proposed for commercial/retail development. While its construction tolerance is moderate to good,

the mass grading and fill proposed for development of the site would significantly change the elevation of the area, and its retention is not compatible within the desired pattern of development.

The remaining three specimen trees proposed for removal are located near to a riparian buffer in the northeast section of the development, where large multifamily development is proposed. One of the trees, a 36-inch DBH black walnut is in poor condition and not good candidate for retention. One tree is a 32-inch tulip poplar in good condition, but is a species that is known to have poor construction tolerance due to its tuberous roots, and is also not a good candidate for retention. The remaining tree is a 41-inch DBH sycamore in good condition, which is generally tolerant to construction. Retention of this tree is not feasible in its current location because of the large footprints and mass grading required for the scale of building proposed, which requires a grading cuts of ten to fifteen feet within the vicinity of the tree.

Section 25-119(d) of the WCO contains six required findings [**text in bold**] to be made before a variance can be granted. The letter of justification submitted seeks to address the required findings for the removal of on-site specimen trees.

(A) Special conditions peculiar to the property have caused the unwarranted hardship

The statement of justification indicates that the preservation of the twelve identified specimen trees for which this variance is requested is not feasible due to mass grading necessary to fulfill the desired development pattern of the M-X-T Zone. Nine of the trees are in declining health (O, Q, R, S, T, U, V, Y, and Z) or construction intolerant and would be unlikely to survive construction activities. The retention of the three other specimen trees (P, AA and BB) is not feasible due to their location where extensive cut or fill is required for development of the site. The redesign of the site to retain two specimen trees would pose an unwarranted hardship on the development of the site.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas

The statement of justification states that the expectation to retain all specimen trees on the site would prevent the applicant from utilizing the developable area of the proposed in accordance with M-X-T zoning granted to the project, and with the expectations of the General Plan and applicable master plan. The strict enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants

The statement of justification states that the applicable Zoning Ordinance development requirements are in effect for M-X-T property, and that no special privilege would be conferred by granting the variance. All applicants have the right to request a variance to

remove specimen trees should they prove special circumstances exist that merit their removal.

The requested variance for the removal of specimen trees does not confer any special privilege beyond that granted by the zoning of the property, and the development proposed is in accordance with all other development requirements.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant

The statement of justification indicates that the presence and location of specimen trees is the result of actions by the applicant, and that the existing conditions and circumstances on the site are also not the result of actions by the applicant. The need for the variance is largely based on the existing conditions of the site and the health of trees, and is not the result of actions by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property

The statement of justification indicates that the request to remove the specimen trees is not related to a land or building use on a neighboring property. The request to remove the trees does not arise from any condition on a neighboring property.

(F) Granting of the variance will not adversely affect water quality

The statement of justification states that stormwater management will be provided and water quality will be addressed in accordance with County guidelines. Water quality will not be adversely impacted if the site is developed in accordance with county water quality regulations.

The Planning Board approves the variance request for twelve specimen trees (O, P, Q, R, S, T, U, V, Y, Z, AA and BB) based on the above findings.

Noise Impacts and Mitigation

Policies contained in the General Plan call for the reduction of adverse transportation noise impacts to meet State of Maryland noise standards. Noise is generally regulated along roads with a classification of arterial or higher, where residential uses are proposed because these roadways carry traffic that results in noise levels above 65 dBA Ldn. The Melford Villages development is located in the northeast quadrant of the intersection of two roadways classified as freeways.

Robert Crain Highway (US 301) is an existing source of traffic-generated noise, and a master planned freeway (F-10). Using the Environmental Planning Section Noise Model and applying a traffic count at build-out of 72,949 and a traffic speed of 55 miles per hour, the anticipated ground floor 65 dBA Ldn noise contour would lie approximately 470 feet from the center line of US 301.

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

The located of these conservative noise contours was plotted on the TCP1 to evaluate potential impacts areas to residential uses, which were not previously evaluated on the development site due to the prior zoning categorization.

The 65 dBA noise contour related to US 50 falls just south of the boundary of the current development proposal, basically running along Melford Boulevard. Just north of Melford Boulevard the plan proposes single-family attached units which are outside of the 65 dBA contour. In conjunction with the lower topography of the adjacent roadway and intervening buildings providing additional shielding, no noise mitigation measures are recommended.

The 65 dBA noise contour related to US 301 runs parallel to the freeway on the western portion of the property, approximately 1,100 feet from closest residential units in the current development proposal. No noise impacts are indicated, and noise mitigation measures are not recommended.

Sediment and Erosion Control
Prior to grading of the site, the county requires the approval of an Erosion and Sediment Control Plan. The Tree Conservation Plan must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure including Erosion and Sediment Control measures. A Concept Grading, Erosion and Sediment Control Plan (CSC 186-16) was approved by the Prince George's Soil Conservation District on June 30, 2016 and is valid until June 30, 2019.

An erosion and sediment control concept plan must be submitted at the time of PPS so that the limits of disturbance for the project can be verified as shown on the TCP. A copy of the approved erosion and sediment control concept plan will be required prior to certification of the PPS.

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

6. **Community Planning**—The subject application is located in Planning Area 71B within the City of Bowie, and within the 2006 Bowie and Vicinity Master Plan and SMA, which rezoned the property from the E-I-A Zone to the M-X-T Zone and recommended a mixed-use development (residential, office/employment/retail/hotel uses) land use for the subject property. This application proposes a mixed-use development which conforms to the land use recommendation within the master plan.

Plan Prince George's 2035 created new Center designations to replace those found in the 2002 Approved General Plan. The General Plan established five Town Centers. Town Centers are focal points of concentrated residential development and limited commercial activity serving established communities. The proposed application is located within the Bowie Town Center. Town Center designations in the General Plan, as identified in the Plan 2035 Center Classification System, offer the following general guidelines.

a. **New housing mix: Low rise apartments, and condos, townhouses and small single family lots**—This is evident as this application proposes attached and multifamily residential development.

b. **Average Net Housing Density for New Development: 10-60 Dwelling Units/Acre**—This application is proposing 15 dwelling units per acre.

c. **FAR for New Commercial Development: 1-2.5**—This application is proposing a 0.07 FAR for new commercial development which is less than the recommended 1–2.5 FAR guideline for Town Centers. However, it appears that the proposed FAR is greater than the FAR on the previously approved Conceptual Site Plan CSP-06002-01 for the Melford development, which proposes an underlying FAR ranging from 0.46 to 0.68.

d. **Transportation Characteristics: Largely automobile-oriented with access from arterial highways. Limited bus service along with on-demand bus service**—Overall, the centers are less dense and intense than other center types and may be larger than one-half mile in size due to their auto orientation. The centers typically have a walkable "core" or town center. Often, the mix of uses is horizontal across the centers rather than vertical within individual buildings. While master plans may call for future heavy or light rail extensions or bus rapid transit, no transit alternatives have been approved for construction. As development in the Bowie Town Center evolves, this application may create a more robust demand for bus service.

An evaluation of the following policies and strategies from pages 110–118 of Plan Prince George's 2035 revealed the following relevancy to the proposed application:

Policy 1: Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17.

This application is not located in a regional transit district.

LU1.1 To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are

designated as Downtowns (see the Strategic Investment Program under the Implementation section).

This is not relevant to this review.

LU1.2 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other County regulations to ensure they are consistent with and support the Plan 2035 growth management goals, vision, and policies. Conduct a comprehensive analysis of the Zoning Ordinance, including its use tables, zoning districts and densities, and variance criteria.

The Zoning Ordinance is currently being updated. This is not relevant to this review.

LU1.3 Evaluate the existing zoning districts in the Regional Transit Districts to ensure that sufficient development capacity is available to meet desired population and employment targets set forth by the Center Classification System (see Table 16).

This is not relevant to this review.

LU1.4 Annually review and report on County growth trends to measure progress toward meeting Plan 2035 growth management goals. Identify potential revisions to policies and ordinances to assist with meeting the goals.

This is not relevant to this review.

LU1.5 Annually review the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies. The Planning Board will review proposed public facility and infrastructure projects and submit its recommendations to the District Council and County Executive for consideration (also see Strategic Investment Program under the Section V: Implementation).

This will be part of the County's CIP review.

LU1.6 Identify the key capital improvement projects for each of the centers identified in Table 16 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.

This is not relevant to this review.

Policy 2: Limit the expansion of public water and sewer outside the Growth Boundary in Rural and Agricultural Areas.

The development is served by public water and sewer.

LU2.1 Coordinate the provision of public water and sewer, as outlined in the Public Facilities Element, with the Department of the Environment (DoE) and the Washington Suburban Sanitary Commission (WSSC) and in accordance with the Growth Policy Map to ensure that water and sewer facilities are not extended beyond the Growth Boundary. The Growth Boundary should be reviewed on a periodic basis to assess compatibility with Plan 2035 goals.

This is not relevant to this review.

LU2.2 Coordinate amendments to the Growth Boundary with future updates to the Septic Tier Map and the County's Water and Sewer Plan.

This is not relevant to this review.

Policy 3 Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.

This is reflected in the General Plan and master plan comments above.

LU3.1 Evaluate the Plan 2035 future land use categories and apply to new master plans so that, over time, all plans use a common nomenclature to describe similar land uses. Allow plans to develop common land use subcategories.

This is not relevant to this review.

LU3.2 Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (See also Section V: Implementation, under Plan Administration for Amendments and Updates.)

LU3.3 Review approved master plans to evaluate the consistency of existing Regional Transit Districts and Local Centers with the Center Classification System (see Table 16). To ensure consistency, future master plan revisions and/or rezonings may be warranted.

This is not relevant to this review.

Policy 4 Phase new residential development to coincide with the provision of public facilities and services.

This is not relevant to this review. Adequate public facilities will be evaluated and determined.

LU4.1 Annually evaluate the County's residential and employment forecast projections to identify the amount of new land area required to meet demand.

This is not relevant to this review.

LU4.2 Create a working group to address the magnitude of the residential pipeline in Established Communities and Rural and Agricultural Areas. Potential strategies to reduce the pipeline include amending the County code to limit validity periods, reevaluating approved adequate public facilities for projects that have not provided assurances that public infrastructure will be constructed in a timely manner, and requiring performance bonding prior to recordation of final plat.

This is not relevant to this review.

LU4.3 Evaluate strategies to phase development countywide. Potential strategies include establishing a residential allocation process.

This is not relevant to this review.

LU4.4 Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the County. Evaluate various codes and procedures including validity periods and the effect on adequate public facilities.

This is not relevant to this review.

Policy 5 Implement the Growth Policy Map through coordinated multimodal transportation and mobility planning and programs.

This is not relevant to this review.

Policy 6 Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).

This application supports this policy.

LU6.1 Align the Economic Development Corporation's work program with the Growth Policy Map to establish programs and policies to support employment growth in the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).

This application is consistent with the Economic Development Corporation's mission of providing employment opportunities.

Policy 7 Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.

This application supports this policy. This application provides a mix of uses and is located in a Town Center.

LU7.1 Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated.

This is not relevant to this review. An updated Bowie and Vicinity Master Plan is in the Planning Department's FY18 approved budget.

LU7.2 Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses.

The Zoning Ordinance update is currently in progress.

Policy 8 Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Policy 8 and the sub-land use are not relevant to this review.

LU8.1 Coordinate land use planning with County municipalities.

LU8.2 Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors as defined by the County's Green Infrastructure Plan.

LU8.3 Encourage municipalities to designate Development Review Districts to promote and preserve the integrity of high-quality and complementary infill development in the Established Communities.

LU8.4 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other County regulations to ensure they help protect, strengthen, and revitalize the Established Communities.

LU8.5 Continue to coordinate, apply for, and use state and federal programs and resources for neighborhood revitalization and reinvestment of low- and moderate-income communities. Programs and resources include Sustainable Community designations, HUD program funds, and tax incentives.

Policy 9 Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas.

This application is in a Town Center. This is not relevant to this review.

LU9.1 Evaluate rezoning requests to determine if the location, population projections, and market demand justify an increase in commercially-zoned property.

This is not relevant to this review.

LU9.2 Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.

The Zoning Ordinance is currently being updated. Also, a new Bowie and Vicinity Master Plan is in the FY18 budget.

Policy 10 Retain Future Water and Sewer Service Areas in water and sewer categories S5 and W5 until additional residential development capacity is needed to meet growth projections.

Policy 10 and the sub-land use are not relevant to this review.

LU10.1 Evaluate the Future Water and Sewer Service Areas through annual reviews of the residential pipeline and residential development capacity analysis. Establish criteria to determine when land within the Future Water and Sewer Service Areas should be reclassified.

LU10.2 Review the annual water and sewer amendments to retain the S5 and W5 water and sewer categories until additional residential capacity is required and public facilities are in place to serve projected development.

LU10.3 Evaluate Future Water and Sewer Service Areas as potential woodland conservation banks or stormwater management offset areas to meet the requirements of the Watershed Implementation Plan (see the Natural Environment Element).

Policy 11 Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.

Policy 11 and the sub-land use are not relevant to this review.

LU11.1 Continue to implement the Priority Preservation Plan (PPA) to achieve identified agricultural and forestry land preservation goals and coordinate with the Prince George's County Soil Conservation District, University of Maryland Extension Service, the agricultural community, residents, and community groups.

LU11.2 Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.

LU11.3 Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post-reclamation land uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.

LU11.4 To preserve environmentally sensitive land and to encourage development in the Regional Transit Districts, evaluate a transfer of development rights program, density exchanges, or purchase of development rights program for the Rural and Agricultural Areas. Explore opportunities to transfer development rights within areas and to coordinate with the Watershed Implementation Plan and Maryland Accounting for Growth Policy.

Policy 12 Participate in regional planning activities to enhance collaboration, coordination, and implementation. Regional issues include employment, transportation, sustainability, health, air quality, climate change, workforce and affordable housing, food system planning, infrastructure, water quality, and land use.

Policy 12 and the sub-land use are not relevant to this review.

LU12.1 Participate in the Washington Metropolitan Council of Governments' regional planning activities to improve coordination on transit and land use planning. Provide periodic briefings to the Planning Board on regional issues to identify potential land use strategies and programs.

LU12.2 Coordinate with the Washington Metropolitan Council of Governments to develop forecasts for residential and employment growth based on the Plan 2035 vision, goals, and policies. The forecast should include an analysis of the remaining development capacity in Prince George's County based on approved zoning,

residential and commercial pipeline development, and the Growth Management Goals (see Table 17).

LU12.3 Collaborate with adjacent jurisdictions and county municipalities to ensure coordinated land use patterns, connected transportation networks, and continuous environmental networks, in particular during the preparation of master, sector, and functional plans.

Master Plan/Sector Plan
The Bowie and Vicinity Master Plan and SMA approved a residential cap of 866 dwelling units as part of the mix of uses for this development. The District Council, through its approval of Conceptual Site Plan CSP-06002/01, approved 2,500 residential units consistin of 500 townhouse units, 1,000 multifamily units, and 1,000 senior age-restricted multifamily units. The allowable density increased from 10 to 60 dwelling units per acre by its General Plan designation as a Town Center. The applicant is requesting 15 dwelling units per acre. The following strategies are taken from the master plan and are for review.

(5) **The community shall contain additional linked open space in the form of squares, greens, parks, and trails that are accessible, safe and comfortable. The open space should provide a variety of visual and physical experiences. Some of these open spaces should be bordered by buildings and be visible from streets and buildings.**

(6) **Retail uses shall be designed to:**

- **Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, and/or landscape islands.**
- **Provide a hierarchy of pedestrian-scaled, direct and indirect, high quality, energy efficient lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.**
- **Create a signage package for high-quality signs and sign standards and requirements for all retail and office tenants and owners, which shall address size, location, square footage, materials, logos, colors, and lighting. Any revision to the existing approved signage plans shall incorporate the previously approved designs. Temporary signage on the site or attached to the exterior facades of a building shall not be permitted.**
- **Design retail pad sites to be compatible with the main retail/office/hotel component. If the retail pad sites are located along the street, parking shall be located to the rear of the pad sites. Green areas or public plazas should be provided between pad sites.**

- **Restaurants should have attractive outdoor seating areas with views of the public spaces/lakes or other natural features.**

(10) **All residential development proposals shall demonstrate that interior noise levels will conform to State of Maryland (COMAR) noise regulations.**

(11) **The proposed lighting system shall include the use of full cut-off lighting systems with limited light spill over. The lighting plan and design drawings shall be included with each detailed site plan approved in the future.**

(12) **Development plans shall show the minimization of impervious surfaces through various phases of the project. Early phases of the project may use surface parking and later phases of development will seek to reclaim the surface parking by the use of structured parking to the maximum extent possible.**

(13) **Fifty percent of parking for multifamily uses shall be structured parking.**

(14) **The design of the stormwater management ponds shall show them as amenities with gentle natural slopes and extensive native planting.**

(15) **Streams shall have a 100-foot natural buffer and a 150 foot-wide building and parking setback. There shall be a 150-foot buffer on the 100-year floodplain. If a utility must be extended into any buffer, then an equal area of natural buffer alternative shall be retained on the community property.**

(16) **The following facilities shall be evaluated for transportation adequacy in all subsequent traffic analyses for the subject property:**

- **MD 450/MD 3 intersection**
- **US 301/Harbour Way-Governors Bridge Road**
- **Belair Drive/northbound On-Off ramp to MD 3**
- **Belair Drive/southbound On-Off ramp to MD 3**

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

The following strategies should be forwarded to the Historic Preservation Section for its review:

(4) **The community shall be focused upon an open space network consisting of the Melford house and its historic vista, and other public spaces, which are surrounded by a combination of commercial, civic, cultural or recreational facilities. This network shall be designed with adequate amenities to function as a fully shared space for the entire community.**

(17) At the time of submission of the Detailed Site Plan application, the owner shall present a plan and timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford Historic Site for approval by the Historic Preservation Commission and the Planning Board.

(18) Prior to the acceptance of building permits in the area in the immediate vicinity of Melford House labeled as POD 1, the owner shall begin the restoration of the Melford House and outbuildings. The restoration of Melford and outbuildings shall be completed prior to the release of any use and occupancy permit for POD 1.

(19) Prior to submitting a Conceptual Site Plan, the applicant shall determine the extent of the land that should be the subject of a Phase I archeological investigation. The applicant's findings shall be submitted to the historic preservation staff of M-NCPPC for review and approval. Upon approval of this determination, plans may be approved and permits may be issued for any portion of the subject property excluded from the scope of the Phase I investigation. No plans may be approved and no permits shall be issued for the area subject to the Phase I investigation before satisfactory completion of the Phase I investigation, or if required Phase II and/or III.

(20) Prior to the issuance of any building permits, a written agreement/MOU with the Historic Preservation (HPC) that defines/outlines responsibilities and timing for the maintenance/stabilization of all historic buildings within the Environmental Setting, to be followed by quarterly reports submitted by the property owner and/or developer, so that the HPC and staff may monitor the condition of the Melford House, grounds and cemetery.

(21) Any Detailed Site Plan shall demonstrate that proposed buildings do not obstruct the historic vista of the Melford House.

(24) The 12.75-acre impact review area approved for the Melford Historic Site by the Historic Preservation Commission and the Planning Board (PGCPB No. 99-28A) should be integrated into a design plan that establishes viewsheds from the Melford Historic Site to the Patuxent River. Open space should be provided adjacent to the historic site that will allow it to be seen from greater distances within the Melford property. A dedicated pedestrian link between the Melford Historic Site and the cemetery should be created. Trails should be provided that connect it to the regional trail system.

(25) Development abutting the Melford Historic Site, outbuildings, and cemetery should be compatible in scale, design, and character with the existing historical architectural character. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening,

landscaping, berming and open space, should be incorporated into the proposal to minimize any adverse impacts to the historic site.

(26) Appropriate signage should be placed near the historic site illustrating the history of the area.

(27) Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested in cooperation with the appropriate utility.

Planning Issues
There are no General Plan or master plan issues raised by this application.

7. **Parks and Recreation**—The Department of Parks and Recreation (DPR) has reviewed the PPS for conformance with the requirements of the Basic Plan A-9401, Conceptual Site Plan CSP-06002, the 2006 Bowie and Vicinity Master Plan and SMA, the Land Preservation and Recreation Program for Prince George's County, the Formula 2040 Functional Master Plan for Parks, Recreation and Open Space, the "Prince George's County Subdivision Regulations (Subtitle 24)" regulations as they pertain to public parks and recreation and facilities.

Findings
The applicant is proposing mixed use of residential and commercial uses on the site, including 205 townhouses, 88 two-family attached units and 1,500 multifamily dwelling units. Section 24-134 of the Prince George's County Subdivision Regulations requires the mandatory dedication of 11 acres of land suitable for active and passive recreation to serve the proposed development. However, Section 24-134(a)(3)(D) of the Subdivision Regulations also states that any resubdivision of property on which land was previously dedicated or fee in lieu paid, the applicant shall be credited to the extent that the land dedication or fee would otherwise be required upon such resubdivision.

The mandatory dedication requirement of Section 24-134 of the Subdivision Regulations has been previously met for this property by the dedication of 96.5 acres of land adjacent to this subdivision. The land that was dedicated is suitable for active and passive recreation.

In addition, Condition 29 of SP-06002 sets up the framework for the applicant to construct the master plan trail and trailhead facilities on dedicated parkland, contribute $250,000 for the design and construction of the Green Branch Athletic Complex located in close proximity to the subject development, and provide on-site private recreational amenities, including open plazas, courtyards, pocket parks, three clubhouses with outdoor pools, and an amphitheater.

8. **Trails**—The PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and

pedestrian improvements. Because the site is located in the Bowie Gateway Center, it is subject to the requirements of Section 24-124.01 and the "Transportation Review Guidelines, Part 2, 2013" at the time of PPS.

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	X	Public Use Trail Easement	
PG Co. R.O.W.*		Nature Trails	
SHA R.O.W.*		M-NCPPC – Parks	X
HOA	X	Bicycle Parking	X
Sidewalks	X	Trail Access	

*If a master plan trail is within a city, county, or state right-of-way, an additional two to four feet of dedication may be required to accommodate construction of the trail.

Review Comments (Master Plan Compliance and Prior Approvals)
The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the area master plan identify two master plan trail corridors that impact the subject site, as shown on the plan maps for the MPOT and area master plan. A trail is shown along the Patuxent River corridor that will potentially connect to existing and planned parkland both to the north and south, and, a connector trail is shown linking the future development on the Melford site with the stream valley trail along the Patuxent.

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

> **Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**
>
> **Policy 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

The area master plan and MPOT recommend two master plan trails that impact the subject property. As noted above, a stream valley trail is recommended along the Patuxent River, and one trail connection is shown linking the Melford site with the trail along the Patuxent River. The submitted PPS includes the M-NCPPC Stream Valley Trail along much of the length of the Patuxent River along the subject site and two trail connections are included that link the proposed development with the master plan trail. The Conceptual Pedestrian Network Plan shows the stream valley trail extending south through the site to Marconi Drive, where it apparently continues as a

sidewalk to the southern property edge. The extension of the trail the entire length of the stream valley is recommended.

The previously approved CSP-06002/01 (Declaration of Finality) included the following conditions of approval related to bicycle and pedestrian access:

2. **Prior to certificate of approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:**

   c. **Revise the CSP to graphically show the conceptual location of the proposed pedestrian connection between the Melford Boulevard/Science Drive roundabout and Kendale Lane in the Kenilworth section of Bowie.**

      This sidewalk connection will be the required off-site improvement required pursuant to Section 24.124.01 of the Subdivision Regulations. The off-site improvement was proffered in the bicycle pedestrian impact statement (BPIS) and is currently being coordinated with the City of Bowie and the Maryland State Highway Administration (SHA). This sidewalk should be consistent with the street sections approved for Melford.

3. **Prior to certificate of approval of the conceptual site plan (CSP), the Melford Village Design Guidelines (Guidelines) shall be revised as follows:**

   f. **A note shall be added to the Street Sections section (page 19) indicating that it shows conceptual street sections that are subject to final approval with the preliminary plan of subdivision.**

   g. **Provide language at the bottom of the Street Sections section on page 19 to state that the appropriateness of shared lane markings (sharrows) will be evaluated at the time of preliminary plan of subdivision subject to the approval of the City of Bowie.**

      Street cross sections and the applicability of sharrows has been evaluated with the City of Bowie and the applicant has made the recommended changes. As shown on the pedestrian exhibit map, Shared-lane Markings are proposed along New Road "A", New Road "C" and a portion of Melford Boulevard.

4. **At the time of preliminary plan of subdivision, the following issues shall be addressed, or information shall be provided:**

   e. **Evaluate the provision of a circulator shuttle bus service or route throughout Melford, to/from adjacent or nearby employers, commuter bus lots, and future stations and/or mass transit.**

As requested, the applicant has submitted a Pedestrian Network exhibit that shows the proposed sidewalk network, trails, and on-road bicycle facilities. This exhibit also shows proposed public school bus stop locations, as requested by Prince George's County Public Schools. The Applicant has also submitted copies of their correspondence with WMATA concerning the feasibility of public bus service within the property.

12. **Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that the retail uses are designed to:**

    h. **Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient, direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.**

    Adequate pedestrian scale lighting will be evaluated as part of the DSP.

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

    Sidewalks are reflected along both sides of all internal roads. Wide sidewalks are provided along commercial areas and other areas of higher density. Trails and on-road bicycle facilities supplement the sidewalk network. The street sections have been reviewed and approved by the City of Bowie, which will serve as the operating agency for the internal roads.

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

    Pedestrian safety features, bicycle parking, and other amenities will be addressed at the time of details site plan.

19. **Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the lower pond. The comprehensive trail network will be evaluated at the time of preliminary plan of subdivision and should be in conformance with Guidelines 29 and 30 of Prince George's County Council Resolution CR-11-2006.**

A trail is proposed along the Patuxent River stream valley, including the area of the Lower Pond. Two trail connections are reflected on the submitted plans that connect the development site to the stream valley trail. In addition to the trail connections, a comprehensive network of sidewalks is reflected and a partial grid street network is proposed, further enhancing and promoting pedestrian access. The Transportation Planning Section and the City of Bowie recommended one additional trail connection linking the lower pond with the upper pond, and this has been added by the applicant to the Pedestrian Network exhibit.

23. **A pedestrian connection, designed according to the CSP Streetscape Design Standards, shall be constructed between the Melford Boulevard/Science Drive roundabout and Kendale Lane in the Kenilworth section, prior to the issuance of the building permit for the 300th dwelling unit, subject to the approval of the Maryland State Highway Administration.**

This connection will be coordinated with the appropriate road agencies and the City of Bowie at the time of PPS, per Section 24-124.01 of the Subdivision Regulations. This off-site improvement has been the subject of discussion between the City of Bowie and SHA and final design drawings are recommended by the time of DSP.

As indicated by the prior conditions of approval, County Council Resolution CR-11-2006 contained a number of design standards and guidelines related to the Melford property. Standards and guidelines pertaining to trail or pedestrian access are provided below:

(3) **The Conceptual Site Plan shall have an integrated network of streets, sidewalks (on all streets), and open space, public or private, and shall give priority to public space and appropriate placement of uses.**

(5) **The community shall contain additional linked open space in the form of squares, greens, parks, and trails that are accessible, safe and comfortable. The open space should provide a variety of visual and physical experiences. Some of these open spaces should be bordered by buildings and be visible from streets and buildings.**

(29) **Community recreational facilities shall take full advantage of environmental features on and adjacent to the property, and shall include extensive trail and boardwalk systems. These recreational facilities may also include educational features for the general public and public schools, such as kiosks along the trails, boardwalks at observation points, and education stations, with curriculum available to schools for use in specific locations.**

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

The submitted PPS appears to be consistent with the above referenced standards and guidelines. A comprehensive network of sidewalks is proposed, as is the master plan trail along the Patuxent River and connections to the master plan trail from the proposed development. Additional areas of open space also appear to be provided, as well as various plazas and urban parks, as indicated on the "green network" exhibit. The open space appears to be accessible and visible from adjacent roadways and buildings, and the sidewalk network appears to provide pedestrian access throughout the site and to all appropriate destinations.

The subject application includes sidewalks on both sides of the internal roads and several internal trail/bike connections, in addition to the master plan trail. The trail along the Patuxent River corridor is shown, as two connections from both the north and south ends of the development. These connections meet the intent of the master plan recommendations. A modified grid road network is being proposed which appears to accommodate relatively small block sizes and include sufficient crossing opportunities for pedestrians. In addition to the proposed network of sidewalks, pedestrian access is further supplemented by the stream valley trail, the trail around the pond, and the proposed trail/bike routes.

Proposed On-Site Bicycle and Pedestrian Improvements:
Standard or wide sidewalks are proposed along both sides of all internal roads. Shared-lane markings are proposed along several roads, and a condition of approval has been recommended for the expansion of this bicycle network on the site. Trails supplement the sidewalk network by providing paths in a more park like setting around stormwater management ponds and on dedicated parkland. The street sections have been reviewed and approved by the City of Bowie, which will serve as the operating agency for the internal roads. One additional trail segment between the master plan trail and the existing trail around the "lower" pond has been recommended by the Transportation Planning Section and the City of Bowie, and the applicant has incorporated this connection into the plans.

Review of the Bicycle and Pedestrian Impact Statement (BPIS) and Proposed Off-Site Improvements:

Due to the location of the subject site within a designated corridor, the application is subject to CB-2-2012, which includes a requirement for the provision of off-site bicycle and pedestrian improvements. Section 24-124.01(c) includes the following guidance regarding off-site improvements:

> **(c) As part of any development project requiring the subdivision or re-subdivision of land within Centers and Corridors, the Planning Board shall require the developer/property owner to construct adequate pedestrian and bikeway facilities (to the extent such facilities do not already exist) throughout the subdivision and within one-half mile walking or bike distance**

of the subdivision if the Board finds that there is a demonstrated nexus to require the applicant to connect a pedestrian or bikeway facility to a nearby destination, including a public school, park, shopping center, or line of transit within available rights-of-way.

County Council Bill CB-2-2012 also included specific guidance regarding the cost cap for the off-site improvements. The amount of the improvements is calculated according to Section 24-124.01(c):

The cost of the additional off-site pedestrian or bikeway facilities shall not exceed thirty-five cents ($0.35) per gross square foot of proposed retail or commercial development proposed in the application and Three Hundred Dollars ($300.00) per unit of residential development proposed in the application, indexed for inflation.

Based on the proposed 124,500 square feet of retail, 100,000 square feet of office space, 135,000 square feet of medical office space and approximately 1,800 dwelling units, the site has a cost cap of $665,825.

Section 24-124.01also provided specific guidance regarding the types of off-site bicycle and pedestrian improvements that may be required, per Section 24-124.01(d):

(d) Examples of adequate pedestrian and bikeway facilities that a developer/property owner may be required to construct shall include, but not be limited to (in descending order of preference):

1. installing or improving sidewalks, including curbs and gutters, and increasing safe pedestrian crossing opportunities at all intersections;

2. installing or improving streetlights;

3. building multi-use trails, bike paths, and/or pedestrian pathways and crossings;

4. providing sidewalks or designated walkways through large expanses of surface parking;

5. installing street furniture (benches, trash receptacles, bicycle racks, bus shelters, etc.); and

6. installing street trees.

A scoping agreement meeting was held with the applicant in March 2016. The requirements of Section 24-124.01, the "Transportation Review Guidelines, Part 2, 2013" and possible off-site

improvements were discussed at that time. Sidewalk access along Melford Boulevard/Belair Drive was identified as the primary off-site pedestrian need. This sidewalk will serve as a connection from the existing portion of the City of Bowie to the subject site and will provide pedestrian access under the MD 3 interchange with Belair Drive. The City of Bowie has supported this improvement. A meeting was held with the City of Bowie on August 30, 2016 and it was confirmed at this time that the applicant has been working with both the City of Bowie and SHA on planning for this needed off-site improvement. The necessary BPIS was submitted on June 1, 2016 and the following off-site improvements were proffered:

a. Construct a sidewalk along the south side of Melford Boulevard between Science Drive and Kendale Lane.

b. Remove the northbound channelized right at the intersection of Melford Boulevard and the ramp from MD 3 north/US 50 to reduce vehicular turning speed. The northbound right turn would be reconstructed and relocated to the existing traffic signal and pedestrian signals (APS/CPS) will be included to support the new pedestrian connection.

c. Remove the roundabout at the intersection of Melford Boulevard and Science Drive and construct a signal with signalized pedestrian crossings that meet current standards.

The Planning Board supports the proffered improvements as a way to calm traffic along this segment of road and provide a pedestrian connection between the proposed development and the existing development in the City of Bowie. It was further noted in the BPIS that while a cost estimate has not been finalized for this work, it is estimated to cost approximately $500,000, which is within the cost cap.

Section 24-121.01(f) of the Subdivision Regulations explains how the improvements can be determined and finalized at the time of DSP.

(f) If a conceptual or detailed site plan approval is required for any development within the subdivision, the developer/property owner shall include, in addition to all other required information in the site plan, a pedestrian and bikeway facilities plan showing the exact location, size, dimensions, type, and description of all existing and proposed easements and rights-of-way and the appurtenant existing and proposed pedestrian and bikeway facilities throughout the subdivision and within the designated walking or biking distance of the subdivision specified in Subsection (c) of this Section, along with the location, types, and description of major improvements, property/lot lines, and owners that are within fifty (50) feet of the subject easements and rights-of-way.

At the time of DSP, an exhibit will be provided showing the locations, limits, specifications and details of all off-site improvements.

Demonstrated nexus between the subject application and the off-site improvements:
Section 24-124.01(c) requires that a demonstrated nexus be found with the subject application in order for the Planning Board to require the construction of off-site pedestrian and bikeway facilities. This section is copied below, and the demonstrated nexus between each of the proffered off-site improvements and the subject application is summarized below.

(c) **As part of any development project requiring the subdivision or re-subdivision of land within Centers and Corridors, the Planning Board shall require the developer/property owner to construct adequate pedestrian and bikeway facilities (to the extent such facilities do not already exist) throughout the subdivision and within one-half mile walking or bike distance of the subdivision if the Board finds that there is a demonstrated nexus to require the applicant to connect a pedestrian or bikeway facility to a nearby destination, including a public school, park, shopping center, or line of transit within available rights of way.**

Demonstrated Nexus Finding:
The proffered off-site improvements along Melford Boulevard and Belair Drive will consist of sidewalk construction, traffic calming, and the reconfiguration/elimination of some of the ramps and traffic circles near the MD 3 interchange. These improvements will provide a complete pedestrian connection between the subject site and the existing residential community in the City of Bowie west of MD 3. This sidewalk will serve the future residents and employees by providing one sidewalk connection between the Melford development and the City of Bowie.

Finding of Adequate Bicycle and Pedestrian Facilities:
Section 24-124.01 requires that the Planning Board make a finding of adequate bicycle and pedestrian facilities at the time of PPS. More specifically, Section 24-124.01(b)(1) and (2) includes the following criteria for determining adequacy:

(b) **Except for applications for development project proposing five (5) or fewer units or otherwise proposing development of 5,000 or fewer square feet of gross floor area, before any preliminary plan may be approved for land lying, in whole or part, within County Centers and Corridors, the Planning Board shall find that there will be adequate public pedestrian and bikeway facilities to serve the proposed subdivision and the surrounding area.**

1. **The finding of adequate public pedestrian facilities shall include, at a minimum, the following criteria:**

   A. **The degree to which the sidewalks, streetlights, street trees, street furniture, and other streetscape features recommended in the Countywide Master Plan of Transportation and applicable area master plans or sector plans have been constructed or implemented in the area; and**

B. The presence of elements that make is safer, easier and more inviting for pedestrians to traverse the area (e.g., adequate street lighting, sufficiently wide sidewalks on both sides of the street buffered by planting strips, marked crosswalks, advance stop lines and yield lines, "bulb out" curb extensions, crossing signals, pedestrian refuge medians, street trees, benches, sheltered commuter bus stops, trash receptacles, and signage. (These elements address many of the design features that make for a safer and more inviting streetscape and pedestrian environment. Typically, these are the types of facilities and amenities covered in overlay zones).

Currently no sidewalk access exists between Melford and the City of Bowie. The development is separated from the municipality by a high-speed road and an interchange involving ramps and multiple turning movements. Due to the width and design of Melford Boulevard at this location, automobile traffic travels at a high rate of speed, further discouraging bicycle and pedestrian movement. The proffered package of off-site improvements will provide this missing sidewalk connection, as well as incorporate features designed to calm traffic and make the road more accessible and inviting to pedestrians. In addition to the sidewalk, the applicant will be removing one traffic circle, removing the channelized northbound movement, and providing pedestrian signals as needed. These improvements will make it so that Melford will be accessible by pedestrians from the City of Bowie. The proffered off-site improvements meet the intent of Section 24-124.01 and these adequate pedestrian facilities will serve to connect the subject site with the municipality. Internal to the site, standard or wide sidewalks will be provided along both sides of all internal roads. The existing trail around the "lower pond" will be connected to the master plan trail along the Patuxent River with an on-road trail connection, as shown on the Pedestrian Network Exhibit. The sidewalks and trails provided on-site and the package of off-site improvements will provide adequate pedestrian facilities for the subject site.

2. The finding of adequate public bikeway facilities shall, at a minimum, include the following criteria:

A. the degree to which bike lanes, bikeways, and trails recommended in the Countywide Master Plan of Transportation and applicable area master plans or sector plans have been constructed or implemented in the area;

B. the presence of specially marked and striped bike lanes or paved shoulders in which bikers can safely travel without unnecessarily conflicting with pedestrians or motorized vehicles;

C. **the degree to which protected bike lanes, on-street vehicle parking, medians or other physical buffers exist to make it safer or more inviting for bicyclists to traverse the area; and**

D. **the availability of safe, accessible and adequate bicycle parking at transit stops, commercial areas, employment centers, and other places where vehicle parking, visitors, and/or patrons are normally anticipated.**

A network of on-road bicycle facilities is also proposed for the subject application. Per the direction of the City of Bowie, shared-lane markings are proposed along New Road "A" and New Road "C." These facilities will connect to the existing signed bicycle routes already implemented by the City of Bowie and will provide access through the site to the master plan trail along the Patuxent River. Shared-lane markings are also recommended by the Transportation Planning Section and the City of Bowie along Melford Boulevard, Currie Drive and Science Drive. Supplementing the on-road bike routes will be the trail along the Patuxent River and the existing trail around the "lower pond". In conjunction with the planned sidewalk network, these facilities will serve to accommodate non-motorized modes and meet the intent of Section 24-124.01 for the provision of adequate bicycle facilities.

9. **Transportation**—The subject property consists of approximately 129.16 acres of land in the M-X-T Zone. The property is located in the northeast quadrant of US 50/US 301 (John Hanson Highway) and MD 3 (Crain Highway). The applicant is proposing the development of 293 townhouses (205 townhouses and 88 two-family units), 1,500 multifamily residences (500 age-restricted and 1,000 market rate), 124,500 square feet of retail space, and 235,000 square feet of commercial office space.

Analysis of Traffic Impacts

Trip Generation

The application is a PPS for a mixed-use subdivision. It needs to be noted that that the traffic study uses 300 townhouses, and 293 are currently proposed. Also, the traffic study uses a mix of general office (100,000 square feet) and medical/professional office (135,000 square feet). The table below summarizes the trip generation in each peak hour that will be used for the analysis and for formulating the trip cap for the site. The use quantities in the traffic study will be used; the slight reduction in the number of townhouses will be accommodated within these numbers.

Trip Generation Summary, 4-16006, Melford								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Multifamily Residences	1,500	units	156	624	780	585	315	900
Townhouses (293 in current proposal; 300 in study)	300	units	42	168	210	156	84	240
Total Residential Trips			198	792	990	741	399	1,140
Less Internal Trip Capture			-7	-40	-47	-53	-30	-83
Net Residential Trips			**191**	**752**	**943**	**688**	**369**	**1,057**
Retail	124,500	square feet	110	68	178	333	361	694
Less Internal Trip Capture			-34	-14	-51	-37	-54	-91
Pass-By Trip Reduction (40 percent)			-30	-22	-51	-118	-123	-241
Net Retail Trips			**46**	**32**	**78**	**178**	**184**	**362**
General Office	100,000	square feet	180	20	200	35	150	185
Medical/Professional Office	135,000	square feet	311	74	385	162	351	513
Total Commercial Office Trips			491	94	585	197	501	698
Less Internal Trip Capture			-17	-4	-21	-11	-17	-28
Net Commercial Office			**474**	**90**	**564**	**186**	**484**	**670**
Total Trips Utilized in Analysis			**711**	**874**	**1,585**	**1,052**	**1,037**	**2,089**

The traffic generated by the proposed PPS would impact the following intersections, interchanges, and links in the transportation system:

- MD 3 and MD 450
- MD 3 SB Ramps and Belair Drive
- MD 3 NB Ramps and Belair Drive
- US 301 and Governors Bridge Road
- Melford Boulevard and Science Drive
- Melford Boulevard and Tesla Drive/site access
- Melford Boulevard and Tesla Drive/Curie Drive
- Science Drive and Curie Drive

The application is supported by a traffic study dated July 2016. The study was provided by the applicant and referred to SHA, DPW&T, DPIE, and the City of Bowie. Comments from the City of Bowie are contained in the City's staff report to the Bowie Advisory Planning Board, and the City's official position will become part of the record for this case.

Existing Traffic

Growth Policy - Service Level Standards

Links and signalized intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Guidelines.

Unsignalized intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. Once the CLV exceeds 1,150, this is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Roundabout Intersections: The procedure for roundabouts utilizes a volume to capacity (v/c) analysis. Where the analysis indicates a v/c ratio greater than 0.850 for the intersection, geometric improvements or trip reduction measures should be considered that will reduce the v/c ratio to an acceptable level. With a recommendation from the operating agency, a v/c up to 0.90 may be considered.

The following critical intersections, interchanges, and links identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 3 & MD 450	1,713	1,593	F	E
Belair Drive and MD 3 SB Ramps	438	343	A	A
Belair Drive and MD 3 NB Ramps	228	454	A	A
US 301 and Governors Bridge Road/Harbor Way	1,096	1,333	B	D
Melford Boulevard and Science Drive	0.255*	0.219*	--	--
Curie Drive & Science Drive	0.033*	0.061*	--	--
*In analyzing roundabout intersections, a volume to capacity (v/c) is indicated. Where a v/c ratio greater than 0.850 for the intersection is noted, improvements should be considered. With a recommendation from the operating agency, a v/c up to 0.90 may be considered.				

Background Traffic

None of the critical intersections identified above are programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program (CIP). Background traffic has been developed for the study area using other approved, but unbuilt, parcels within Melford; no other background development was identified. A 1.0 percent annual growth rate for a period of six years has been assumed. The critical intersections, when analyzed with background traffic and existing lane configurations, operate as follows:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 3 & MD 450	1,977	1,825	F	F
Belair Drive and MD 3 SB Ramps	751	504	A	A
Belair Drive and MD 3 NB Ramps	512	889	A	A
US 301 and Governors Bridge Road/Harbor Way	1,293	1,507	C	E
Melford Boulevard and Science Drive	1.146*	0.871*	--	--
Curie Drive & Science Drive	0.322*	0.272*	--	--
*In analyzing roundabout intersections, a volume to capacity (v/c) is indicated. Where a v/c ratio greater than 0.850 for the intersection is noted, improvements should be considered. With a recommendation from the operating agency, a v/c up to 0.90 may be considered.				

Total Traffic

Under total traffic, the following critical intersections, interchanges, and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the "Transportation Review Guidelines," including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 3 & MD 450	2,044	1,904	F	F
Belair Drive and MD 3 SB Ramps	878	667	A	A
Belair Drive and MD 3 NB Ramps	629	1,185	A	A
US 301 and Governors Bridge Road/Harbor Way	1,338	1,570	D	E
Melford Boulevard and Science Drive	1.498*	1.980*	--	--
Melford Boulevard and Tesla Drive/site access	909	1,387	A	D
Melford Boulevard and Tesla Drive/Curie Drive	0.770*	0.793*	--	--
Curie Drive & Science Drive	0.349*	0.289*	--	--
*In analyzing roundabout intersections, a volume to capacity (v/c) is indicated. Where a v/c ratio greater than 0.850 for the intersection is noted, improvements should be considered. With a recommendation from the operating agency, a v/c up to 0.90 may be considered.				

It is found that several critical intersections operate unacceptably under total traffic in one or both peak hours. The following is noted:

Melford Boulevard and Tesla Drive/site access: The traffic study recommends signalization at this location. Consistent with the City of Bowie's recommendation, it is recommended that a traffic signal warrant be provided during the review of each DSP for development. When a signal is deemed warranted by the City, the appropriate triggers for the permitting and construction of the signal improvements shall be determined.

Melford Boulevard and Science Drive: The traffic study recommends conversion of the existing roundabout to a four-way intersection, and also recommends signalization at this location. Consistent with the City of Bowie's recommendation, it is recommended that a traffic signal warrant be provided during the review of each DSP for development. When a signal is deemed warranted by the City, the appropriate triggers for the permitting and construction of the signal improvements shall be determined.

US 301 and Governors Bridge Road/Harbour Way: The applicant proposes mitigation at this location. The mitigation is to construct a new right-turn lane along eastbound Harbor Way and redesignate the lane use to result in a double-left, one shared-left/through, and one right-turn lane. As the responsible permitting agency for this improvement, SHA reviewed this proposal. SHA did not raise a concern with it. The impact of the mitigation actions at this intersection is summarized as follows:

IMPACT OF MITIGATION				
Intersection	**LOS and CLV (AM & PM)**		**CLV Difference (AM & PM)**	
US 301 and Governors Bridge Road/Harbor Way				
Background Conditions	C/1,293	E/1,507		
Total Traffic Conditions	D/1,338	E/1,570	N/A	+63
Total Traffic Conditions w/Mitigation	N/A	E/1,466	N/A	-104

To achieve the policy LOS D, the provision of a grade-separated section along US 301 with interchanges would be needed. This improvement, even considering the size of the subject development, would not meet the rough proportionality concept. All alternatives for constructing such an improvement were in excess of $80 million, according to SHA planning documents for the MD 3 Transportation Corridor Study. This cost is disproportionate to the impacts of this single developer. The following are noted:

a. As the CLV at the critical intersection during the AM peak hour under total traffic is acceptable, the proposed mitigation actions are not needed.

b. As the CLV at the critical intersection during the PM peak hour under total traffic is between 1,450 and 1,813, the proposed mitigation actions must mitigate at least 150 percent of the trips generated by the subject property. The above table indicates that the proposed mitigation action would mitigate at least 150 percent of the trips generated by the subject property (104/63 = 165 percent).

In consideration of the findings above, it is determined that the applicant's proposed mitigation meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Regulations.

MD 3 and MD 450: The applicant proposes mitigation at this location. The mitigation is to construct a fourth northbound and southbound through lane through the intersection (this improvement has already been constructed by this applicant). As the responsible permitting agency for this improvement, SHA has reviewed this proposal. SHA did not raise a concern with it and permitted it to be constructed. The impact of the mitigation actions at this intersection is summarized as follows:

IMPACT OF MITIGATION				
Intersection	**LOS and CLV (AM & PM)**		**CLV Difference (AM & PM)**	
MD 3 and MD 450				
Background Conditions	F/1,977	F/1,825		
Total Traffic Conditions	F/2,044	F/1,904	+67	+79
Total Traffic Conditions w/Mitigation	F/1,729	F/1,754	-315	-150

To achieve the policy LOS D, the provision of a grade-separated section along US 301 with interchanges would be needed. This improvement, even considering the size of the subject development, would not meet the rough proportionality concept. The cost of SHA's planned project to accomplish these improvements is well over $100 million, and this cost is disproportionate to the impacts of this single developer. The following are noted:

a. As the CLV at the critical intersection during the AM peak hour under total traffic is above 1,813, the proposed mitigation actions must mitigate at least 100 percent of the trips generated by the subject property, and the actions must reduce the CLV to no worse than 1,813. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips (470 percent) and result in a CLV of 1,813 or better.

b. As the CLV at the critical intersection during the PM peak hour under total traffic is above 1,813, the proposed mitigation actions must mitigate at least 100 percent of the trips generated by the subject property, and the actions must reduce the CLV to no worse than 1,813. The above table indicates that the proposed mitigation action would mitigate at least 100 percent of site-generated trips (190 percent) and result in a CLV of 1,813 or better.

In consideration of the findings above, it is determined that the applicant's proposed mitigation at MD 3 and MD 450 meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Regulations. It is noted that the mitigation improvements have already been constructed by this applicant, and there will not be a condition pursuant to this mitigation.

With all improvements in place, the following critical intersections, interchanges, and links identified above would operate as follows:

TOTAL TRAFFIC CONDITIONS w/IMPROVEMENTS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 3 & MD 450	1,729***	1,754***	F	E
Belair Drive and MD 3 SB Ramps	878	667	A	A
Belair Drive and MD 3 NB Ramps	629	1,185	A	A
US 301 and Governors Bridge Road/Harbor Way	1,270***	1,466***	C	E
Melford Boulevard and Science Drive	1.498**	1.980**	--	--
Melford Boulevard and Tesla Drive/site access	909	1,387	A	D
Melford Boulevard and Tesla Drive/Curie Drive	0.770*	0.793*	--	--
Curie Drive & Science Drive	0.349*	0.289*	--	--

*In analyzing roundabout intersections, a volume to capacity (v/c) is indicated. Where a v/c ratio greater than 0.850 for the intersection is noted, improvements should be considered. With a recommendation from the operating agency, a v/c up to 0.90 may be considered.
**With signalization.
***With mitigation improvements.

The trip cap is a somewhat complex issue. The complexity is the result of initial subdivision findings in the 1980s, multiple subdivisions on the property, and a CSP that applied to parts of the property. The current subdivision includes areas previously subdivided, but does not include the entire area of the CSP. All applications had adequacy findings and all had trip caps imposed. It is something of a puzzle to allot the various entitlements, recognize uses already built, and assure conformity with past applications. The following table attempts to simplify these issues; the traffic study has a more complete demonstration of the components of the site:

Trip Cap Summary, Melford, 4-06006			
Description	**Source**	**AM Peak Hour Trips**	**PM Peak Hour Trips**
Overall Melford Site	This was determined from the 2006 traffic study	4,917	4,871
Trip Cap for CSP-06002	The trips allotted to the Census Bureau, IDA, and SDP-0405 were removed from the overall trip cap for Melford. These three built uses were part of 4-98076 but were not part of CSP-06002.	4,498	4,475
Trip Cap for CSP-06002/01	The 01 revision of the CSP did not include Pod 6, Lot 3, thereby requiring an adjustment to the cap. This is the trip cap for the CSP to which this preliminary plan must conform.	**4,441**	**4,424**
Area of CSP-06002/01 not included in this preliminary plan	This quantity removes the following: Block 2, Lots 1-4; Block 4, Lots 1-3 and 5; Pod 6, Lots 1-2 and 4-6; Pod 7; and P2.	1,618	1,615
Trip generation of proposal	This is the trip generation for the new development on the site, as taken from the table earlier in this memorandum.	1,585	2,089

Trip Cap Summary, Melford, 4-06006			
Description	**Source**	**AM Peak Hour Trips**	**PM Peak Hour Trips**
Trip generation of Block 3, Lots 1-2	This area had to be added to the preliminary plan after the traffic analyses were done.	768	677
Total trip generation of 4-16006	Proposal plus Block 3, Lots 1-2. This is the recommended trip cap for 4-16006.	2,353	2,766
Trip generation of areas covered by CSP-06002/01	This is the trip cap for 4-16006 plus the area of CSP-06002/01 not included in this preliminary plan. This must be compared to the trip cap for CSP-06002/01 to ensure conformity with the CSP.	**3,971**	**4,381**

As noted in the table, an additional area with existing entitlements was added to the area of the subdivision over the course of the review. The proposed development, at full buildout, is projected to generate 1,585 and 2,089 new vehicle trips during the AM and PM peak hours, respectively. When the area of existing entitlements was added, the trip cap became 2,353 AM and 2,766 PM trips. Also, in comparing the bold numbers in the table above, the trip generation within the areas covered by the underlying CSP is less than the trip cap for CSP-06002/01; therefore, the trip generation of the PPS conforms to the trip cap of the CSP.

Agency Comments
As noted earlier, the traffic impact study was forwarded to the County and SHA for comment. The County and SHA each offered comments, as follows:

a. The County raises issues with the analysis of the roundabout at Melford Boulevard and Science Drive. While these comments are acknowledged, it is also recommended that this roundabout be converted to a signalized intersection (if warrants are met). This improvement, plus other BPIS improvements cited in the comments, will be under the City of Bowie's purview as the improvements are designed.

b. The initial SHA letter dated September 13, 2016 (Young to Lenhart) concurred with the initial study. The second SHA letter dated January 26, 2017 (Young to Lenhart) agreed to the proposed mitigation at US 301 and Governors Bridge Road/Harbor Way.

The traffic study was also referred to the City of Bowie. No comments were received; however, comments from the City of Bowie are contained in the City's staff report to the Bowie Advisory Planning Board, and the City's official position will become part of the record for this case.

Plan Comments
Access and circulation are acceptable.

The site is within or adjacent to the following master-planned transportation facilities:

- MD 3 (F-10) is a master planned freeway facility listed in the Approved Countywide Master Plan of Transportation. Adequate right-of-way consistent with master plan recommendations exists, and therefore no additional right-of-way is required for this facility.

- US 50/US 301 (F-4) is a master planned freeway facility listed in the Approved Countywide Master Plan of Transportation. Adequate right-of-way consistent with master plan recommendations exists, and therefore no additional right-of-way is required for this facility.

- Melford Boulevard (C-309) is a master planned collector facility listed in the Approved Countywide Master Plan of Transportation. Adequate right-of-way consistent with master plan recommendations exists, and therefore no additional right-of-way is required for this facility.

In consideration of the existing traffic that uses Belair Drive west of the site, along with traffic to be generated by the site, the applicant has coordinated with the City of Bowie. As a result of such meetings, the applicant has proffered the installation of four traffic calming devices along Belair Drive between Kenhill Drive and the MD 3 interchange. The City of Bowie has agreed with this proposal, and the City Council has included a condition of approval requiring the installation of these four traffic calming devices prior to issuance of any residential building permits for Melford Village. It shall be noted, however, that this condition is proffered in the traffic study to address citizen and City concerns. While the City's recommended condition is included in the Planning Board's decision in this PPS, it is not a condition associated with transportation adequacy.

Conclusion
Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Subdivision Regulations, with conditions.

10. **Schools—Residential Uses** — The PPS was reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CR-23-2003.

Impact on Affected Public School Clusters
Multifamily Dwelling Units

Affected School Clusters #	Elementary School Cluster 4	Middle School Cluster 4	High School Cluster 4
Dwelling Units	1,500	1,500	1,500
Pupil Yield Factor	0.119	0.054	0.074
Subdivision Enrollment	178	81	111
Actual Enrollment	11,626	4,454	8,008
Total Enrollment	11,804	4,535	8,119
State Rated Capacity	14,216	5,518	9,389
Percent Capacity	83%	82%	86%

Single-Family Attached Units

Affected School Clusters #	Elementary School Cluster 4	Middle School Cluster 4	High School Cluster 4
Dwelling Units	293 DU	293 DU	293 DU
Pupil Yield Factor	0.145	0.076	0.108
Subdivision Enrollment	42	22	32
Actual Enrollment	11,626	4,454	8,008
Total Enrollment	11,668	4,476	8,040
State Rated Capacity	14,216	5,518	9,389
Percent Capacity	82%	81%	86%

County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: $7,000 per dwelling if a building is located between Interstate 495 and the District of Columbia; $7,000 per dwelling if the building is included within a basic plan or CSP that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; 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 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 a ¼ 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 §27A-106 of the County Code; within an approved transit district overlay zone; or where there is no approved transit district overlay zone then within a ¼ 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.

Schools–Commercial Uses
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 is exempt from a review for schools because it is a nonresidential use.

11. **Fire and Rescue**—The PPS was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(C) and (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 near 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 call for service during the preceding month."

The proposed project is served by Northview Fire/EMS Co. 816, a first due response station (a maximum of seven (7) minutes travel time), is located at 14901 Health Center Drive.
"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)
There are no CIP projects for public safety facilities proposed near the subject site.
The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure."

Fire and Rescue–Commercial Uses
The PPS was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(C) and (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 near 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 call for service during the preceding month."

The proposed project is served by Northview Fire/EMS, Company 816, a first due response station (a maximum of seven minutes travel time), is located at 14901 Health Center Drive.

"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."

12. **Police Facilities—Mixed-Use Residential:** The subject property is in Police District II, Bowie. The response time standard is ten minutes for emergency calls and 25 minutes for nonemergency calls. The times are based on a rolling average for the preceding 12 months. The PPS was accepted for processing by the Planning Department on October 28, 2016.

Based on the most recent available information provided by the Police Department as of December 2015, the police response time standards of 10 minutes for emergency calls and the 25 minutes for nonemergency calls are met.

Commercial Uses: The proposed development is within the service area of Police District II, Bowie. There is 267,660 square feet of space in all the facilities used by the Prince George's County Police Department and the July 1, 2015 (U.S. Census Bureau) county population estimate is 909,535. Using 141 square feet per 1,000 residents, it calculates to 128,244square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline.

13. **Water and Sewer Categories**—Section 24-122.01(b)(1) 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 3, Community System Adequate for Development Planning, and will therefore be served by public systems. The property is within Tier 1 under the Sustainable Growth Act and will therefore, be served by public systems.

14. **Use Conversion**—The subject application is proposing the development of 205 townhomes, 88 two-over-two units, 1,500 multifamily dwelling units, and 359,500 square feet of commercial uses, (consisting of 124,500 square feet of retail and 235,000 square feet of office/medical office). If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy and findings as set forth in the resolution of approval and the signature approved plan, a new preliminary plan of subdivision shall be required prior to approval of any building permits.

15. **Public Utility Easement (PUE)**—Section 24-122 of the Subdivision Regulations requires a public utility easement (PUE) along both sides of all public rights-of-way. The property's street frontage is along Melford Boulevard and Currie Drive which are recorded rights-of-way via plats NLP 152-16 and REP 211-66, and 10-foot-wide PUE's are recorded along those streets. These PUEs will be re-established with all new final plats. New Public Roads A through E are also proposed on the PPS, and the required 10-foot-wide PUE's along both sides of the public streets are not labeled on the PPS as required by Section 24-122 of the Subdivision Regulations and

should be. The applicant will be required to revise the PPS to show the required 10-foot-wide PUEs along both sides of the public streets prior to signature approval of the PPS.

In accordance with the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the owner's dedication on the final plat:

> "Utility easements are granted pursuant to the terms and provisions recorded among the Prince Georges County Land Records of Prince George's County in Liber 3703 at Folio 748."

16. **Stormwater Management**—The City of Bowie has approval authority over Stormwater Management Concept plan for this site. Approval No. 01-114-207NE15, covering Pods 1, 2, 5 and portions of 7, was approved by the city manager on March 10, 2014, with an expiration date of March 10, 2017. In addition to the major "regional" facilities already constructed, the approved stormwater plan proposes stormwater management features such as micro-bioretention and ESD elements.

The City of Bowie will review for conformance to the SWM concept plan and technical approval at the time of grading permit to ensure that development does not result in any on-site or downstream flooding. Development must be in conformance with that approved plan and subsequent approvals.

17. **Historic**—The Prince George's County Historic Preservation Commission reviewed the PPS application at its December 20, 2016 meeting. The Historic Preservation Commission voted 6-0-1 (the Chairman voted "present) in favor of the recommendation.

Findings

The subject property includes the Melford Historic Site (71B-016). The associated cemetery is shown on the PPS but is not included. Built in the 1840s, Melford is a 2½-story brick plantation house of side-hall-and-double-parlor plan. The house is distinguished by a two-story, semicircular bay and a parapetted, double chimney at the south gable end. Attached to the north gable end is a lower kitchen wing built of brick and stone. The interior exhibits fine Greek Revival-style trim. The house was built by Richard Duckett and later was home to three generations of the Hardisty family. The bay and chimney configuration makes Melford House unique in Prince George's County. The associated grounds include several early outbuildings and terraced gardens, and there is a Duckett family burial ground on a nearby knoll to the northwest. The property is also listed in the National Register of Historic Places.

The Melford and Cemetery Historic Site Environmental Setting is comprised of two parcels under different ownership. The house and associated outbuildings and gardens are owned by the applicant for PPS 4-16006, St. John Properties, and the cemetery parcel is owned by Marlborough CL Inc., a defunct corporation.

Approved by the District Council on March 25, 2015, Conceptual Site Plan CSP-06002-01 proposed four-story multifamily buildings to the east and south of the Melford Historic Site. The subject PPS proposes townhouses to the east and south of the Melford Historic Site that will have a front or side facing the historic site. Compared to CSP-06002-01, the current PPS proposes to site the townhouses further from the Melford House Environmental Setting to provide additional green space and buffering opportunities between the Historic Site and the proposed development to the south and east.

Townhouse units are proposed to the east of the Melford House in the viewshed area from the house to the Patuxent River. The substitution of the townhouse units will provide for a more open view to the east from the Melford House as the topography and housing units will step down from west to east. A road along the east side of the Melford House Environmental Setting shown on CSP-06002-01 has been removed and additional green space is proposed in that area. The Melford Village Plaza has been moved to the west so that it will be located adjacent to the northeast corner of the Melford House Environmental Setting. This will create more open space next to the Historic Site in that area and encourage pedestrian traffic around the historic site. Currie Drive has also been slightly reconfigured to accommodate the Village Plaza.

Conceptual Site Plan CSP-06002-01 proposed a senior living facility to the north of the Melford historic site. The site of that facility has been moved to the southeast of the Melford historic site. Detailed Site Plan DSP-11018-02, Thrive at Melford Village, was reviewed by the Planning Board on September 29, 2016 and PGCPB Resolution No. 16-115 was adopted on October 13, 2016. The applicant now proposes a three-and-four-story, multifamily building to the north of Melford House. The bulk of the building will be stepped back to reduce the massing on the south side of the new construction facing the historic site.

Parallel parking will be provided along Melford Boulevard and will allow for parking opportunities for visitors to the Melford Historic Site. Therefore, a large parking lot will not be required within the Melford House Environmental Setting.

One-story retail buildings will be located to the west of the Melford Historic Site. The arrangement of the parking areas will provide a more open view to the west from the historic site.

Among those conditions approved by the District Council in its review of CSP-06002-01, the following are applicable to the subject PPS:

> **9. At the time of detailed site plan (DSP), the following design issues shall be addressed:**
>
> > **b. Prior to the approval of any detailed site plan that includes a portion of the Melford and Cemetery Environmental Setting, in consultation with archeology staff, the applicant shall provide for additional public interpretation of the significance of archeological findings within the property. That public interpretation may take the form of**

on-site signage, a printed brochure, public lectures or a website. The location and wording of any additional signage, brochure text, or website shall be subject to approval by the Prince George's County Planning Department staff archeologist.

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

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

Condition 9 will need addressed at the time of DSP.

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

The applicant should correct notations on all plans to include the following text "Melford and Cemetery Environmental Setting (Historic Site 71B-016)." The impact review area is not clearly visible on the PPS or the TCP. A condition has been established to require this revision prior to signature approval of the PPS and TCP1.

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

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

building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal to minimize adverse impacts to the historic site.

Compliance with Conditions 14 and 15 will need to be demonstrated at the time of DSP.

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

The most recent quarterly report was received by the Historic Preservation Section in October 2016. Compliance with this condition will need to demonstrated again at the time of DSP.

Conclusions

The subject application's proposed lotting pattern will provide additional green space and more buffering opportunities around the Melford and Cemetery Historic Site. The proposed reduction in massing on the south and east sides of the Melford House will provide a more open view towards the east and the Patuxent River. The proposed multifamily building to the north of the Melford House will be stepped back to reduce the massing of new construction in this location.

The applicant should clarify the issue of ownership of the cemetery parcel portion of the Melford Historic Site, which is not included in the subject application. A quick-claim deed by the owner of the surrounding property is recommended that could result in the cemetery eventually being conveyed to the homeowners association (HOA).

18. **Urban Design**—The subject site is mostly vacant and is located in the center of the existing Melford commercial development, which is located in the northeast quadrant of the intersection of Robert S. Crain Highway (MD 3) and John Hanson Highway (US 50/301). The entire Melford property is bounded to the north by Sherwood Manor, an existing subdivision of single-family detached dwelling units in the Residential-Agricultural (R-A) Zone, and a vacant property owned by The Maryland National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space (R-O-S) Zone, the Patuxent River Park; to the east by the Patuxent River and the U.S. Air Force transmitter station located in Anne Arundel County beyond; to the south by the John Hanson Highway (US 50/301) right-of-way and a small vacant property in the Open Space (O-S) Zone; and to the west by the Crain Highway (MD 3) right-of-way.

Conformance with the Requirements of the Zoning Ordinance

a. The specified residential and commercial uses are permitted in the M-X-T Zone. DSP review is required.

b. Conformance with the following Zoning Ordinance regulations is required for the proposed development at the time of the required DSP review including, but not limited to, the following:

- Section 27-543(a) regarding the uses allowed in the Mixed Use–Transportation Oriented (M-X-T) Zone;
- Section 27-544 regarding regulations in the M-X-T Zone;
- Section 27-547(b) regarding the Table of Uses for the M-X-T Zone;
- Section 27-548(h) regarding the requirements for townhouses in the M-X-T Zone.

c. Section 27-548(h) includes some requirements as follows:

Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand eight hundred (1,800) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. 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 in the total development, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width...

The submitted PPS shows all 205 townhouse lots as greater than 1,800 square feet and arranged in 39 total building groups. Of these 39 groups, a total of ten groups, or 26 percent, have more than six dwelling units. This is more than the 20 percent allowed by this section and the applicant did not apply for a variance from this requirement.

Therefore, prior to signature approval of the PPS, the layout shall be revised to be in conformance with the requirements of zoning.

Conformance with Conditions of Prior Approvals

Conceptual Site Plan CSP-06002-01: CSP-06002-01 was approved by the Planning Board on November 13, 2014 (PGCPB Resolution No. 14-128). Subsequently, on March 23, 2015 the District Council issued an order of approval of the case, subject to 25 conditions. Each applicable condition is included in **boldface** type below, followed by the comments:

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

   The Transportation Planning Section should review the proposed development for conformance to this established trip cap.

4. **At the time of preliminary plan of subdivision, the following issues shall be addressed, or information shall be provided:**

   a. **Reevaluate the intersection of Melford Boulevard and Science Drive to determine what improvements will be needed at various phases of the proposed development.**

      This was evaluated as a part of the transportation analysis contained in the Transportation finding.

   b. **Provide an updated letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, concerning the presence of rare, threatened, and/or endangered species on the site as an amendment to the updated natural resources inventory (NRI) prior to approval.**

      This condition is addressed in the Environmental finding of this resolution.

   c. **If impacts to regulated environmental features are proposed at the time of preliminary plan, over and above those previously approved by the Planning Board, a statement of justification shall be submitted in accordance with Section 24-130 of the Subdivision Regulations. The justification shall address how each impact has been avoided and/or minimized and shall include 8.5 by 11 exhibits of the proposed disturbance.**

      This condition is addressed in the Environmental finding of this resolution.

   d. **The preliminary plan application package shall contain a copy of the erosion and sediment control concept plan.**

      This plan was submitted with this PPS application.

   e. **Evaluate the provision of a circulator shuttle bus service or route throughout Melford, to/from adjacent or nearby employers, commuter bus lots, and future stations and/or mass transit.**

The applicant filed information related to transit service, which will be further evaluated at the time of DSP.

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

   This condition is evaluated in the Environmental finding.

6. **During the review of the Type I tree conservation plan associated with the preliminary plan of subdivision, the linear wetland in the middle of the southeastern portion of the site shall be evaluated to ensure its protection in a manner consistent with previous approvals.**

   Environmental impacts are addressed in the Environmental finding of this resolution.

7. **Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:**

   a. **The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.**

      Impervious surface locations and amounts will be determined with the required DSP. The proposed multifamily residential parcels are proposed to include some structured parking.

   b. **The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**

      This condition is addressed in the Environmental finding of this resolution.

c. **Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

This condition is addressed with the review of the tree conservation plans.

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

The applicant submitted an open space network exhibit with the PPS package. This demonstrates spaces throughout the site that link different uses and are accessible from the public streets, including an amphitheater at the terminus of a public road and varying open spaces along the main public road through the townhouse portion of the site.

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

The information is provided on the TCP1 and discussed in the Environmental finding of this resolution.

11. **At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:**

a. **The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.**

This condition is applicable at the time of DSP. However, the applicant submitted exhibits with the PPS package demonstrating that the proposed open space parcels will be able to accommodate appropriate private recreational facilities.

e. **Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for safe and comfortable travel; pedestrian walkways shall**

be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.

f. **Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.**

g. **Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.**

k. **Make retail pad sites compatible with the main retail/office/hotel/residential component. If the retail pad sites are located along the street, all off-street parking shall be located to the rear or side of the pad sites. Parking provided on the side of pad sites shall be buffered with appropriate screening and/or landscape features.**

l. **Provide green areas or public plazas between pad sites, to the maximum extent possible.**

m. **Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features, where reasonably practicable.**

These conditions are applicable at the time of DSP. However, the parcels and illustrative layout provided with the PPS should allow for public amenity spaces, sufficient sidewalk areas, room for screening parking and locating it to the rear and side of pad sites, the ability for the commercial uses to share parking, open spaces between pad sites and opportunity for outdoor seating areas. The techniques for creating a sense of place will include details of signage, wayfinding, and a consistent approach to treatment of site plan elements throughout the site.

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

This information has not been provided on all plans and is conditioned.

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

landscaping, berming, and open space, should be incorporated into the proposal to minimize adverse impacts to the historic site.

The submitted PPS appears to include a sufficient land area around the historic environmental setting to allow for appropriate buffering. This issue will be examined further at the time of DSP when it will be subject to the requirements of the Landscape Manual.

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

This condition is addressed in the Historic finding of this resolution.

19. **Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the lower pond. The comprehensive trail network will be evaluated at the time of preliminary plan of subdivision and should be in conformance with Guidelines 29 and 30 of Prince George's County Council Resolution CR-11-2006.**

This condition is addressed in the Trails finding of this resolution.

20. **The illustrative plan provided with the conceptual site plan (CSP) is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other master plan considerations.**

The proposed PPS does differ some from the illustrative plan in the CSP as allowed.

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

This is noted. No additional research and development flex space uses are proposed with the subject PPS.

22. **Recreation Facilities Conditions:**

    a. **The applicant shall complete construction of a ten-foot-wide asphalt surface hiker/bicycler/equestrian trail, four boardwalks, a 15-space asphalt parking lot, an asphalt access road, and trailhead facilities on adjacent Patuxent**

River Park prior to issuance of a building permit for the 500th residential dwelling unit within the Melford development.

b. **Prior to the first residential building permit, the applicant shall submit to the Prince George's County Department of Parks and Recreation (DPR) for review and approval revised construction drawings for public recreational facilities. These drawings shall include details for construction of the planned asphalt parking lot and asphalt access road.**

c. **The applicant shall construct at least two eight-foot-wide asphalt trail connectors from the residential neighborhood to the master-planned trail on dedicated parkland. The location of the trail connectors shall be established at the time of detailed site plan review and approval.**

d. **The applicant shall submit to the Prince George's County Department of Parks and Recreation (DPR) a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DPR, at least two weeks prior to issuance of a building permit for the 100th residential dwelling unit within the Melford development.**

e. **Prior to a submission of any final plat of subdivision for the residential component of Melford, the public Recreational Facilities Agreement (RFA) recorded at Liber 34304, Folio 145 shall be amended to incorporate an asphalt parking lot and asphalt access road to the park, timing of construction, and bonding of the recreational facilities. Upon DPR approval, the RFA shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.**

f. **The applicant shall allocate appropriate and developable areas for the private recreational facilities on the homeowners association land. The private recreational facilities shall include playgrounds for children of all ages. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division for adequacy and property siting, prior to approval of the detailed site plan by the Planning Board.**

The applicant submitted an open space network exhibit with the PPS package. This shows the location for the required DPR facilities, as well as appropriate and developable areas for private recreational facilities on HOA parcels.

23. **A pedestrian connection, designed according to the CSP Streetscape Design Standards, shall be constructed between the Melford Boulevard/Science Drive roundabout and Kendale Lane in the Kenilworth section, prior to the issuance of the**

building permit for the 300th dwelling unit, subject to the approval of the Maryland State Highway Administration.

24. **The final number of affordable workforce housing units and senior multifamily units shall be submitted by the applicant prior to submittal of an application for preliminary plan of subdivision.**

The applicant has noted on the PPS that five percent of the multifamily residential units will be affordable workforce housing and 33 percent of the multifamily residential units will be senior age-restricted. Given that approximately 1,500 multifamily units are proposed, this equates to approximately 75 affordable workforce housing and 495 senior multifamily units. Final numbers will be determined at the time of DSP; however, the Planning Board found that these numbers are sufficient to meet the intent of the condition.

Conformance with the 2010 Prince George's County Landscape Manual

Per Section 27-548 of the Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone shall be provided pursuant to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Conformance with the requirements of the Landscape Manual should be determined at the time of DSP review when detailed information is submitted. The following discussion of the relevant provisions of the Landscape Manual is provided for informational purposes.

a. **Section 4.1, Residential Requirements**—Requires a certain number of plants be provided for residential dwellings depending on their size and type.

b. **Section 4.2, Requirements for Landscape Strips along Streets**—Requires a landscape strip be provided for all nonresidential uses and parking lots abutting all public and private streets, which may occur within the development depending on the final site design.

c. **Section 4.3, Parking Lot Requirements**—Specifies that parking lots larger than 7,000 square feet provide planting islands throughout the parking lot to provide visual relief from the view of large expanses of pavement.

d. **Section 4.4, Screening Requirements**—Requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The location of the loading and trash areas for the commercial development, and its relationship with the adjoining residential uses, should be carefully considered at the time of DSP. The submitted PPS appears to provide a layout that will be able to accommodate appropriate relationships, such as separation by a public street or room for buffering.

e. **Section 4.6, Buffering Development from Streets**— This section's requirements will apply to the proposed development by requiring buffering of rear yards of townhouses from streets. The submitted PPS appears to provide sufficient space for these buffers; however, this will have to be closely examined at the time of DSP when specific house sitings are provided.

f. **Section 4.7, Buffering Incompatible Uses**—Requires that vegetated buffers be included along shared property lines where the abutting uses are deemed incompatible by the Landscape Manual. A Section 4.7 buffer is not normally required between incompatible uses within the M-X-T Zone such as the residential and commercial portions of the development, as ownership is common between the uses and they are both included on a single DSP. Concerns were noted about the interface between the commercial section and the residential section; however, the proposed layout shows a public road in between the uses in one area and a large HOA parcel in the other area. This layout would allow for an appropriate interface between the incompatible commercial and residential uses through buffering, fencing and/or upgrades to architecture. This issue will be examined more closely at the time of DSP.

g. **Section 4.9, Sustainable Landscaping Requirements**—Requires that a percentage of the plant materials be native plants, along with other sustainable practices.

h. **Section 4.10, Street Trees Along Private Streets**—Requires street trees along private streets, which appear to be proposed with this plan.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC), requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet or greater of gross floor area or disturbance and require a grading permit. The subject site is zoned M-X-T and is required to provide a minimum of ten percent of the gross tract area to be covered by tree canopy. Conformance with the Tree Canopy Coverage Ordinance with be evaluated at the time of DSP approval.

Other Design Issues

During plan review, it was noted that in multiple locations, groups of townhouse lots abutted against each other with no gap. This is not an acceptable layout as it does not leave any room for access between lots to the fronts or rears of internal lots and it creates insufficient distance between buildings. After discussion, the applicant produced an exhibit demonstrating an adjusted lot layout showing a minimum of 12 feet between building groups and a minimum of eight-foot-wide homeowner's parcel on at least one end of every building group. This is sufficient to address Urban Design's concerns regarding access and open spaces. However, this exhibit did not demonstrate conformance to all Zoning Ordinance requirements as discussed above. Therefore, a condition requiring these revisions prior to signature approval has been established by the Planning Board.

Some proposed townhouse lots are extra-long at more than 100 feet deep. There are concerns that this could result in excessive driveway lengths and impervious surface on these lots. This issue will have to be carefully considered during the final design stages, once architecture and final building siting are determined.

Concerns were also noted about the large multifamily parcel located along the north side of the main east-west boulevard, across from the historic Melford House. The architecture, massing and siting of the building on this parcel needs to be closely examined at the time of DSP to ensure it maintains an appropriate relationship with the historic house and that it maintains an active main-street character along the primary east-west boulevard.

19. **Conceptual Site Plan CSP-06002-01**—On November 13, 2014, the Planning Board approved Conceptual Site Plan CSP-06002-01 to add 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, 1,000 multifamily dwelling units, 268,500 square feet of retail uses, and 260,000 square feet of office space as amendments to an approved CSP with 1,547,874 square feet of approved office/research and development uses. The resolution of approval for CSP-06002-01, (PGCPB Resolution No. 14-128), was adopted by the Planning Board on December 4, 2014. The application included approximately 276 acres of the central and southern portions of the Melford property. More information concerning Conceptual Site Plan CSP-06002-01 is contained in the Urban Design finding.

20. **City of Bowie**—On February 6, 2017, the Bowie City Council conducted a public hearing on the subject PPS. The proposal includes 1,793 dwelling units, including 293 townhouse units, 1,000 multifamily market rate units, 500 senior age-restricted multifamily units and 359,500 square feet of commercial and office uses, including up to 124,500 square feet of retail uses and 235,000 square feet of office/medical uses.

The subject site is located east of MD 3/Belair Drive/Melford Boulevard interchange, near the intersection of Melford Boulevard and Tesla Drive. The property is zoned M-X-T (Mixed-Use Transportation-Oriented), where the proposed mixed-use development is permitted by right under the Prince George's County Zoning Ordinance. At the conclusion of the public hearing, the City Council voted to recommend **approval** of the PPS with the following conditions:

"1. Total development within the 129-acre Melford Village property shall be limited to uses that generate no more than 2,353 AM and 2,766 PM peak-hour vehicle trips. Any development with an impact beyond that identified herein above shall require a revision to the Preliminary Plan with a new determination of the adequacy of transportation facilities.

"2. Prior to the issuance of any building permits for lots within Preliminary Plan 4-16006, the following road improvement(s) shall: (a) have full financial assurances; (b) have been permitted for construction through the operating agency's access permit process; and, (c) have an agreed-upon timetable for construction with the appropriate operating agency:

"(A) At the US 301/Gov. Bridge Road/Harbour Way intersection
The applicant shall provide an additional right turn lane on eastbound Harbour Way and re-stripe the eastbound approach on Harbour Way to result in two left turn lanes, one shared left turn and thru lane, and one right turn lane.

"3. Traffic signal warrant studies of the intersections of Melford Boulevard/Tesla Drive and the entrance to the commercial mixed-use area (Road A) and Melford Boulevard/Science Drive shall be provided during review of each Detailed Site Plan. When a signal is deemed warranted, the appropriate triggers for the permitting and construction of the required traffic signal improvements shall be determined at Detailed Site Plan.

"4. Prior to the issuance of a building permit for the 300th dwelling unit or more than 100,000 square feet of new, non-residential development within the boundaries of the Preliminary Plan, whichever comes first, the following specific pedestrian improvements shall be completed:

"a. Construct a sidewalk along the south side of Melford Boulevard between Science Drive and Kendale Lane; and

"b. Remove the northbound channelized right lane at the intersection of Melford Boulevard and the ramp from MD 3 north/US 50 to reduce vehicular turning speed. The northbound right turn lane shall be reconstructed and relocated to the existing traffic signal, and pedestrian signals shall be included to support the new pedestrian connection.

"5. A hiker-biker trail connection shall be shown on the Preliminary Plan and constructed along the northern edge of the Northeast Neighborhood to provide a more direct connection between Curie Drive and the public trail proposed adjacent to the stormwater management pond (Parcel 40). The appropriate triggers for the permitting and construction of the hiker-biker trail connection shall be determined at the time of the first Detailed Site Plan for the Northeast Neighborhood.

"6. A 10-foot-wide hiker-biker trail shall be provided on Parcel 40 linking the Marconi Drive trailhead and the amphitheater parcel. This missing segment of the trail system shall be shown on the Preliminary Plan prior to signature approval.

"7. To help fulfill the purpose of Condition #19 of #CSP-06002-01, "sharrows" shall be installed on Curie Drive (and Science Drive, beyond the Melford Village project limits).

"8. The developer shall deed Parcel 40 to the City upon completion of all facilities on both Parcel 40 and 41 (the amphitheater parcel).

"9. The applicant shall execute a maintenance agreement with the City for maintenance of Parcel 40, prior to the issuance of any building permits."

21. **Variation Request**—The applicant has requested a variation from Section 24-128(b)(7)(A) of the Subdivision Regulations for approximately 68 townhomes that will be located on lots served by private alleys without frontage on a public street. The proposed alleys meet all the dimensional requirements of the Subdivision Regulations and will allow for an efficient and safe circulation pattern for residents of the development.

Section 24-128(b)(7) of the Subdivision Regulations states the following:

Section. 24-128–Private roads and easements.

(b) The Planning Board may approve preliminary plans of development containing private roads, rights-of-way, alleys, and/or easements under the following conditions:

(7) In Comprehensive Design and Mixed Use Zones:

(A) For land in the V-L, V-M, R-L, R-S, R-M, R-U, M-U-I, L-A-C, M-A-C, M-X-C, M-U-TC, and M-X-T Zones, the Planning Board may approve a subdivision (and all attendant plans of development) with private roads to serve attached single-family dwellings, two-family dwellings, and three-family dwellings, but not single-family detached or multifamily dwellings, in accordance with the requirements of Subsections (e) and (f) of Section 27-433 of the Zoning Ordinance, except as hereinafter provided. In all of the above zones, and in the R-R Zone when developed as a cluster subdivision, the Planning Board may approve a subdivision with alleys to serve any permitted use, provided the lot has frontage on and pedestrian access to a public right-of-way. The District Council may disapprove the inclusion of alleys during the consideration of the detailed site plan for a cluster subdivision. For the purposes of this Section, an "alley" shall mean a road providing vehicular access to the rear or side of abutting lots, and which is not intended for general traffic circulation.

(i) **The pavement width of private roads may be reduced to not less than a minimum of twenty-two (22) feet when it is determined that the provision of the minimum width is consistent with a safe, efficient, hierarchical street system for a development.**

(ii) **The pavement width of private alleys shall be not less than eighteen (18) feet when it is determined that the provision of the minimum width is consistent with a safe, efficient, vehicular access to individual lots. Since alleys only provide vehicular access to lots with frontage on a public street, alleys shall not be required to be improved with street trees or curb and gutter, unless a drainage problem has been identified by the Department of Permitting, Inspections, and Enforcement or the Department of Public Works and Transportation.**

Section 24-113 of the Subdivision Regulations sets forth the required findings for approval of variation request:

Section 24-113 Variations

(a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**

(1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;**

The applicant is requesting a variation from the requirements in Section 24-128(b)(7)(A) requiring that townhomes served by alleys have frontage on a public street. The "practical difficulty" in this case results from the site constraints within Melford Village which prohibit the lotting pattern for 68 townhouse units from being served by alleys while maintaining frontage on a public street. These site constraints include areas of extreme topographical changes, the presence of various sensitive environmental features (particularly in the

southeast neighborhood), and the presence of the Melford House environmental setting (which generally prohibits and/or limits physical and visual impacts from development of the proposed townhouse lots).

All of the aforementioned site constraints limit the areas where lots and public streets and alleys can be located. The hardship/practical difficulties related to the aforementioned site constraints would be largely eliminated if the request is granted to utilize alleys to access the rear of 68 townhouse units. If the variation request is not allowed, it is not possible for the applicant to create an efficient subdivision layout with the 68 townhouse units utilizing alleys and having frontage on a public street, and will create practical difficulties for the applicant in its pursuit to develop the site in the manner contemplated in CSP-06002-01. The granting of the variation request is consistent with the relevant purposes of the subdivision regulations and will not harm the public interest as explained herein. Therefore, the granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to any other property.

(2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

The property has several conditions which are unique, and are not applicable generally to other abutting properties. These site constraints include areas of extreme topographical changes, the presence of various sensitive environmental features (particularly in the southeast neighborhood), and the presence of the Melford House environmental setting (which generally prohibits and/or limits physical and visual impacts from development of the proposed townhouse lots).

Beginning from the west, the portion of Melford Village designed for townhouse units contains the environmental setting for the historic Melford House. On the east end of the same area of Melford Village contains sensitive environmental features (such as a stream, wetlands and woodland) which are slated for preservation. Between the historic environmental setting (to the west) and the sensitive environmental features (to the east) contains a sloping topography that falls from west to east. The natural changes in topography limit the placement of where sticks of townhouses (and by association the location of the necessary road/alleys to serve the townhouse units) can be placed. In sum, the

aforementioned site constraints are unique to this portion of Melford Village and are not generally applicable to other properties.

Therefore, for these reasons, the conditions on which the variation is based are unique to this property.

(3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and**

Granting the variation will not be in violation of any law, ordinance, or regulation. To the contrary, the granting of the variation request would allow the applicant to create the compact residential density contemplated in CSP-06002-01 without negatively impacting the environmental and historic setbacks required by other County ordinances and/or regulations. The variation to Section 24-128(b)(7) is unique to the Subdivision Regulations and under the sole authority of the Planning Board. Therefore, the variation does not constitute a violation of any other applicable law, ordinance, or regulation.

(4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;**

The site constraints within Melford Village prohibit 68 townhouse units from being served by alleys while maintaining frontage on a public street. These site constraints include areas of extreme topographical changes, the presence of various sensitive environmental features (particularly in the southeast neighborhood), and the presence of the Melford House environmental setting (which generally prohibits and/or limits physical and visual impacts from development of the proposed townhouse lots). All of the aforementioned site constraints limit the areas where lots and streets/alleys can be located. The hardship/practical difficulties related to the aforementioned site constraints would be largely eliminated if the applicant could utilize alleys to access the rear of 68 townhouse units without frontage on a public street. If the instant variation request is not allowed, it is not possible for the applicant to create an efficient subdivision layout with the subject 68 townhouse units utilizing alleys and having frontage on a public street. If the strict letter of these regulations are carried out, it would result in loss of lots

(5) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject property is zoned M-X-T; therefore, this provision does not apply.

The site is unique to the surrounding properties and the variation request is supported by the required findings. Approval of the variation will not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

Therefore, the Planning Board approves the variation to Section 24-128(b)(7)(A) of the Subdivision Regulations for approximately 68 townhomes that will be located on lots served by private alleys without frontage on a public street.

22. **At the Public Hearing**—At the public hearing for this application on March 9, 2017, the applicant's legal representative requested that additional findings (Applicant's Exhibit 2) be added addressing the Land Use Policy recommendations in Plan Prince George's 2035.

This PPS conforms to the regulations and required findings of Subtitles 24 and 27 of the County Code as set forth in this resolution, with conditions. Further, the PPS conforms to the specific requirements of Subtitle 24 as follows:

Section 24-121. Planning and design requirements.

(a) **The Planning Board shall require that proposed subdivisions conform to the following:**

(1) **All lots shall be designed to be located wholly within the County and platted in conformance with all requirements of the Zoning Ordinance applicable to the subject property.**

The proposed parcels and lots are wholly within the County and will be platted in accordance with all applicable requirements. The PPS meets the requirements of the Zoning Ordinance (Subtitle 27), with the conditions of approval.

(2) **In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size**

requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten Year Water and Sewerage Plan.

This standard is not applicable to the instant PPS.

(3) **When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.**

The PPS application complies with this standard, no individual lots within the project plan will front or access directly onto nearby arterial roadways.

(4) **Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.**

The PPS application complies with this standard, no individual lots within the project plan will be adjacent to a roadway of arterial (or higher) classification or a planned transit right-of-way.

(5) **The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning. Notwithstanding any other requirement of this Section, a proposed preliminary plan or final plat of subdivision may be designed to conform with the land use policy recommendations for centers, as approved within the current County general plan, unless the District Council has not imposed the recommended zoning.**

The mixed-use development proposed for Melford Village in this PPS has been designed to conform to the land use policy recommendations contained within Plan Prince George's 2035 for a "Local Town Center." As an additional basis for

its final decision, the Planning Board also adopts and incorporates, by reference, the applicant's analysis set forth in its supplemental statement of justification dated January 9, 2017 regarding the instant application's conformance to the land use policy recommendations for centers in Plan Prince George's 2035. Further, the Planning Board also deems that Melford will also remain a viable "Employment Area" as designated in Plan Prince George's 2035. The Planning Board also adopts and incorporates, by reference, the research memorandum from the M-NCPPC Special Projects Section dated October 10, 2014, and included in the findings of approval in the resolution for CSP-06002/01 (PGCPB No. 14-128) to conclude that approval of the uses in this PPS will allow Melford to remain a viable employment area within the County.

(6) **When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle.**

Neither the applicable master plan or General Plan calls for the reservation of any land. Additionally, no public agency has requested the reservation of any land within the boundaries of this PPS.

(7) **Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board.**

The conditions of approval ensure the eventual ownership of residue lots and/or outlots by the City of Bowie or an HOA, or appropriate community ownership association.

(8) **Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation.**

Corner lots proposed in the instant PPS meets this requirement.

(9) **Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the Planning Board.**

Melford Village is designed in compliance with the above standards.

(10) **Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption.**

Melford Village is designed in compliance with the above standards. The project takes advantage of significant infrastructure (including roads, utilities, and stormwater management facilities) already in existence within the greater Melford project.

(11) **Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable.**

Significant natural features within Melford Village have been preserved to the maximum degree practicable. The proposed development respects all applicable environmental buffers and setbacks, as discussed more fully in Finding 5.

(13) **Generally, lots, except at corners, should have access to only one (1) street.**

The PPS is designed in compliance with the above standards.

(14) **If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Environmental Resources, shall be responsible for the maintenance of the entrance feature or gateway sign.**

The overall Melford project currently has approved gateway signage as part of a prior DSP application. Said signage has already been constructed.

(15) **The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Environmental Resources or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.**

The site has an approved City of Bowie Stormwater Management Concept Plan, 01-0114-207NE15, which is valid until March 10, 2017.

(16) **Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25.**

A revised TCP1 has been submitted with this application in conformance with requirements in Subtitle 25 of the County Code. The PPS has been designed in accordance with the County's woodland conservation requirements, as more fully discussed in Finding 5.

(17) **Historic resources should be preserved.**

All historic resources within the PPS have been preserved, as discussed more fully in Finding 17. Further details regarding historic preservation will determined at the time of DSP.

(18) **Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate.**

A Phase I archeological survey was conducted on the property in February 2005. Three archeological sites were identified on the property. Site 18PR30 is a late Archaic through Woodland period short-term base camp located adjacent to the Patuxent River floodplain. The portion of the site within the subject property had been extensively disturbed by tree removal and grading. Based on the above site conditions, the M-NCPPC's Historic Preservation Section determined that the site did not retain its integrity and no further work was recommended.

(19) **Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots.**

The proposed townhouse lots are intended to be fee-simple ownership.

Section 24-123. General requirements.

(a) The Planning Board shall require that preliminary plan conform to the following:

(1) **The rights-of-way of all highways, streets, and transit facilities shown on the General Plan, functional master plans, and area master plans shall be shown on the preliminary plan and, when reserved or dedicated, shown on the final plat.**

The master plan rights-of-way have been previously dedicated and are shown on the PPS.

(2) **All proposed streets shall be continuous and in alignment with existing or platted streets in adjoining subdivisions so as to create a street network that is functional and easily understandable. Generally, streets should cross other streets at right angles.**

All streets proposed in this application have been designed in an organized and hierarchical manner to facilitate safe and efficient movement of vehicular and pedestrian traffic.

(3) **All internal subdivision streets shall be wholly within the County and shall not be designed to directly connect to an adjacent county unless the applicant has obtained the prior written approval of the District Council and the appropriate land use authority of the adjacent County.**

(A) **An applicant must file a written request for said approval. The request shall be filed with the Clerk of the District Council. The District Council must either approve or disapprove said request within forty-five (45) days from the date of filing. Failure of the District Council to act within said forty-five (45) day period shall constitute an approval of the request. For purposes of this provision an internal subdivision street shall be deemed to be a public roadway having a right-of-way width of eighty (80) feet or less.**

(B) **After public hearing before the District Council, the Council shall not allow the proposed bi-county subdivision unless it finds that delivery of public safety services, utility services, and tax collection will be timely and adequate for the lots in Prince George's County.**

All proposed streets are located within the County.

(4) **All streets proposed for dedication to public use shall be designed to the standards of the County road ordinance and street standards for width and minimum curve radii or to the standards of municipalities having jurisdiction. Variations from these standards may be granted by the Planning Board upon the recommendation of the Department of Permitting, Inspections, and Enforcement or upon the recommendation of the municipality or other governmental authority having jurisdiction.**

All proposed public streets within Melford Village are within the jurisdiction of the City of Bowie. As such, all roadways either meet the required street sections standards, or will have obtained the necessary waivers/variations from the City of Bowie.

(5) **Arterial highways shall have a minimum right-of-way width of one hundred and twenty (120) feet; collector streets, a minimum right-of-way width of eighty (80) feet; and parkways, such right-of-way width as may be designated by the Planning Board. The width of secondary subdivision streets shall be not less than fifty (50) feet and the width of primary subdivision streets not less than sixty (60) feet.**

Melford Boulevard is a collector road (C-309) in the Bowie and Vicinity Master Plan and SMA (between MD 3 and Curie/Tesla Drive) with a recommended right-of-way of 80 to 140 feet. The actual right-of-way ranges along Melford Boulevard from approximately 100 to 160 feet in width.

(6) **Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted. Land for bike trails and pedestrian circulation have been provided in this PPS application.**

Land for bike trails and pedestrian circulation has been provided in this PPS application, as discussed more fully in Finding 8.

Section 24-124. Adequate roads required.

(a) **Before any preliminary plan may be approved, the Planning Board shall find that:**

(1) **There will be adequate access roads available to serve traffic which would be generated by the proposed subdivision, or there is a proposal for such roads on an adopted and approved master plan and construction scheduled with one hundred percent (100%) of the construction funds allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, and/or such roads are incorporated in a specific public facilities financing and implementation program as defined in Section 27-107.01(186.1);**

The applicant prepared a traffic impact study dated July 23, 2016 and updated on September 27, 2016, in accordance with the methodologies in the "Transportation Review Guidelines, Part 1" (Guidelines). Furthermore, the applicant prepared a supplement to the September 27, 2016 traffic study dated January 19, 2017 for SHA's review in evaluating the proposed mitigation plan for US 301 at Governor Bridge Road/Harbour Way.

Based on the analyses contained in the above referenced reports and the findings and conclusions in Finding 9, this PPS satisfies the requirements of Section 24-124 of the Subdivision Regulations.

(6) Consideration of certain mitigating actions is appropriate as defined in the approved "Guidelines for Mitigation Actions," and as provided below:

(A) Projected traffic service in the study area, which shall be based on existing traffic, traffic generated by other approved development, and growth in through traffic as defined in the "Guidelines," is calculated to be greater than the acceptable level of service; and

(B) The provisions for adequate roads, as described in Subparagraph (a)(1), above, are not met.

(i) Where projected traffic service is calculated to be greater than or equal to twenty-five percent (25%) above, the acceptable peak-hour service level threshold as defined in the "Guidelines," the Planning Board may require that any physical improvement or trip reduction programs participated in, or funded by, the subdivider or his heirs, successors, and assigns shall fully abate the impact of all traffic generated by the proposed subdivision in the study area. Following the development of the proposed subdivision and implementation of the approved mitigation action, the total traffic service will be reduced to no higher than twenty-five percent (25%) above the acceptable peak-hour service level threshold as defined in the "Guidelines" (total traffic service shall be based on projected traffic and traffic generated by the proposed development); or

(ii) Where projected traffic service is calculated to be greater than but less than twenty-five percent (25%) above the acceptable peak-hour service level threshold as defined in the "Guidelines," the Planning Board may require that any physical improvements or trip reduction programs fully funded by the subdivider or his heirs, successors, and assigns shall fully abate the impact of one hundred and fifty percent (150%) of all traffic generated by the proposed subdivision in the study area. Following the development of the proposed subdivision and implementation of the mitigation action, the total traffic service within the study area will be reduced to no lower than the acceptable peak-hour service level threshold defined in the "Guidelines"; or

(C) **Where existing traffic service in the service area is at the acceptable peak-hour service level threshold or better, as defined in the "Guidelines," and if the total traffic service in the study area is no greater than ten percent (10%) above the acceptable peak-hour service level threshold as defined in the "Guidelines" and the proposed subdivision generates less than twenty-five (25) A.M. or P.M. peak-hour trips, the Planning Board may require that the subdivider or his heirs, successors, and assigns shall be responsible for the pro rata cost of the physical improvements necessary to alleviate the inadequacy as defined in the "Guidelines."**

(D) **Planning Board action on a mitigation action may be appealed to the District Council by the applicant or by any party of record. The appeal shall be filed with the Clerk of the Council within thirty (30) days following notice of action on the mitigation proposal by the Planning Board to all parties of record. The Planning Board shall give notice of its action by sending a copy to each party of record by first-class mail, postage prepaid. The appeal shall be based upon the record as made before the Planning Board and shall set forth the reasons for the appeal. In deciding an appeal of a mitigation action, the Council shall exercise original jurisdiction. For any such appeal, the Council may, based on the record, approve, approve with conditions, remand, or deny the mitigation action; or**

The applicant's proposed mitigation meets the requirements of Section 24-124(a)(6)(B)(i) of the Subdivision Regulations, as more fully discussed in Finding 9.

Section 24-130 - Stream, wetland, and water quality protection and stormwater management.

(a) **Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.**

The PPS meets the above requirements, as more fully discussed in Finding 5.

(b) **The Planning Board shall require that proposed subdivisions conform to the following:**

(1) **The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.**

(2) **The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.**

Stormwater and sediment and erosion controls will be provided on-site that are adequate to control the 10-year storm and stormwater impacts as described in the approved stormwater management concept plan and the approved Concept Grading, Erosion And Sediment Control Plan (CSC 186-16), as more fully discussed in Finding 5.

(3) **The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to PPS approval.**

The site has an approved City of Bowie Stormwater Management Concept Plan, 01-0114-207NE15, which is valid until March 10, 2017. The applicant provided an exhibit (Applicant's Exhibit #1) at the public hearing on March 9, 2017 indicating that they have received preliminary approval from the City of Bowie for an extension of the current stormwater management concept plan.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 9, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of April 2017.

Patricia Colihan Barney
Executive Director

Jessica Jones

By Jessica Jones
Planning Board Administrator

PCB:JJ:JF:rpg

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 4/7/17

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

RECEIVED
DEC 12 2017
CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

December 12, 2107

St. John Properties, Inc.
2560 Lord Baltimore Drive
Baltimore, MD 21244

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-17020
Melford Town Center - Infrastructure

Dear Applicant:

This is to advise you that, on **December 7, 2017,** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of the final notice **December 12, 2017** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Redis C. Floyd, Clerk of the County Council, at 301-952-3600.

Sincerely,
Whitney Chellis, Acting Chief
Development Review Division

By: Jill Kosack
Reviewer

Attachment: PGCPB Resolution No. **17-152**

cc: Redis C. Floyd, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

PGCPB No. 17-152

File No. DSP-17020

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on December 7, 2017, regarding Detailed Site Plan DSP-17020 for Melford Town Center - Infrastructure, the Planning Board finds:

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

2. **Development Data Summary:**

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

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

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

5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9401 for the subject property, with ten conditions (Zoning Ordinance 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince

George's County Planning Board decision (PGCPB Resolution No. 86-107), for the Maryland Science and Technology Center, with 27 conditions and two considerations.

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

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

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

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

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

6. **Design Features:** The subject application is for infrastructure only and does not propose any residential units or commercial square footage. The proposed infrastructure includes rough grading of portions of the 87.32-acre site, construction of the new east/west boulevard (connecting Melford Boulevard to Curie Drive and beyond to the east), installation of certain utilities, and the erection of a retaining wall. The roadway runs in an east-west direction and turns to intersect with Curie Drive. The proposed roadway has a right-of-way width of 80 feet with a median. Since the development is within the City of Bowie, the applicant has requested a waiver from the City's standard street section that was approved by the City on June 6, 2017. The development of this roadways will include street trees, sidewalks and utilities.

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance as follows:

a. The subject application is in conformance with the requirements of the following sections of the Zoning Ordinance:

(1) Section 27-547, Uses Permitted, as no uses are proposed with this application.

(2) Section 27-548, Regulations, because it does not propose any building floor area, new lots, residential units, or other structures, except for a public roadway and underground utility pipes.

(3) Section 27-274, Site Design Guidelines, because it does not propose any site development, except for a public roadway and underground utility pipes.

(4) Section 27-574, Number of spaces required in the M-X-T Zone and in a Metro Planned Community, as no use that requires parking is proposed.

b. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows:

(1) The proposed development is in conformance with the purposes and other provisions of this Division:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This requirement is not applicable to this infrastructure DSP.

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

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

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

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

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

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

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

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

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

7. Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:

a. The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.

b. The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.

c. **Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

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

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

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

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

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

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

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

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

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

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

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

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

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

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

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

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

11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:

a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.

b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.

c. **The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.**

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

12. **Before approval of a detailed site plan for any retail uses, the plans shall demonstrate that the retail uses are designed to:**

a. **Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services, and dining; and providing attractive gateways/entries and public spaces.**

b. **Create outdoor amenities to include, at a minimum, such amenities as brick pavers, tree grates, decorative lighting, signs, banners, high-quality street furniture, and extensive landscaping, including mature trees.**

c. **Create attractive architecture by using high-quality building materials such as stone, brick, or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes, and customized shopfronts to create a street-like rhythm.**

d. **Provide attractive quality façades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC (heating, ventilating, and air conditioning), and other unsightly functions.**

e. **Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street-front experiences, to maximize the quality of the pedestrian environment. All uses shall be connected by sidewalks; crosswalks shall run through and across the parking lots and drive aisles, to connect all buildings and uses; sidewalks shall be wide, appealing, shaded, and configured for safe and comfortable travel; pedestrian walkways shall be separated from vehicular circulation by planting beds, raised planters, seating walls, and on-street parallel parking or structures; walking distances through parking lots shall be minimized and located to form logical and safe pedestrian crossings; and walkways shall be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.**

f. **Screen parking from the streets, and ensure that attractive buildings and signage are visible from the streets.**

g. **Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, or landscape islands.**

h. **Provide a hierarchy of pedestrian-scaled, high-quality, energy-efficient, direct and indirect lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.**

i. **Provide a comprehensive sign package for signs and sign standards that integrate the signage guidelines within Conceptual Site Plan CSP-06002-01 and the previously approved sign standards contained in Detailed Site Plan DSP-11008. The standards shall address size, location, square footage, materials, and lighting. Any revision to existing approved signage plans shall incorporate the previously approved designs. The revised signage plan to consolidate the signage standards and remove inconsistencies may be approved by the Planning Director, as designee of the Planning Board.**

j. **Eliminate all temporary signage on the site or attached to the exterior façades of a building.**

k. **Make retail pad sites compatible with the main retail/office/hotel/residential component. If the retail pad sites are located along the street, all off-street parking shall be located to the rear or side of the pad sites. Parking provided on the side of pad sites shall be buffered with appropriate screening and/or landscape features.**

l. **Provide green areas or public plazas between pad sites, to the maximum extent possible.**

m. **Ensure that restaurants have attractive outdoor seating areas, with views of public spaces, lakes, or other natural features, where reasonably practicable.**

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

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

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

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

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

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

15. **In the detailed site plan for the development of the Melford Historic Site (71B-016), its outbuildings, and its cemetery, the proposed development shall be compatible in scale, design, and character with the existing historical and architectural character of the buildings. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming, and open space, should be incorporated into the proposal to minimize adverse impacts to the historic site.**

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

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

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

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

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

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

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

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

No flex space is proposed in this DSP.

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

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

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

2. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement (PUE) along all public rights-of-way, and one side of all private streets, not including alleys. Any deviation from the 10-foot-wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.**

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

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

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

a. **Permission of the owner or ownership of the property shall be demonstrated.**

b. **A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.**

c. **A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance, and shall identify the party or parties responsible for the long-term maintenance of the environmental setting.**

d. **The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.**

e. **Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation**

management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.

The applicant is currently pursuing ownership of the cemetery through the Prince George's County Tax Sale procedure. The revised TCPII submitted with the current application does not include crediting woodland conservation within the environmental setting of the cemetery parcel. Future ownership of the cemetery, and intention to receive credits for woodland conservation within the environmental setting will require a revision to the Type II Tree Conservation Plan (TCPII).

10. **Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**

    a. **Construct a sidewalk along the south side of Melford Boulevard between Science Drive and Kendale Lane. This sidewalk shall conform to the Street Sections approved as part of the Melford Village Design Guidelines, or as modified by the City of Bowie or the Maryland State Highway Administration.**

    b. **Remove the northbound channelized right at the intersection of Melford Boulevard and the ramp from MD 3 north/US 50 to reduce vehicular turning speed. The northbound right turn would be reconstructed and relocated to the existing traffic signal and pedestrian signals (APS/CPS) will be included to support the new pedestrian connection.**

    c. **At the time of detailed site plan, provide an exhibit that illustrates the location, limits, specification and details of all off-site improvements proffered in the bicycle pedestrian impact statement, or recommended by staff, for the review of the operating agencies. This exhibit shall show the location of all off-site sidewalk construction, ADA ramps, pedestrian signals, crosswalk treatments, ramp reconfiguration and the removal of the roundabout.**

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

11. **In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT) and the 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:**

    a. **Include a location for a trailhead facility for the master plan trail along the Patuxent River. Details for the trailhead regarding parking, signage, and other facilities can be made at the time of detailed site plan.**

    The details for the trailhead should be provided at the time of the first full scale DSP.

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

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

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

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

    Type II Tree Conservation Plan TCPI1-036-99-05-11, covers a gross tract area of 428.15 acres, which is the portion of the Melford development (formerly University of Maryland Science and Tech Center) which is subject to the Woodland Conservation Ordinance, and is significantly larger than the DSP plan under review.

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

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

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

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

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

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

12. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in tree canopy coverage. The subject property is 87.32 acres in size, resulting in a TCC requirement of 8.73 acres. Since this DSP is for infrastructure only, conformance with the TCC requirements will be reviewed at time of full-scale DSP.

13. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Historic Preservation**—The Planning Board reviewed a discussion of the relevant conditions of approval of Conceptual Site Plan CSP-06002-01, located in Finding 8 above. Multiple conditions of the CSP are not applicable to this infrastructure only DSP, and will have to be enforced with future DSPs.

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

b. **Community Planning**—Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application. Per *Plan Prince George's 2035 Approved General Plan* (General Plan), this application is located within a designated Town Center, specifically in the Bowie Town Center. Town Centers are focal points of concentrated residential development and limited commercial activity serving Established Communities. The Bowie and Vicinity Master Plan recommends mixed-use development.

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

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

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

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

d. **Subdivision Review**— The Planning Board reviewed an analysis of the DSP's conformance with the PPS conditions, which is incorporated into Finding 9 above. There are no subdivision-related conditions of approval.

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

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

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

> **POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**
>
> **POLICY 2: All road frontage improvements and road capital improvement projects within the developed and developing tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

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

There are two trails-related conditions of approval requiring information to be provided at time of the first DSP for full development of the property.

f. **The Department of Parks and Recreation (DPR)**—In a memorandum dated September 22, 2017 (Asan to Kosack), DPR indicated that they had no comments on the subject DSP.

g. **Environmental Planning**—The Planning Board reviewed an analysis of the DSP's conformance with the previous conditions of approval, which is incorporated into Findings 8 and 9 above, and a discussion of the DSP's conformance with the WCO, as discussed in Finding 10 above. They also reviewed the following discussion:

(1) **Site Description:** The overall property is in the northeast quadrant of the intersection of US 50 and MD 3/US 301, and contains 431.55 acres in the M-X-T Zone. A review of the available information indicates that streams, wetlands, 100-year floodplain and severe slopes are found to occur on this property. According to the "Soil Web Survey" the principal soils on the site are in the Adelphia-Holmdel, Collington, Evesboro-Downer, Swedesboro-Galestown, Udorthents, and Woodstown series. Only one of the soils, Woodstown, is hydric, and then other pose no special development challenges. Marlboro and Christiana clays are not located on or in the vicinity of the property. According to available information, Marlboro or Christian clays are not found to occur in the vicinity of this property. US 50 (John Hanson Highway) and US 301 (Crain Highway) are both classified as freeways, and traffic-generated noise impacts are anticipated. Based on information obtained from the Maryland Department of Natural Resources Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property; however, there are records of 'species of concern' known to occur within the vicinity of the site. There are no designated scenic and/or historic roads in the vicinity of this property. The 2017 Countywide Green Infrastructure Plan was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the approved Countywide Green Infrastructure Plan, the site contains Regulated Area and Evaluation Area within the designated network of the plan. This property drains to an unnamed tributary located in the Patuxent River basin and is located directly adjacent to the Patuxent River. The site is located within an Employment Center, the designated Bowie Town Center, as shown on the Growth Policy Map, and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan.*

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

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

(3) **Rare, Threatened and Endangered Species:** The Maryland Department of Natural Resources (MDNR) Wildlife and Heritage Division issued a letter dated May 18, 2001, that states that there are no records of rare, threatened or endangered (RTE) plants of animals within this project site. Review of an MDNR database indicate that there were more recent records of species of concern known to occur within the vicinity of the site; however, the portions of the subject property currently under review would not be likely to support the species listed. An updated letter from the Department of Natural Resources regarding the presence of RTE on the site was submitted as an amendment to the revised NRI, and the finding of no records of RTE in the upland portions of the site was confirmed.

(4) **Regulated Environmental Features/ Primary Management Area:** The on-site regulated environmental features include streams, wetlands and buffers, and 100-year floodplain, which are shown on the revised NRI, and the delineated primary management area (PMA), which includes the contiguous regulated environmental features of the site.

The current application is a DSP and revised TCPII, previously found to have satisfied this finding. No significant change to the limit of disturbance or additional impacts to regulated environmental features are currently proposed. With approval of the preliminary plan and revised TCPI, cumulative impacts of 4,358 square feet to the 100-foot-wide "natural stream buffer" for sewer connections, and 6,394 square feet to the 150-foot-wide "floodplain buffer" for stormwater outfall structures, which were previously approved under earlier development application, were reapproved. These impacts have been previously implemented with construction of the regional stormwater management ponds.

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

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

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

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

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

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

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

The location of these conservative noise contours was plotted on the TCPI to evaluate potential impacts areas to residential uses, which were not previously evaluated on the development site due to the prior zoning categorization.

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

(7) **Stormwater Management:** The conceptual and technical design of stormwater management facilities and associated landscaping is subject to approval by the City of Bowie. In addition to the major "regional" facilities already constructed, the approved stormwater plan proposes stormwater management features, such as micro-bioretention and ESD elements.

(8) **Sediment and Erosion Control:** Prior to grading of the site, the county requires the approval of an Erosion and Sediment Control Plan. The Tree Conservation Plan must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure including Erosion and Sediment Control measures. A Concept Grading, Erosion and Sediment Control Plan (CSC#186-16F) was approved by the Prince George's Soil Conservation District on June 30, 2016 and is valid until June 30, 2019.

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

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

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

The Planning Board found to approve Detailed Site Plan DSP-17020 and revised Type II Tree Conservation Plan TCPII-036-99-11, subject to environmental conditions that have been included in this approval.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not provide comments on the subject application.

i. **Prince George's County Police Department**—The Police Department did not provide comments on the subject application.

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

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

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

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

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

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

The comment has been transmitted to the applicant.

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

The comment has been transmitted to the applicant.

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

l. **Verizon**—Verizon did not provide comments on the subject application.

m. **Baltimore Gas and Electric (BGE)**—BGE did not provide comments on the subject application.

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

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

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

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

The Planning Board recognizes that the applicant's statement of justification (SOJ) dated July 25, 2017 discusses, in detail, the application's conformance to Section 27-281 (Purposes of Detailed Site Plans) of the Zoning Ordinance and the site design guidelines set forth in Section 27-274. This discussion is found on pages 8–18 of the applicant's SOJ. The Planning Board agrees with the applicant's SOJ, in this regard, and incorporates it by reference in its approval of DSP-17020.

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

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

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

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

Again, the applicant's SOJ dated July 25, 2017 discusses, in detail, the application's conformance to Section 27-281 and the site design guidelines set forth in Section 27-274. This discussion is found on pages 8–18 of the applicant's SOJ. The Planning Board agrees with the applicant's SOJ, in this regard, and incorporates it by reference in its approval of DSP-17020.

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

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

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type II Tree Conservation Plan TCPII-036-99-11, and further APPROVED Detailed Site Plan DSP-17020 for the above described land, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows or provide the specified documentation:

   a. Clarify the limits and acreage of the DSP on the plan and in the notes.

   b. Demonstrate on the plans temporary accesses to the Melford and Cemetery Historic Site that will be maintained throughout the development process.

   c. Provide the follow site plan notes:

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

      "During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR)."

d. Revise the Type II Tree Conservation Plan as follows:

(1) The Environmental Planning Section approval block shall be expanded to include a signature line for the current revision and future revisions. The approval block shall be revised to include the associated case numbers, if applicable, for prior revisions.

(2) A revision note shall be added to the cover sheet providing details about the purpose and effects of the '11' revision. The TCP number on the approval block shall be provided in the following format: "TCPII-036-99."

(3) The owner's awareness on the cover sheet should reference the owner of the Melford Town Center project area, and be signed prior to certification.

(4) The limits of the detailed site plan should be indicated on the overall cover sheet map, and be labeled with the DSP application number. The limits of the DSP shall also be shown on individual sheets as appropriate, and the graphic element delineated the limits of the DSP shall be included in the legend.

(5) The disposition column in the Specimen Tree Table and the Historic Tree Table shall be completed.

(6) A legend shall be provided on all applicable plan sheets. The graphic patterns for woodland conservation methodologies shall be legible in the legend.

(7) On all plan sheets, woodland conservation areas shall be labeled by methodology and area.

(8) Remove all references on plan sheets to the FEMA floodplain panels.

(9) On Sheet 3, revise the plan to match utility easements shown on the approved TCPI. All existing and proposed utility easements shall be shown, and no woodland conservation shall be credited in a public utility easement.

(10) Metes and bounds shall be provided for all property lines.

(11) Identify the graphic pattern used on Sheet 6 on the east side of Curie Drive, and add to legend, or remove from sheet.

(12) Woodland conservation areas shall be clearly bordered.

(13) Revise applicable sheets to show the proposed trail and limits of disturbance (LOD) associated with the trail proposed on M-NCPPC property.

(14) All stormwater management easements shall be shown on the plan.

(15) All woodland conservation areas shall meet applicable required minimum width and size design standards.

(16) A planting schedule shall be added to detail sheet to address afforestation/reforestation areas proposed.

(17) A detail for permanent tree protection fence shall be shown on the detail sheet, including the posting of a woodland conservation sign on the fence.

(18) Delineate on the plan the location of the permanent tree protection device to protect the vulnerable edges of woodland conservation planting area associated with the current DSP. Add the graphic element to the legend.

(19) Delineate on the plan the location of temporary tree protection devices for woodland preservation areas retained within the construction zone for the limits of DSP. Add the graphic element to the legend.

(20) Revise the Woodland Conservation Summary Table to add the acreage of Lot 2, in Pod 7, to the list of "Previously Dedicated Land," and woodland preservation should no longer be credited on Lot 2. Affected plan sheets, calculations and tables shall be adjusted to reflect this change.

(21) All tables and calculations shall be revised as needed to reflect the required revisions.

(22) Have the revised plan signed and dated by the Qualified Professional who prepared it.

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

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

b. Provide the design and details for the trailhead facility required in Condition 11 of Preliminary Plan of Subdivision 4-16006 (PGCPB Resolution No. 17-45).

3. Prior to issuance of grading permits for the site, the applicant shall:

   a. Submit a copy of the technical stormwater management plan to be reviewed for conformance with the detailed site plan and the Type II tree conservation plan.

   b. Submit a copy of the approved erosion and sediment control plan, to be reviewed for conformance with the limit of disturbance shown on the Type II tree conservation plan.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, December 7, 2017, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of December 2017.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:JK:arj

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
D... 12/11/17

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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PGCPB No. 2020-24

File No. DSP-19052

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on February 20, 2020, regarding Detailed Site Plan DSP-19052 for The Mansions at Melford Town Center, the Planning Board finds:

1. **Request:** The subject application is a detailed site plan (DSP) for development of a multifamily residential complex consisting of 435 multifamily dwelling units in nine separate buildings and one 12,000-square-foot clubhouse with a swimming pool and other associated amenities.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	M-X-T	M-X-T
Use	Vacant	Multifamily Residential
Acreage (Gross)	11.35	11.35**
Building Square Feet (Gross floor area) sq. ft.	**0**	**706,364**
Of which clubhouse and bathhouse		12,000
Residential Units		562,486
1st Floor Garage and G1 Basement		131,878
Total Dwelling Units	**-**	**435**
1 Bedroom		188
2 Bedroom		171
2 Bedroom with a den		28
3 Bedroom		48
Building Height		4 to 5 Stories
Standard Spaces	-	485
Compact Spaces	-	168
Parallel (On-site)		19
Standard Handicap-Accessible Spaces	-	25
Of which Van Accessible	-	6
Total Spaces Provided	**-**	**697***
Loading Spaces Provided (12 ft. by 33 ft.)	-	**2**

Note: *Per Sections 27-574 and 27-583 of the Prince George's County Zoning Ordinance, there is no specific required number of parking or loading spaces in the M-X-T Zone. The applicant has submitted an analysis (dated May 20, 2019, by Lenhart Traffic Consulting, Inc.) to be approved by the Prince George's County Planning Board. See Finding 7 for a discussion of the parking analysis.

** During the public hearing for this DSP on February 20, 2020, the Planning Board approved the revised acreage of 11.35 based upon Applicant's Exhibit #1, which clarified the proposed parcels.

3. **Location:** The larger Melford property is located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway) in Planning Area 71B and Council District 4, within the City of Bowie. The specific site included in this DSP is located on the north side of Lake Melford Avenue, in the northeast quadrant of its intersection with Curie Drive, in the geographic center of Melford Town Center.

4. **Surrounding Uses:** The overall Melford site is bounded to the north by single-family detached dwellings in the Residential-Agricultural (R-A) Zone and vacant park property in the Reserved Open Space Zone; to the east by the Patuxent River; to the south by the US 50/US 301 right-of-way and a vacant property in the Open Space (O-S) Zone; and to the west by the MD 3 right-of-way. The subject DSP site is within the geographical center of Melford Town Center, which is located at the intersection of Curie Drive and Lake Melford Avenue. The site is bounded to the north by existing woodland, to the east by undeveloped land in the Melford Town Center with an existing stormwater management (SWM) pond and woodland beyond, to the west by the public right-of-way (ROW) of Curie Drive and the approved DSP-18007, The Aspen at Melford Town Center beyond, and to the south beyond the ROW of Lake Melford Avenue by townhouse development approved in an infrastructure DSP-18034, all in the Mixed Use-Transportation Oriented (M-X-T) Zone.

5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9401 for the overall Melford development (formerly known as the Maryland Science and Technology Center), with 10 conditions (Zoning Ordinance No. 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince George's County Planning Board decision (PGCPB Resolution No. 86-107), for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. Between 1986 and 2005, several specific design plans (SDPs) and preliminary plans of subdivision (PPS) were approved for the development.

   The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the M-X-T Zone.

Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007, for mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. Subsequently, on May 11, 2009, District Council approved CSP-06002 with 4 modifications and 29 conditions, rejecting the residential component of the proposed development. Over the years, numerous SDPs and DSPs have been approved for the subject property, in support of the office, flex, hotel, and institutional uses, although not all have been constructed.

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

CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128), for the addition of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space, to the previous CSP development. The CSP amendment was appealed and heard by District Council on February 23, 2015. District Council subsequently issued an Order of Approval on March 23, 2015, supporting the development, as approved by the Planning Board.

PPS 4-16006 was approved by the Planning Board on March 9, 2017, for 256 lots and 50 parcels to accommodate 359,500 square feet of commercial uses (124,500 square feet of commercial retail and 235,000 square feet of office and medical offices) and 1,793 residential units (283 attached units and 1,500 multifamily units). The Planning Board adopted PGCPB Resolution No. 17-45 on April 6, 2017. A request for reconsideration was granted on May 18, 2017. However, on June 29, 2017, the case was appealed to the Circuit Court for Prince George's County and the reconsideration request was dismissed, without prejudice, on July 20, 2017.

DSP-17020, for grading and infrastructure of Melford Town Center, was approved and its resolution adopted by the Planning Board on December 7, 2017 (PGCPB No. 17-152) with three conditions.

DSP-18007 for a 388-unit multifamily building located on a 6.62-acre area was approved by the Planning Board on July 12, 2018, subject to six conditions, and the resolution (PGCPB No. 18-66) was adopted on July 26, 2018. A Planning Director-level amendment to the DSP was approved on November 21, 2019.

DSP-18026 for 57,845 square feet of commercial retail space on an 8.83-acre area was approved by the Planning Board on January 17, 2019, subject to three conditions, and the resolution (PGCPB No. 19-12) was adopted on January 24, 2019.

DSP-18034 for infrastructure, for 205 single-family attached (townhouses) and 44 two-family attached dwelling units, on a 28.38-acre area was approved by the Planning Board on January 17, 2019, subject to four conditions, and the resolution (PGCPB No. 19-13) was adopted on January 24, 2019.

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

6. **Design Features:** The subject DSP proposes a multifamily residential complex consisting of nine individual buildings and a clubhouse with an inground swimming pool, bathhouse, and outdoor sitting areas including deck space, lounge chairs, cabanas, and grills. All buildings, except for Building B, are located in the northeast quadrant of the intersection of Lake Melford Avenue and Curie Drive. Building B is located on the south side of Lake Melford Avenue surrounded on three sides by the townhouse development previously approved in DSP-18034. The subject site is accessed via three vehicular drives from both Curie Drive and Lake Melford Avenue. The eight residential buildings on the north side of Lake Melford Avenue are arranged to address both frontages of Curie Drive and Lake Melford Avenue, with the clubhouse in the center. Surface parking lots are located throughout the site to be as close as possible to the buildings. A public plaza, featuring green space and a sitting area as a focal point, is located adjacent to the intersection of Curie Drive and Lake Melford Avenue. This public open space is complementary in character to the public plaza across Curie Drive to the west that features an expanse of hardscape, as approved in DSP-18007. Sidewalks are proposed on both sides of all roadways and most of the parking lots connecting the plaza and the clubhouse with the rest of the site.

Architecture

The building design is inspired by the design, materials, and articulation of the existing Melford House, the Belair Mansions, and other architectural heritage in the general area. All buildings are designed in a coordinated manner featuring three-parts composition and asphalt-shingled, hip roofs with various types of dormers and other roof articulation. The buildings are finished with a combination of brick veneer and cementitious panels. Other architectural features such as trim, white composite siding trim, columns, balconies, and standing seam metal roof sections are also used extensively on the buildings. Other design techniques such as changing of the building mass, projection, and recess of different parts of the building plate, along with various vertical treatments have been used to breakdown the expanse of horizontal volume of all residential buildings. Special treatment, such as various shapes of canopy has been used at the main entrance to each building. Finish materials have also been used on different parts of the elevation to create visual interest. All residential buildings are 4 to 5 stories in height, between 69 and 91 feet. The architectural design is in conformance with the previously approved Melford Village Design Guidelines for multifamily buildings, also known as multifamily villas.

The one-story, 42-foot-high clubhouse is designed in a similar way, but with a standing seam metal pitched roof. A tower element is also used to mark the main entrance to the building. Other materials and parts, such as vertical wood siding, cast stone, metal coping, metal canopy, aluminum gutter, wood louvers, and aluminum store front windows, are employed in the building design. The swimming pool area is enclosed with an aluminum fence on a brick base.

Signage
Signage for the project includes an extensive monument sign, curved in form, and punctuated with brick piers capped with granite, forming a background of the pavilion at the public plaza. The project name Melford Mansions is located on the sign face with a big M on the twisted aluminum fence, as part of the sign feature that can be visible from both Curie Drive and Lake Melford Avenue. However, due to the fact that this area is a public plaza for use by the entire Melford Town Center, this sign should be replaced with a town center sign, as conditioned herein.

Another simplified monument sign featuring two different elements of a short brick pier with cast concrete cap, two taller plates with the project name, and a large M at a 90-degree angle is proposed to be located at the three corner points of the site. The panel of the sign has a brick base and shows a very contemporary appearance. Other signage includes an identical sign text and M logo mounted on the tower of the clubhouse, trail marker sign (metallic aluminum finish), and address and parking signs at each residential building.

Lighting
Freestanding pole and building-mounted lighting fixtures are provided with this DSP, along with a photometric study. The specifications of freestanding pole lights include streetlights, pedestrian walkway lights, such as Acorn-style post lights, and plaza lighting details are provided. All lighting fixtures are full cut-off LED types that limit light spill-over onto adjacent properties. The proposed lighting design is acceptable.

Green Building and Sustainable Site Development Techniques
The proposed multifamily residential complex is intended to achieve LEED (Leadership in Energy and Environmental Design) GOLD certification. However, there was no LEED Score Card submitted with this application. The main techniques to be employed in this development project are summarized, as follows: secure bicycle storage; permeable pavement to reduce runoff; micro-bioretention areas; high-efficiency fixtures; zero use of chlorofluorocarbon-based refrigerants; trash and recyclable storage rooms in each building; and indoor air quality management plans during construction and preoccupancy phases.

Recreational Facilities
In accordance with the formula for determining the value of recreational facilities of the Prince George's County Department of Parks and Recreation, the proposed development of 435 multifamily residential units is obligated with a recreational facility package of approximately $404,000. The applicant proposed facilities and amenities with an estimated cost as follows:

Clubhouse		
Fitness Center	3,150 sq. ft	$630,000
Community/Game Room	2,780 sq. ft	$625,500

Bathhouse	1,500 sq. ft	$225,000
Pool and Pool Deck	7,500 sq. ft	$450,000
Outdoor Party/BBQ Area	8,300 sq. ft	$498,000

The estimated value of $2.4 million of the proposed recreational package as shown above exceeds what is normally required for this development. The timing for the completion of construction and installation of the proposed recreational facilities has been included in this resolution.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance**: The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance.

   a. The subject application is in conformance with the requirements of Section 27-547 of the Zoning Ordinance, which governs uses in all mixed-use zones. Residential dwelling units of all types, excluding mobile homes, are permitted in the M-X-T Zone, subject to Footnote 7, which states that the maximum number and type of dwelling units shall be determined at the time of CSP approval.

      At the time of CSP-06002-01 approval, a total of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space was included. There is only one DSP (DSP-18007) approved for 388 multifamily dwelling units. With the approval of this DSP, the total multifamily dwelling units will be 677, which is below the maximum 1,000 units allowed.

   b. The subject application is in conformance with the requirements of Section 27-547(d), which governs the required mix of uses in all mixed-use zones. The proposal is part of the overall Melford Town Center development, which was approved for a mixed-use development consisting of retail, office, hotel, and residential uses. The subject DSP, which proposes residential uses, contributes toward the overall mix of uses on the larger project, as approved under CSP-06002, when the remainder of the overall development is taken into consideration.

   c. Section 27-546, Site Plans, of the Zoning Ordinance has additional requirements for approval of a DSP in the M-X-T Zone, as follows:

(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

The purposes of the M-X-T Zone, as stated in Section 27-542 of the Zoning Ordinance, are as follows:

(a) The purposes of the M-X-T Zone are:

(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

The multifamily residential use proposed in this DSP is geographically located in the middle of the larger Melford Town Center development that is located at the major interchange of US 50/US 301 and MD 3, in accordance with this purpose. In addition, the project will generate taxes, jobs, and additional residential options, also in accordance with this purpose.

(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;

The subject property will be developed in accordance with the relevant land use policy recommendations contained in Plan 2035 and the Bowie and Vicinity Master Plan and SMA, as described in Section IV of the applicant's statement of justification (SOJ), which is incorporated herein by reference. The multifamily residential use proposed in this DSP will be complementary to the existing and proposed office and retail uses and serves as a catalyst for the mixed-use development contemplated by CSP-06002-01.

(3) **To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The multifamily residential use proposed in this DSP will enhance the value of surrounding land and buildings and serve as a catalyst to the mixed-use development contemplated by the previously approved CSP-06002-01, in accordance with this purpose.

(4) **To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The subject DSP is the second multifamily residential development that is part of a larger CSP, which includes 2,500 residential dwelling units, 268,500 square feet of retail uses, and 260,000 additional square feet of office space. As this will result in shared trips and people being able to walk and bike between varying uses in the development, the subject proposed residential development will support the above purpose.

(5) **To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

The proposed multifamily residential use will provide critical mass to those uses already constructed and will further this purpose. The project will have residents that contribute to 24-hours-a-day synergy and will complement existing and proposed retail, office, and industrial land uses within Melford. This project will further the interaction between uses, as some people who work in the area would have the option to live and shop in the area.

(6) **To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

The proposed multifamily residential use will provide the second multifamily residential component of the horizontal mixed-use development within the Melford Town Center. As mentioned previously, the interaction between uses and those who live, work, shop, and visit the area will blend together harmoniously and complement each other.

(7) **To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;**

The proposed multifamily residential use will be a first step in completing the mixed-use community envisioned by CSP-06002-01. The design of the nine multifamily buildings, in accordance with the multifamily villa design standards approved for the Melford Town Center, create a distinctive image. Future development applications will continue to reflect and emphasize the relationships between individual uses to create a distinctive visual character and identity, consistent with the previously approved CSP and PPS.

(8) **To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;**

SWM policies and other green building and sustainable site development principles are incorporated into the site's development. The SWM Concept Plan for the project (01-0317-207NE15) was approved by the City of Bowie, with conditions, and incorporates innovative SWM techniques, as required above. The overall Melford Town Center will have up to 10 percent of its surface parking spaces utilizing pervious pavement, which is a sustainable development technique that will reduce the amount of impervious surface.

(9) **To permit a flexible response to the market and promote economic vitality and investment; and**

The mixed-use development approved by CSP-06002-01 included three major use categories, retail businesses, office, research or industrial uses, and residential dwellings that are necessary for any mixed-use development to be successful and allow maximum flexibility for a response to the market. As discussed previously, the multifamily residential use proposed with this application is expected to provide the needed residential options to the office, retail, and industrial uses and catalyze the mixed-use development contemplated by CSP-06002-01.

(10) **To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

The subject DSP proposes architectural design that is in accordance with the multifamily villa design guidelines approved in CSP-06002-01 for the town center. The buildings are visually attractive, respond to existing site conditions, and utilize form and massing, architectural materials, and details that respond to the adjacent historic Melford House and Belair Mansion.

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

The subject property, as part of the larger project, was placed in the M-X-T Zone on February 7, 2006, via the Bowie and Vicinity Master Plan and SMA. Thus, the above section does not apply to this application. However, the approved CSP does include comprehensive design guidelines that guide the design of this multifamily residential complex. The SOJ submitted by the applicant provides a review of the applicable guidelines, that are incorporated into this resolution by reference.

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

The proposed multifamily development is part of a larger mixed-use development designed to be physically integrated with both existing and future adjacent development in the area. The DSP is visually integrated with existing and future uses through the use of connecting streets (i.e. Lake Melford Avenue and Curie Drive) and pedestrian systems, including sidewalks and trails, as reflected on the DSP. Further details about the overall transportation network (including pedestrian, bicycle, and automobile connectivity) will be reflected on future DSPs, in conformance with the design guidelines approved with CSP-06002-01. In addition, the approved CSP requires the construction of a pedestrian connection from Lake Melford Avenue to the adjacent retail villages and residential uses in Melford Town Center and further to the residential neighborhood to the west of MD 3. This pedestrian connection will add a further element of an outward orientation.

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

The proposed development of a multifamily residential complex on this site was anticipated by the previously approved CSP-06002-01 and PPS and is therefore compatible with the development concept of Melford and other design elements recommended for the area.

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

The subject DSP proposes high-quality multifamily residential buildings and a clubhouse with amenities that will represent the third residential use proposed within the boundaries of the Melford Town Center. The proposed development has been designed in anticipation of additional uses and structures that will be developed in future phases of the project. Details regarding future uses, building design, and public amenities will be reflected in forthcoming DSPs that reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.

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

The development shown on the DSP will be completed in one phase. However, this development is part of a larger project approved under one previously approved CSP. The development of this site will allow effective integration of subsequent development because this development will provide needed housing options.

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

The overall Melford Town Center development plan (as reflected in approved CSP-06002-01) includes sidewalks on both sides of the internal roads and several internal trail/bicycle connections, in addition to a future master plan trail. The trail along the Patuxent River corridor is shown as two connections from both the north and south ends of the development. These connections are designed to meet the intent of the master plan recommendations. In addition to the proposed network of sidewalks, pedestrian access is further supplemented by the stream valley trail, the trail around the pond, and the proposed trail/bicycle routes. In the review of the prior CSP-06002-01 application, the trails coordinator determined that the trail limits and alignment are acceptable, as shown on the submitted trail construction plans, and fulfill the master plan recommendations for a trail along the stream valley.

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

Details pertaining to areas for pedestrian activities and gathering spaces, specifically the corner public plaza, have been provided in this DSP. The arrangement of these areas generally reflects a well-conceived design for pedestrian and gathering spaces, including attention to material type, landscaping, and street furniture, to give these spaces a well-defined sense of place. The plaza in this DSP is intended for passive activities featuring more open green area that is complementary to the more urban plaza, featuring hardscape, across Curie Drive to the west.

(9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are**

existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

This requirement is not applicable to this DSP.

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

The Planning Board noted that the most recent adequacy finding for the overall M-X-T site was made in 2017 with PPS 4-16006, and the proposed DSP falls within the allowed trip cap.

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

The subject DSP does not propose a mixed-use planned community.

d. Section 27-548, M-X-T Zone Regulations, of the Zoning Ordinance establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed, as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR; and

(2) With the use of the optional method of development—8.00 FAR.

This DSP is part of the approved CSP for the Melford Town Center. The CSP was approved using the optional method of development for the M-X-T Zone, as set forth in Section 27-545 of the Zoning Ordinance. As such, the Melford Town Center is entitled to a maximum floor area ratio (FAR) of 1.4 (0.4 base FAR, plus 1.0 bonus FAR for including 20 or more residential units). The proposed maximum FAR is approximately 0.7 with the approval of this DSP for the entire Melford Town Center, including all existing, currently proposed, and approved gross floor area, in relation to the land area of CSP-06002-01.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The DSP includes a total of 10 buildings on 11 separate parcels, as allowed by this regulation.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

The dimensions for coverage, height, and location of all improvements are reflected on the DSP and are acceptable. Once this DSP is approved, those indicators will be the regulations for the development of this multifamily complex.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

The required landscaping shown is in accordance with the requirements of the applicable sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). See Finding 11 below for a detailed discussion.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor

area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

The FAR for Melford Town Center, including the proposed development, is approximately 0.7, which is calculated in accordance with this requirement and is within the maximum permitted FAR of 1.4 for this development.

(f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

No proposed structures will infringe upon public rights-of-way. The subject project meets this requirement.

(g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The development parcels have frontage on and direct access to public streets, or as determined in PPS 4-16006.

(i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

In accordance with the information provided by the applicant, Building A is 79 feet high; Building B is 91 feet; Buildings 1, 2, 3, and 7 are 81 feet; Buildings 4 and 5 are 69 feet; and Building 6 is approximately 86 feet. All proposed multifamily buildings are below the maximum height of 110 feet.

(j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

As the subject property was rezoned to the M-X-T Zone through an SMA approved on February 7, 2006, this section does not apply to the subject DSP.

e. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance, as follows:

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

The instant DSP proposes parking spaces in surface parking lots, one carport, and structured parking within the first floor of all the multifamily buildings, except for Buildings 4 and 5. This is in conformance with the CSP design guidelines and the appropriate provisions of the Landscape Manual. All the proposed parking lots are conveniently located to serve the intended buildings.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) **Loading docks should be oriented toward service roads and away from major streets or public view; and**

(ii) **Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

There are two loading spaces proposed with this DSP. One loading space is on the south side of Building B and the other is located at the northern end of the covered parking between Buildings 3 and 4. The loading space locations should be clearly labelled on the site plan. A condition has been included in this resolution to require the labelling of the loading spaces on the parking and loading exhibit, prior to certification of this DSP.

(C) **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:**

(i) **The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**

(ii) **Entrance drives should provide adequate space for queuing;**

(iii) **Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**

(iv) **Parking areas should be designed to discourage their use as through-access drives;**

(v) **Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**

(vi) **Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**

(vii) **Parcel pick-up areas should be coordinated with other on-site traffic flows;**

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

The proposed multifamily residential use in this DSP is consistent with the design guidelines approved in CSP-06002-01 for a mixed-use community. The construction of Lake Melford Avenue through the site, and the interconnected on-site circulation will implement a vital circulation element identified in the CSP. The proposed driveway entrances for the Melford Mansions will be complimentary to the planned road network in this portion of the site. All crosswalks along pedestrian sidewalks routes will be prominently identified/marked, and all Americans with Disability Act (ADA) compliant curb cuts will be installed to accommodate handicapped access requirements.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) **Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**

(vi) **If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

The lighting proposed in this DSP meets all the above requirements. All prominent on-site elements, such as the main entrance to each building and parking areas, will be consistently lit. The site will also incorporate full cut-off optics to limit light spill-over onto adjacent properties.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The subject DSP proposes thoughtfully designed residential structures that preserve scenic views. Primarily, views to and from the Melford Historic Site will be maintained, as required by the design guidelines approved with the CSP. It should be noted that no grading is proposed within the environmental setting for the Melford House or Duckett Family Cemetery. Further, the architecture utilizes materials that are complimentary and sympathetic to the adjacent Melford House. Specifically, the proposed buildings utilize brick, other masonry materials and architectural features that respond to the federal style architectural elements present within the Melford House.

(5) Green area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) **Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**

(ii) **Green area should link major site destinations such as buildings and parking areas;**

(iii) **Green area should be well-defined and appropriately scaled to meet its intended use;**

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

The subject DSP contains appropriate green areas for the proposed buildings. Specifically, a public plaza with green space and a pavilion is provided at the intersection of Lake Melford Avenue and Curie Drive that will provide a passive recreational venue for the residents. A significant portion of the main plaza will include seating space (with street furniture/ benches), and decorative pavers. In addition, on-site amenities will also include a clubhouse building with an outdoor pool, courtyard, seating area, grills and a cabana-style lounge, and an associated bathhouse.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

The subject DSP contains details related to the proposed streetscape amenities and hardscape. The proposed streetscape amenities will contribute to an attractive and coordinated design to be shared throughout future sections of the Melford Town Center development.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

All grading will conform to the approved SWM concept plan. Excessive grading will be avoided through the proposed design and all proposed drainage devices will be designed to minimize views of them from public areas to the fullest extent practicable. The buildings are designed to respond to the falling grades present on the site. As such, the proposed buildings slightly step down to be compatible with prevailing topographical conditions in this portion of the Melford Town Center.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

(ii) Service areas should be located conveniently to all buildings served;

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

The service areas are located in the rear of Buildings B and 3. These areas will allow for quick and efficient delivery of items needed for the residential tenants. Trash/dumpster areas are shown on the plans and will be located within the proposed buildings.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

The DSP includes a significant portion of the main plaza that has a large pavilion, significant seating space (with street furniture/benches), and decorative pavers. This public space will be easily accessible to residents and visitors of the entire Melford Town Center project. The plaza space will be connected to the rest of the property by a pedestrian sidewalk network on both sides of the adjacent public streets.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

The multifamily buildings in this DSP conform to the relevant portions of the Design Guidelines approved with the CSP. Specifically, the Melford Mansions represents Multi-Family Villas described on page 41 of the approved Design Guidelines. In addition, the building meets all the required frontage requirements contemplated along the future east/west boulevard, as described on page 37 of the approved Design Guidelines. The proposed buildings are 5 stories along Lake Melford Avenue, exceeding the 3-story minimum height requirement on page 38 of the Design Guidelines. Further, all elevations of the proposed buildings are treated like a front façade by use of high-quality brick and masonry materials (such as cementitious fiber board) on all sides of the buildings. The proposed elevations of the buildings utilize a variety of colors and materials and façade projections to create visual interest.

f. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b).

In a memorandum dated May 20, 2019, Lenhart Traffic Consulting, Inc. provided the required parking analysis for this development and concluded that, with a base parking requirement of 696 spaces and a parking supply of 697 spaces, there are projected to be a surplus of parking spaces using the parking calculation procedures, as outlined in Section 27-574. Lenhart Traffic Consulting, Inc. further concluded that, based upon this information, the site will be adequately parked as proposed. The Planning Board is in agreement with the conclusion of the parking analysis. There is a slight inconsistency between the parking numbers shown on the DSP and in the parking study. The applicant should address the inconsistency prior to certification as conditioned herein.

8. **Conceptual Site Plan CSP-06002 and its amendment:** CSP-06002 was approved by District Council on May 11, 2009. CSP-06002-01, to add 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space to the previous CSP development, was approved by District Council on March 23, 2015, entirely superseding the original CSP-06002 approval. The conditions of CSP-06002 have been fully analyzed in the approval of CSP-06002-01. The 25 conditions attached to CSP-06002-01 are relevant to the review of the subject DSP, as follows:

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

The Planning Board found that developments have been approved by previous DSP applications with a collective trip generation of 1,013 AM and 1,201 PM peak trips. The subject application represents the construction of 435 multifamily dwelling units, which are projected to generate 226 AM and 261 PM peak trips. Collectively, all approved DSPs, plus the subject application, will generate a total of 1,239 AM and 1,462 PM peak trips. Consequently, the trip cap will not be exceeded.

7. **Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:**

a. **The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water**

management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.

Impervious surfaces in this application are minimized to the fullest extent possible, in accordance with the approved SWM concept plan. The proposed multifamily buildings include interior structured parking elements. In accordance with the applicant, this DSP will use pervious pavement for approximately 10 percent of the surface parking within this multifamily residential complex, if soil conditions allow.

b. **The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**

The subject DSP satisfies the approved 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.

c. **Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

The utility installation proposed in this application has been designed to minimize any impacts to environmentally sensitive areas. Any area cleared for this purpose will be reforested.

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

This DSP includes a public plaza at the intersection of Lake Melford Avenue and Curie Drive and open space and amenities associated with the clubhouse. The designed open spaces do not intrude into any natural open spaces, as previously shown on the approved CSP or PPS. An extensive sidewalk system connects the open spaces. The proposed development in this application will allow for a continuation of the planned pedestrian and street network concepts endorsed by the Melford Town Center design guidelines.

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

The correct delineation of streams and regulated stream buffers is shown on the most recent natural resources inventory (NRI). There are no streams, stream buffers, or primary management area (PMA) within the limited buildable envelope, as shown on the DSP.

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

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

      The DSP does not include a SWM pond within its limit of disturbance.

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

      A photometric plan has been provided to indicate that full cut-off lighting system will be used throughout the development.

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

      The proposed buildings in this DSP within the designated view corridors comply with the height requirements for buildings, as approved with the CSP.

   e. **Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.**

      The Melford and Cemetery Historic Site is located to the west and south of the subject site. The architecture for this project has been inspired by the Melford House and Belair Mansion. The multifamily residential buildings offer a variety of building materials and features including brick veneer (in six colors), masonry (in four colors), cementitious siding (in eight colors), and asphalt shingles and standing seam metal roof element (in three colors). The buildings also use a variety of columns and dormers to create interest and connect the structures to other prominent buildings in the area. The proposed architecture is compatible in

scale, mass, proportion, materials, and architecture with the Melford Historic Site.

11. **At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:**

    a. **The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.**

    b. **The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.**

    c. **The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.**

    This DSP includes a comprehensive on-site recreational facility package as discussed in Finding 6 above, with a total value of approximately $2.4 million. In addition, a public plaza is also proposed at the intersection of Lake Melford Avenue and Curie Drive. The number and size of the proposed recreational facilities are appropriate. All facilities will be maintained by the management of The Mansions at Melford Town Center. In accordance with this condition, the timing of the construction of both the public plaza and the clubhouse compound has been conditioned herein.

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

    The environmental setting and impact area for the Melford and Cemetery, Historic Site 71B-016, have been reflected on this DSP.

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

    In accordance with the Historic Preservation Section, the most recent quarterly report received was on July 9, 2019, in accordance with this requirement. This condition will remain applicable to all future DSPs within CSP-06002-01.

17. **The applicant shall provide standard sidewalks along both sides of all internal roads, in keeping with Guideline 3 of Prince George's County Council Resolution**

CR-11-2006. In areas of high pedestrian activity, wide sidewalks shall be required where reasonably appropriate, unless modified by the City of Bowie for portions of sidewalk within the public right-of-way.

The DSP shows 6-foot-wide sidewalks along the subject site's frontage on Curie Drive, Lake Melford Avenue, and throughout the entire site, in accordance with this requirement.

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

This DSP reflects all proposed curb cuts and other appropriate curb extensions.

20. **The illustrative plan provided with the conceptual site plan (CSP) is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other master plan considerations.**

The DSP has been modified from the CSP illustrative plan, in accordance with the approved PPS and environmental, master plan, and other considerations, as allowed by this condition to implement the land use vision, as approved in CSP-06002-01.

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

The development proposed in this DSP will be completed in a single phase of 12 to 16 months.

9. **Preliminary Plan of Subdivision 4-16006:** PPS 4-16006 was approved by the Planning Board on March 9, 2017, with 24 conditions. The resolution of approval (PGCPB No. 17-45) was adopted by the Planning Board on April 6, 2017. The conditions of approval, relevant to the review of this DSP, are as follows:

2. **At the time of final plat, the applicant and the applicant's heirs, successors and or assignees, shall grant a ten-foot-wide public utility easement (PUE) along all public rights-of way, and one side of all private streets, not including alleys. Any deviation from the 10-foot-wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.**

The subject property has frontage along the public rights-of-way of Curie Drive and Lake Melford Avenue. The DSP shows the required 10-foot-wide public utility easement

(PUE) along Curie Drive. However, the DSP does not show the required PUE along Lake Melford Avenue and instead proposes utilities within the public right-of-way. This proposal is consistent with the prior approved PUE variation for the multifamily development west of this site, The Aspen at Melford. The proposed buildings are provided along the frontage of Lake Melford Avenue, therefore shifting the utility location into the public right-of-way. The location of the PUE within the right-of-way, a variation from the normal requirement per Section 24-122(a) of the Subdivision Regulations, was previously coordinated and confirmed with the various utility companies and the City of Bowie. Prior to approval of the final plat, the applicant shall submit a justification, in accordance with Section 24-113 of the Subdivision Regulations.

3. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval and on the approved plan, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

   The multifamily residential use proposed in this DSP is consistent with the approved PPS.

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

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

   a. **Permission of the owner or ownership of the property shall be demonstrated.**

   b. **A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.**

   c. **A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance**

and shall identify the party or parties responsible for the long-term maintenance of the environmental setting.

d. The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.

e. Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.

The Planning Board found that a Phase 1 Historic Setting Vegetation Management Plan has been submitted for the Melford house site. The Vegetation Management Plan is the basis to establish a maintenance program for the protection and care of the historic trees retained, to support the granting of historic tree credits for woodland conservation, and to guide renovation and enhancement of the historic Chesapeake falling garden. Any work within the environmental setting of the historic site requires an Historic Area Work Permit to be reviewed and approved by the Historic Preservation Commission.

16. **Total development shall be limited to uses which generate no more than 2,353 AM peak-hour trips and 2,766 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.**

As discussed previously, the subject application represents the construction of an additional 435 multifamily dwelling units, which are projected to generate 226 AM and 261 PM peak trips. Collectively, all approved DSPs plus the subject application will generate a total of 1,239 AM and 1,462 PM peak trips. The trip cap will not be exceeded.

22. **To help fulfill the purpose of Condition 19 of Conceptual Site Plan CSP-06002-01, "sharrows" shall be installed by the applicant and the applicant's heirs, successors, and/or assignees on Curie Drive (and Science Drive, beyond the Melford Village project limits). The appropriate location(s) and triggers for permitting and construction of the sharrows shall be determined at the time of detailed site plan for each phase of the project.**

The applicant proposes to locate sharrows along the portions of Curie Drive that the Mansions at Melford Town Center will front on. The specific locations will be subject to the final approval of the City of Bowie.

10. **Detailed Site Plan DSP-17020:** DSP-17020, for rough grading and infrastructure for Melford Town Center, was reviewed and approved by the Planning Board on December 7, 2017, subject to three conditions, none of which are applicable to the subject DSP.

11. **2010 Prince George's County Landscape Manual:** Per Section 27-548, landscaping, screening, and buffering within the M-X-T Zone shall be provided, pursuant to the provisions of the Landscape Manual. The proposed multifamily residential complex is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules showing the requirements being met. However, for Section 4.3(c)(2), Interior Parking Lot Planting, the applicant should revise the calculations to separate the parking areas, as conditioned herein.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. The site already has approved Type 1 (TCP1) and Type 2 tree conservation plans. A revised Type 2 Tree Conservation Plan (TCP2-036-99-15) was submitted with the DSP application.

    a. A revised Natural Resources Inventory, NRI-054-06-02, was approved for the subject property on January 16, 2018 because the previous NRIs had exceeded the validity period.

       The environmental and cultural features identified on the revised NRI, and the delineation of the PMA, have been correctly transposed onto the current application plans. The limits of disturbance of the subject DSP contain no PMA.

       At the time of the original approval and subsequent revisions, the NRI number was incorrectly noted as NRI-059-06, when the correct number should be NRI-054-06. This error will be corrected with any future revision to the NRI.

    b. TCP2-036-99-15 indicates that it covers a gross tract area of 428.15 acres, which is the portion of the Melford development (formerly University of Maryland Science and Tech Center) that is subject to the WCO and is significantly larger than the DSP under review.

       The standard woodland conservation worksheet for the overall property indicates that the woodland conservation threshold for the site is 43.26 acres, based on the M-X-T zoning and a net tract area of 288.38 acres. The worksheet indicates that the site contains 161.86 acres of upland woodlands and 85.73 acres of wooded floodplain. The revised TCP2 proposes clearing 113.95 acres of upland woodlands, and 0.23 acre of wooded floodplain. No off-site clearing is proposed. Two federal projects (the Institute for Defense Analysis and the Holocaust Museum Analysis) and previously dedicated rights of-way have been subtracted from the gross tract area consistent with the previous

TCP1 approval. Based upon the clearing proposed, the applicant has calculated that the total woodland conservation requirement for the overall development is 71.97 acres.

The revised TCP2 proposes to meet the requirement with 51.60 acres of on-site preservation, including 12.11 acres of woodland conservation located on property owned by the Maryland-National Capital Park and Planning Commission; 11.91 acres of on-site afforestation-reforestation; 9.24 acres of Specimen/Historic Tree Credit; and 0.42 acres of fee-in-lieu. The plan also requires technical revisions to be in conformance with the applicable WCO, Environmental Planning Section policies, and the Environmental Technical Manual (ETM) as conditioned herein.

The TCP1 plan originally proposed Specimen/Historic Tree Credits within the environmental setting of the Melford historic site and cemetery. With this TCP2 revision, the applicant has submitted a Vegetation Management Plan for the environmental setting of the historic house which proposes the removal of historic trees on the site and requires approval of a variance from Subtitle 25.

c. Effective on September 1, 2010, TCP applications are required to meet the requirements of Subtitle 25, Division 2, which includes the preservation of specimen, champion, and historic trees. Every reasonable effort should be made to preserve the trees in place, with consideration of different species' ability to withstand construction disturbance.

After consideration has been given to the preservation of the specimen or historic trees and there remains a need to remove any, a variance from Section 25-122(b)(1)(G) of the WCO is required. Applicants can request a variance from the provisions of Subtitle 25, provided that all the required findings in Section 25-119(d) of the WCO can be met and the request is not less stringent than the requirements of the applicable provisions of COMAR. An application for a variance must be accompanied by an SOJ stating the reasons for the request and how the request meets each of the required findings.

The NRI and TCP1 indicated that 44 specimen trees were located on the TCP2, which is outside of the environmental setting of the historic site. A Subtitle 25 variance application for the removal of twelve specimen trees was submitted and approved with the PPS.

The TCP2 includes an Historic Tree Table, which identifies individual trees located within the environmental setting of the Melford historic site. Previous approvals of TCP2-036-99 did not propose the removal of any historic trees, and specimen/historic tree credits were allowed based on the undisturbed root zone of the trees preserved.

The current application proposes to remove twelve historic trees within the environmental setting of the Melford house to implement Phase 1 of a historic site vegetation management plan submitted with the current application.

An SOJ, for the removal of twelve historic trees located within the environmental setting of the Melford house, was submitted to the Development Review Division, dated December 20, 2019.

The historic trees proposed for removal are indicated in the table below:

ID	Common Name/ Scientific Name	DBH (inches)	Condition Score/ Condition Rating		Comments	Proposed Disposition
7	Mockernut hickory/ Carya tomentosa	14	70	Good	Mechanical damage	Removal
30	Siberian elm/Ulmus pumilla	16,14,10,9,4,4	5726	Fair	Invasive	Removal
32	Ash sp./Fraxinus sp.	19	0	Dead		Removal
33	Ash sp/Fraxinus sp..	16	0	Dead		Removal
36	Ash sp/Fraxinus sp.	9,5	0	Dead		Removal
A	Willow oak/Quercus phellos.	26	38	Poor	Declining health	Removal
B	White oak/Quercus alba	35	0	Dead		Removal
C	Norway maple/Acer platanoides	38	27	Poor	Trunk and basal decay	Removal
H	Elm sp./Ulmus sp.	47	36	Poor	Root damage and decay	Removal
I	Red maple/Acer rubrum	35	41	Poor	Root damage and decay	Removal
J	American linden/Tilia americana	37	18	Critical	Serious decline	Removal
W	Ash sp./Fraxinus sp.	32	0	Dead		Removal

The SOJ submitted describes the need to remove these trees as the first phase of a rejuvenation of the environmental setting. Five of the trees proposed for removal are already dead, with the majority succumbing to Emerald Ash Borer. Six of the trees proposed for removal are classified as fair to critical condition, with conditions ranging from trunk and basal decay, decline, broken limbs, and mechanical damage. Only one tree is in good condition, but is a volunteer growing in a clump of old yews and needs to be removed so the shrubs can be retained and reshaped.

Section 25-119(d)(1) contains six required findings (text in **BOLD**) to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the removal of 12 historic trees located within the environmental setting.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

The SOJ indicates that the removal of the twelve identified historic trees is necessary to remove hazardous and dead trees, to reduce non-native invasive trees, and to support healthy rejuvenation of plant materials retained on the grounds. The Planning Board finds that the vegetation management proposed is appropriate for the maintenance and enhancement of the environmental setting.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

The SOJ states that the expectation to retain all historic trees on the site would prevent the applicant from ordinary maintenance and management of the environmental setting consistent with the historic resource. The Planning Board agrees that strict enforcement of these rules would deprive the applicant of rights commonly enjoyed by others in similar areas.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

The SOJ states that the applicable development requirements are in effect for the protection of the environmental setting of a historic site, and that no special privilege would be conferred by granting the variance. The tree removal cannot occur without approval of an Historic Area Work Permit. The purpose of the tree removal is enhancement of an historic resource and support for adaptive re-use of the structure. All applicants have the right to request a variance to remove historic trees should they prove special circumstances exist that merit their removal to the Planning Board and the Historic Preservation Commission (HPC).

The Planning Board agrees that the requested variance for the removal of historic trees does not confer any special privilege beyond that granted by the historic designation of the property, and the vegetation management proposed is in accordance with all other development requirements.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The SOJ indicates that the presence and location of historic trees, and the existing conditions and circumstances on the site are not the result of actions by the applicant. The Planning Board finds that the need for the variance is largely based on the existing conditions of the site and the health of trees and is not the result of actions by the applicant.

(E) **The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and**

The SOJ indicates that the request to remove the historic trees is not related to a land or building use on a neighboring property. The Planning Board agrees that the request to remove the trees does not arise from any condition on a neighboring property.

(F) **Granting of the variance will not adversely affect water quality**

The SOJ states that SWM will be provided, and water quality will be addressed, in accordance with state and municipal guidelines. The Planning Board agrees that water quality will not be adversely impacted if the site is managed in accordance with a SWM plan approved by the City of Bowie.

The Planning Board approved the Section 25-122(b)(1)(G) variance request for twelve historic trees (7, 30, 32, 33, 36, A, B, C, H, I, J, and W) based on the above discussion.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area in TCC. The property covered in this DSP is 11.35 acres as listed in the TCC schedule. The TCC schedule should be revised to calculate the requirements based on the total gross acreage. A condition has been included in this resolution to correct the schedule.

14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions and the referral comments are incorporated herein by reference, and the main points are summarized, as follows:

a. **Historic Preservation and Archeological Review**—The Planning Board reviewed a memorandum dated January 22, 2020 (Stabler to Zhang), incorporated herein by reference, which provided a review of all applicable conditions attached to prior approvals pertinent to the review of this DSP, and the Vegetation Management Plan for the Melford Environmental Setting has been included in the findings of this resolution. Based on that review, the Planning Board concluded that the materials and the color palettes of the proposed buildings are compatible with the historic character of the Melford Historic Site, and the Vegetation Management Plan will promote the health and protection of healthy historic specimen trees within the Melford Historic Site and provide a plan for the continued maintenance of the grounds.

b. **Community Planning**—The Planning Board reviewed a memorandum dated January 16, 2020 (D'Ambrosi to Zhang), incorporated herein by reference, which offered

a discussion of the DSP's conformance with Plan 2035, and indicated that master plan conformance is not required for this application.

c. **Transportation**—The Planning Board reviewed a memorandum dated January 17, 2020 (Burton to Zhang), incorporated herein by reference, which provided an analysis of transportation-related conditions of previous approvals and concluded that on-site traffic circulation and parking is acceptable, and all transportation conditions have been adequately addressed.

d. **Subdivision Review**—The Planning Board reviewed a memorandum dated January 21, 2020 (Sievers to Zhang), incorporated herein by reference, which provided an analysis of the applicable conditions attached to PPS 4-16006 that are relevant to the review of this DSP, as included in Finding 9 above, as well as the following summarized discussion:

This DSP proposes cross access over multiple parcels for the circulation of the multifamily development and clubhouse north of Lake Melford Avenue. The main access driveway is located on Parcel EE and the proposed clubhouse is located with a multifamily building on Parcel FF. Given the multifamily Parcels DD-LL are dependent on one another for access and circulation, the parcels are considered to be one lot.

The Melford Village Plaza is envisioned as a key node within the community. The PPS designates the plaza as two parcels located on either side of Curie Drive. To ensure the joint use and programming of the plaza within the community, ownership of the parcels by the same entity is expected when the adjacent parcel develops.

The DSP includes part of a parcel shown on the PPS as private roadway G. This roadway parcel will need to be reflected on the DSP in its entirety, as there are improvements and utilities within it that serve the subject development. This roadway is shown immediately east of Parcel DD on the DSP but is given no parcel designation. The private road parcel should be labeled and shown to be conveyed to the community association to ensure use in perpetuity with this development.

Parcel V shown on this DSP south of Lake Melford Avenue is dependent on the neighboring property for access, which was approved via DSP-18034 for Melford Town Center. New public road D, as shown on DSP-18034, must be platted, prior to or concurrent with Parcel V so that access may be established prior to approval of a building permit for Parcel V.

e. **Trails**—The Planning Board reviewed a memorandum dated January 21, 2020 (Ryan to Zhang), incorporated herein by reference, which noted that the submitted site plan complies with the previously approved conditions of CSP-06002-01 and PPS 4-16006 and further approved this DSP with one condition related to the provision of bicycle parking for the development that has been included in of this resolution.

f. **Environmental Planning**—The Planning Board reviewed a memorandum dated January 23, 2020 (Finch to Zhang), incorporated herein by reference, which provided a review of all applicable conditions attached to prior approvals that are relevant to the review of this DSP and incorporated in this resolution, as well as the following discussion:

Rare, Threatened, and Endangered Species
The Maryland Department of Natural Resources (DNR) Natural Heritage Program issued a letter dated May 18, 2001 that states that there are no records of rare, threatened, and endangered species plants or animals within this project site. Review of a DNR database indicates that there were more recent records of species of concern known to occur within the vicinity of the site; however, the portions of the subject property currently under review would not be likely to support the species listed. An updated letter from DNR regarding the presence of rare, threatened, and endangered species on the site was submitted as an amendment to the revised NRI, and the finding of no records of rare, threatened, and endangered species in the upland portions of the site was confirmed.

Historic Setting Vegetation Management Plan
With the current application, a Phase 1 Historic Setting Vegetation Management Plan has been submitted to provide guidance for the maintenance and management of the historic trees and landscape features within the 2.71-acre environmental setting for the historic Melford house. The stated goals of the plan are:

(1) To remove low-growing plants that are inconsistent with the landscape setting and impede sight lines onto the historic property.

(2) To remove and/or manage non-native invasive plants that are identified within the landscaped and wooded areas of the environmental setting.

(3) Enhance desirable plantings and suppress undesirable undergrowth with applications of wood mulch.

(4) Remove dead, downed, and hazardous trees as needed.

(5) Plant replacement trees and shrubs to maintain the character of the landscape.

(6) Provide guidance for maintenance during the required four-year maintenance period and beyond.

The first activity proposed by the plan is tree and shrub removal consistent with the requested Subtitle 25 variance for the removal of twelve historic trees which are dead, in poor condition, or inconsistent or detrimental to the landscape character intended for the site. To mitigate for the loss of the historic trees, the applicant proposes to plant ten replacement oak trees (Quercus var.), 3.5 to 4.0 inches in caliper, prior to occupancy of the first townhouse in the associated DSP-18034.

The plan includes recommended general specifications for ongoing tree and landscape maintenance and practices for the removal of twelve historic trees. It is anticipated that the Vegetation Management Plan will be an evolving document that will incorporate best management practices applicable to the site and reflect the intended re-use of the site when identified. All work proposed within the environmental setting of the historic site is subject to an Historic Area Work Permit. The on-going maintenance and management of the site will be provided by the Melford Town Center Business Owner's Association. The Planning Board approved the Phase 1 Vegetation Management Plan.

The Planning Board approved DSP-19052 and TCP2-036-99-15, subject to three conditions that have been included in this resolution.

g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 19, 2019 (Giles to Zhang), incorporated herein by reference, DPIE stated that since the development is in the City of Bowie, coordination with the City for right-of-way dedication, roadway improvements, and the internal subdivision streets is required. DPIE further noted that a SWM concept plan was approved by the City of Bowie on March 20 and April 14, 2017. In closing, DPIE stated that the proposed development will require a DPIE site development fine grading permit. One condition requiring the delineation of the floodplain and easement on the DSP has been included in this resolution.

h. **Prince George's County Police Department**—At the time of this writing, the Police Department did not provide comments on the subject project.

i. **Prince George's County Health Department**—At the time of this writing, the Health Department did not provide comments on the subject project.

j. **City of Bowie**—In a letter dated January 28, 2020 (Boafo to Hewlett), incorporated herein by reference, the City Council of the City of Bowie noted the following:

On Monday, July 1, 2019, the Bowie City Council conducted a public hearing on the referenced DSP. At the conclusion of the public hearing, the City Council voted to recommend approval of DSP-19052 for the Melford Mansions multifamily residential buildings proposed in Melford Town Center with conditions relative to parking, lighting, and the stormwater management plan. The relevant conditions have been included in this resolution.

k. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated January 23, 2020 (Zyla to Zhang), incorporated herein by reference, DPR recommends approval of this DSP with one condition regarding an amendment to the previously recorded Recreational Facilities Agreement that was addressed in the CSP approval.

l. **Washington Suburban Sanitary Commission (WSSC)**— At the time of this writing, WSSC did not provide comments on the subject project.

15. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved in accordance with conditions proposed below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

16. The requirement of Section 27-285(b)(4) reads as follows:

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

The Planning Board found that the regulated environmental features on the subject property have been preserved and/or restored, to the fullest extent possible, based on consistency with the limits of disturbance shown on the previously approved CSP-06002-01 and TCP1-044-98-04; PPS 4-16006 and TCP1-044-98-05. There are no regulated environmental features located within the limits of the current application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-036-99-15, and further APPROVED Detailed Site Plan DSP-19052 for the above described land, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the plan or provide the specified information, as follows:

   a. Label the two loading spaces on Sheet A102.

   b. Clarify the acreage of the land area included in the DSP and area of each proposed parcel in the general notes and on all plan sheets. Provide plan sheets for the entirety of the area of the DSP.

   c. Delineate the proposed property lines with all bearings and distances and label the proposed parcels in entirety.

   d. Revise tree canopy coverage schedule to include the entire site in the calculation of tree canopy coverage.

   e. Replace the Melford Mansions signage with Melford Town Center signage on the decorative landscape wall/fence located on Parcel JJ behind the pavilion.

f. Label Parcel JJ as to be conveyed to the Community Association.

g. Reconcile the development data on the site plan with the Development Data in the resolution.

h. Label the gross floor area of each building and a provide a summary chart with a total.

i. Show the entirety of the private road parcel east of Parcel DD; provide the parcel designation, label the parcel to be conveyed to the Community Association and revise all applicable notes and acreages to account for the inclusion of this road parcel.

j. Show the approved floodplain delineation and floodplain easement on the site plan.

k. Revise the landscape plan and the associated schedule to show conformance with the requirements of Section 4.3(c)(2), for parking lot interior planting.

l. Revise the parking calculation on the site plan to be consistent with the parking study dated May 20, 2019 (by Lenhart Traffic Consulting, Inc.).

m. Address the discrepancies regarding parking, as follows:

(1) Total number of compact parking spaces, and what appears in the table on Sheet DSP-7 shall be reconciled to reflect the correct number of spaces shown on the plans.

(2) The number and identification of compact parking spaces to the east of and between Buildings 4 and 5 that are shown on Sheet DSP-8, Sheet A-101, and Sheet A-102 shall be shown on the plans.

(3) The number of handicap-accessible parking spaces proposed in the project, and the number of such spaces shown in the parking tabulation table on Sheet DSP-7, shall be reconciled to reflect the correct number of spaces shown on the plans.

(4) The seven compact parking spaces proposed south of Building 5 shall be identified as such on Sheet A-101.

n. Revise the parking tabulation table on Sheet DSP-7 to show the correct number of on-site parallel parking spaces (24), and the correct number of parallel parking spaces proposed on Lake Melford Avenue (32).

o. Provide additional lighting in the following areas where there is currently inadequate lighting proposed: along the walkway to the west of Building 6 (Sheet DSP-20); in the southwestern area of Building 1 (Sheet DSP-20); and, in the pool deck area north of the bath house (Sheet DSP-21).

p. Indicate the location and number of bike racks.

q. Provide a detail of the signage proposed at the head of each compact parking space.

r. Revise the Type 2 tree conservation plan (TCP2), as follows:

(1) Reconcile all worksheets to reflect any changes to woodland conservation requirements and fulfillment resulting from required revisions.

(2) Standard TCP2 Note 1 shall be revised to add the DSP case number.

(3) Confirm the area of historic tree credit provided by determining the quantity of undisturbed retained critical root zone associated with historic trees to be retained within the environmental setting and revise the woodland conservation worksheets, as indicated.

(4) Add a variance note under the woodland conservation worksheet and complete to reflect the variance approval:

"NOTE: This plan is in accordance with a variance from the strict requirements of Subtitle 25 approved by the Planning Board on (add date): for the removal of twelve historic trees (Section 25-122(b)(1)(c)): 7, 30, 32, 33, 36, A, B, C, H, I, J, and W."

(5) Update tables and calculations as needed to reflect the required revisions.

(6) Have the revised plan signed and dated by the qualified professional who prepared it.

2. Prior to approval of final plat, the applicant, and the applicant's heirs, successors, and/or assignees shall:

a. Submit a variation from Section 24-122(a), in accordance with Section 24-113 of the Subdivision Regulations, for placement of the utilities within the right-of-way for those parcels along Lake Melford Avenue and obtain consent from the City of Bowie.

b. Demonstrate that a business owners' association, or other appropriate community ownership association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section for review to ensure the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber and folio of the declaration of covenants shall be noted on the final plat, prior to recordation.

3. Prior to, or concurrent with, the approval of a final plat for Parcel V, the abutting roadway known as new public road D, as approved with DSP-18034, shall be dedicated to public use.

4. Prior to approval of any grading permits for this detailed site plan (DSP), the applicant shall:

   a. Submit a copy of the technical stormwater management plan to be reviewed for conformance with the DSP and Type 2 tree conservation plan.

   b. Submit a copy of the approved Final Erosion and Sediment Control Plan to be reviewed for conformance with the limits of disturbance shown on the DSP and Type 2 tree conservation plan and technical stormwater management approval.

5. Prior to approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the north-east quadrant of the intersection of Curie Drive and Lake Melford Avenue.

6. Prior to approval of the 8th residential building permit for this DSP, the applicant shall complete the construction of the clubhouse and installation of all associated amenities.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, February 20, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 12th day of March 2020.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:nz

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Adopted by the Prince George's County Planning Board this 12th day of March 2020.

Elizabeth M. Hewlett
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:nz

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 2/28/2020

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

February 21, 2023

RECEIVED
February 21, 2023
CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY, MD

St John Properties, Inc.
2560 Lord Baltimore Drive
Baltimore, MD 21244

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-22043
Melford Mansions

Dear Applicant:

This is to advise you that, on **February 16, 2023,** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-3605 of the Prince George's County Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice **(February 21, 2023)** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or

2. Within the 30 days (or other period specified by Section 27-3301(c) of the Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: _____
Reviewer

Attachment: PGCPB Resolution No. **2023-09**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2023-09 File No. DSP-22043

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Town Activity Center–Edge Zone (TAC-E); and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, development applications may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on January 26, 2023, regarding Detailed Site Plan DSP-22043 for Melford Mansions, the Planning Board finds:

1. **Request:** The subject application is a detailed site plan (DSP) for development of a multifamily residential complex consisting of 435 multifamily dwelling units in 9 separate buildings, and one 12,000-square-foot clubhouse, with a swimming pool and other associated amenities.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	TAC-E	M-X-T
Use	Vacant	Multifamily Residential
Acreage (Gross)	11.42	11.42*
Building Square Feet (Gross floor area) sq. ft.	**0**	**706,364****
Residential Units		562,486
clubhouse and bathhouse		12,000
1st Floor Garage and G1 Basement		131,878
Total Dwelling Units	**-**	**435**
1 Bedroom		188
2 Bedroom		171
2 Bedroom plus den		28
3 Bedroom		48
Building Height		4 to 5 Stories
Total Parking Spaces Provided		**697*****
Standard Spaces	-	485
Compact Spaces	-	168
Parallel (On-site)		19
Standard Handicap-Accessible Spaces	-	25
Of which Van Accessible	-	6
Loading Spaces Provided (12 ft. by 33 ft.)	**-**	**2**

Notes: *The total acreage of the site is incorrect on the DSP. A condition is provided herein, to provide the correct area, 11.42 acres, throughout the DSP.

**The gross floor areas (GFA) on the table do not match what is provided for each building in the DSP and neither result in the total GFA provided. A condition has been provided herein, to correct the table on DSP, as well as all other gross floor area tabulations, to be consistent with the correct sum of the building gross floor area.

***Per Sections 27-574 and 27-583 of the prior Prince George's County Zoning Ordinance, there is no specific required number of parking or loading spaces in the prior Mixed Use-Transportation Oriented (M-X-T) Zone. The applicant submitted an analysis (dated May 20, 2019, by Lenhart Traffic Consulting, Inc.) to be approved by the Prince George's County Planning Board. See Finding 7 for a discussion of the parking analysis.

3. **Location:** The larger Melford property is located in the northeastern quadrant of the intersection of MD 3 (Robert Crain Highway) and US 50/US 301 (John Hanson Highway), in Planning

Area 71B and Council District 4, within the City of Bowie. The specific site included in this DSP is located on the north side of Lake Melford Avenue, in the northeast quadrant of its intersection with Curie Drive, in the geographic center of Melford Town Center.

4. **Surrounding Uses:** The overall Melford site is bounded to the north by single-family detached dwellings in the Residential-Agricultural (R-A) Zone and vacant park property in the Reserved Open Space Zone; to the east by the Patuxent River; to the south by the US 50/US 301 right-of-way and a vacant property in the Open Space (O-S) Zone; and to the west by the MD 3 right-of-way. The subject DSP site is within the geographical center of Melford Town Center, which is located at the intersection of Curie Drive and Lake Melford Avenue. The site is bounded to the north by existing woodland; to the east by undeveloped land in the Melford Town Center, with an existing stormwater management (SWM) pond and woodland beyond; to the west by the public right-of-way of Curie Drive and the approved DSP-18007, The Aspen at Melford Town Center beyond; and to the south, beyond the right-of-way of Lake Melford Avenue, by townhouse development approved in an infrastructure DSP-18034, all in the M-X-T Zone.

5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-940,1 for the overall Melford development (formerly known as the Maryland Science and Technology Center), with 10 conditions (Zoning Ordinance No. 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Planning Board decision (PGCPB Resolution No. 86-107) for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. Between 1986 and 2005, several specific design plans (SDPs) and preliminary plans of subdivision (PPS) were approved for the development.

   The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA) rezoned the property from the E-I-A Zone to the M-X-T Zone.

   Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007, for mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. Subsequently, on May 11, 2009, the District Council approved CSP-06002, with 29 conditions and 4 modifications, rejecting the residential component of the proposed development. Over the years, numerous SDPs and DSPs have been approved for the subject property, in support of the office, flex, hotel, and institutional uses, although not all have been constructed.

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

CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128), for the addition of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, 1,000 multifamily dwelling units, 268,500 square feet of retail uses, and 260,000 square feet of office space to the previous CSP development. The CSP amendment was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an Order of Approval on March 23, 2015, supporting the development, as approved by the Planning Board.

PPS 4-16006 was approved by the Planning Board on March 9, 2017, for 256 lots and 50 parcels, to accommodate 359,500 square feet of commercial uses (124,500 square feet of commercial retail and 235,000 square feet of office and medical offices), and 1,793 residential units (283 attached units and 1,500 multifamily units). The Planning Board adopted PGCPB Resolution No. 17-45 on April 6, 2017. A request for reconsideration was granted on May 18, 2017; however, on June 29, 2017, the case was appealed to the Circuit Court for Prince George's County and the reconsideration request was dismissed, without prejudice, on July 20, 2017.

DSP-17020, for grading and infrastructure of Melford Town Center, was approved and its resolution adopted by the Planning Board on December 7, 2017 (PGCPB Resolution No. 17-152), with three conditions.

DSP-18007, for a 388-unit multifamily building located on a 6.62-acre area, was approved by the Planning Board on July 12, 2018, subject to six conditions, and the resolution (PGCPB Resolution No. 18-66) was adopted on July 26, 2018. A staff-level amendment to the DSP was approved on November 21, 2019.

DSP-18026, for 57,845 square feet of commercial retail space on an 8.83-acre area, was approved by the Planning Board on January 17, 2019, subject to three conditions, and the resolution (PGCPB Resolution No. 19-12) was adopted on January 24, 2019.

DSP-18034, for infrastructure for 205 single-family attached (townhouses) and 44 two-family attached dwelling units, on a 28.38-acre area, was approved by the Planning Board on January 17, 2019, subject to four conditions, and the resolution (PGCPB Resolution No. 19-13) was adopted on January 24, 2019.

DSP-19052, for a multifamily residential complex consisting of 435 multifamily dwelling units and a 12,000-square-foot clubhouse with a swimming pool and other associated amenities, was approved by the Planning Board on February 20, 2020 (PGCPB Resolution No. 2020-24), subject to six conditions. A subsequent amendment, DSP-19052-01, was approved by the Director on March 5, 2021, for minor adjustments to the DSP, including architectural elevations, parking, and other on-site improvements. The approval of DSP-19052 is scheduled to expire on February 20, 2023, thus necessitating the subject application for a new DSP.

The site also has an approved City of Bowie SWM Concept Plan, 01-0420-207NE15, which is valid until May 19, 2023.

6. **Design Features:** The subject DSP proposes a multifamily residential complex consisting of nine individual buildings and a clubhouse with an inground swimming pool, bathhouse, and outdoor sitting areas including deck space, lounge chairs, cabanas, and grills. All buildings, except for Building B, are located in the northeast quadrant of the intersection of Lake Melford Avenue and Curie Drive. Building B is located on the south side of Lake Melford Avenue, surrounded on three sides by the townhouse development previously approved in DSP-18034. The subject site is accessed via three vehicular drives from both Curie Drive and Lake Melford Avenue. The eight residential buildings on the north side of Lake Melford Avenue are arranged to address both frontages of Curie Drive and Lake Melford Avenue, with the clubhouse in the center. Surface parking lots are located throughout the site to be as close as possible to the buildings.

A public plaza, featuring green space and a sitting area as a focal point, is located adjacent to the intersection of Curie Drive and Lake Melford Avenue. This public open space is complementary in character to the public plaza across Curie Drive to the west that features an expanse of hardscape, as approved in DSP-18007. Sidewalks are proposed on both sides of all roadways and most of the parking lots connecting the plaza and the clubhouse with the rest of the site.

Architecture
The building design is inspired by the design, materials, and articulation of the existing historic Melford House, the Belair Mansions, and other historically inspired architectural styles in the general area. All buildings are designed in a coordinated manner, featuring three-parts composition and asphalt-shingled hip roofs with various types of dormers and other roof articulation. The buildings are finished with a combination of brick veneer and cementitious panels. Other architectural features such as white composite siding trim, columns, and balconies, are also used extensively on the buildings. Other design techniques such as varying the building massing, providing projections, and recessing different parts of the building plate, along with various vertical treatments have been used to break down the expanse of horizontal volume of all residential buildings. Various canopy styles have been used at the main entrances, to provide unique treatments to each building. Finish materials have also been used on different parts of the elevation to create visual interest. All residential buildings are four to five stories in height, between 69 and 91 feet. The architectural design is in conformance with the previously approved Melford Village Design Guidelines for multifamily buildings, also known as multifamily villas.

The one-story, 42-foot-high clubhouse is designed in a similar way, but with a standing seam metal pitched roof. A tower element is also used to mark the main entrance to the building. Other materials and parts, such as vertical wood siding, cast stone, metal coping, metal canopy, aluminum gutter, wood louvers, and aluminum store front windows are employed in the building design. The swimming pool area is enclosed with an aluminum fence on a brick base.

Signage
Signage for the project includes an extensive monument sign, curved around the small plaza with the gazebo serving as the focal point. The sign is punctuated with brick piers capped with granite, forming a background of the pavilion at the public plaza. “Melford Town Center” is affixed to the sign face with twisted aluminum fence serving as the backing as part of the sign feature.

Another simplified monument sign featuring two different elements of a short brick pier with cast concrete cap, two taller plates with the project name, and a large M at a 90-degree angle is proposed to be located at the three corner points of the site. The panel of the sign has a brick base and shows a very contemporary appearance. Other signage includes an identical sign text and M logo mounted on the tower of the clubhouse, trail marker sign (metallic aluminum finish), and address and parking signs at each residential building.

Lighting

Freestanding pole and building-mounted lighting fixtures are provided with this DSP, along with a photometric study. The specifications of freestanding pole lights include streetlights, pedestrian walkway lights, such as Acorn-style post lights, and plaza lighting details are provided. All lighting fixtures are full cut-off light-emitting diode types that limit light spill-over onto adjacent properties. The proposed lighting design is acceptable.

Green Building and Sustainable Site Development Techniques

The proposed multifamily residential complex is intended to achieve Leadership in Energy and Environmental Design (LEED) Gold certification; however, there was no LEED Score Card submitted with this application. The main green building and sustainable site development techniques to be employed in this development project are summarized as follows: secure bicycle storage; permeable pavement to reduce runoff; micro-bioretention areas; high-efficiency fixtures; zero use of chlorofluorocarbon-based refrigerants; trash and recyclable storage rooms in each building; and indoor air quality management plans during construction and preoccupancy phases.

Recreational Facilities

In accordance with the formula for determining the value of recreational facilities of the Prince George's County Department of Parks and Recreation (DPR), the proposed development of 435 multifamily residential units is obligated, with a recreational facility package of approximately $404,000. The applicant proposed facilities and amenities with an estimated cost as follows:

Clubhouse		
Fitness Center	3,150 sq. ft	$630,000
Community/Game Room	2,780 sq. ft	$625,500
Bathhouse	1,525 sq. ft	$228,750
Pool and Pool Deck	7,500 sq. ft	$450,000
Outdoor Party/BBQ Area	7,100 sq. ft	$426,000

The estimated value of $2.36 million of the proposed recreational package, as shown above, exceeds what is normally required for this development. The timing for the completion of construction and installation of the proposed recreational facilities has been included in the conditions contained herein.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance**: The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance.

a. The subject application is in conformance with the requirements of Section 27-547 of the prior Zoning Ordinance, which governs uses in all mixed-use zones. Residential dwelling units of all types, excluding mobile homes, are permitted in the M-X-T Zone, subject to Footnote 7, which states that the maximum number and type of dwelling units shall be determined at the time of CSP approval.

At the time of CSP-06002-01 approval, a total of 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space was included. To date, only 388 multifamily dwelling units have been approved, through DSP-18007. With the approval of the subject DSP, the total number of multifamily dwelling units will be 823, which is below the maximum 1,000 units allowed.

b. The subject application is in conformance with the requirements of Section 27-547(d) of the prior Zoning Ordinance, which governs the required mix of uses in all mixed-use zones. The proposal is part of the overall Melford Town Center development, which was approved for a mixed-use development consisting of retail, office, hotel, and residential uses. The subject DSP, which proposes residential uses, contributes toward the overall mix of uses on the larger project, as approved under CSP-06002, when the remainder of the overall development is taken into consideration.

c. Section 27-546, Site Plans, of the prior Zoning Ordinance has additional requirements for approval of a DSP in the M-X-T Zone, as follows:

(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

The purposes of the M-X-T Zone, as stated in Section 27-542 of the prior Zoning Ordinance, are as follows:

(a) The purposes of the M-X-T Zone are:

(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit

stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

The multifamily residential use proposed in this DSP is geographically located in the middle of the larger Melford Town Center development that is located at the major interchange of US 50/US 301 and MD 3, in accordance with this purpose. In addition, the project will generate taxes, jobs, and additional residential options, also in accordance with this purpose.

(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;

This property will be developed in accordance with the relevant land use policy recommendations contained in Plan 2035 and the Bowie and Vicinity Master Plan and SMA. The multifamily residential use proposed in this DSP will be complementary to the existing and proposed office and retail uses and serves as a catalyst for the mixed-use development contemplated by CSP-06002-01.

(3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;

The multifamily residential use proposed in this DSP will enhance the value of surrounding land and buildings and serve as a catalyst to the mixed-use development contemplated by the previously approved CSP-06002-01, in accordance with this purpose.

(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;

The multifamily residential development for this application and the other applications within Melford includes 2,500 residential dwelling units, 268,500 square feet of retail uses, and 260,000 additional square feet of office space. As this will result in shared trips and people being able to walk and bike between varying uses in the development, the subject proposed residential development will support the above purpose. Further, the street system is being designed to accommodate bus service, which will eventually bring public transportation to this community.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

The proposed multifamily residential use will provide critical mass to those uses already constructed and will further this purpose. The project will have residents that contribute to 24-hours-a-day synergy and will complement existing and proposed retail, office, and industrial land uses within Melford. This project will further the interaction between uses, as some people who work in the area would have the option to live and shop in the area.

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

The proposed multifamily residential use will provide the second multifamily residential component of the horizontal mixed-use development within the Melford Town Center. As mentioned previously, the interaction between uses and those who live, work, shop, and visit the area will blend together harmoniously and complement each other.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

The proposed multifamily residential use will be a first step in completing the mixed-use community envisioned by CSP-06002-01. The design of the nine multifamily buildings, in accordance with the multifamily villa design standards approved for the Melford Town Center, create a distinctive image.

Future development applications will continue to reflect and emphasize the relationships between individual uses to create a distinctive visual character and identity, consistent with the previously approved CSP and PPS.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

SWM policies and other green building and sustainable site development principles are incorporated into the site's development. The SWM concept plan for the project (01-0317-207NE15) was approved by the City of Bowie, with conditions, and incorporates innovative SWM techniques, as required above. The overall Melford Town Center will have up to 10 percent of its surface parking spaces utilizing pervious pavement, which is a sustainable development technique that will reduce the amount of impervious surface.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

The mixed-use development approved by CSP-06002-01 includes three major use categories, retail businesses, office, research or industrial uses, and residential dwellings that are necessary for any mixed-use development to be successful and allow maximum flexibility for a response to the market. As discussed previously, the multifamily residential use proposed with this application is expected to provide the needed residential options to the office, retail, and industrial uses and catalyze the mixed-use development contemplated by CSP-06002-01.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

The subject DSP proposes architectural design, in accordance with the multifamily villa design guidelines approved in CSP-06002-01, for the town center. The buildings are visually attractive, respond to existing site conditions, and utilize form and massing, architectural materials, and details that respond to the adjacent historic Melford House and Belair Mansion.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;

The subject property, as part of the larger project, was placed in the M-X-T Zone on February 7, 2006, via the Bowie and Vicinity Master Plan and SMA. Thus, the above section does not apply to this application; however, the approved CSP does include comprehensive design guidelines that guide the design of this multifamily residential complex. The statement of justification submitted by the applicant provides a review of the applicable guidelines, which are incorporated into this approval by reference.

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

The proposed multifamily development is part of a larger mixed-use development designed to be physically integrated with both existing and future adjacent development in the area. The DSP is visually integrated with existing and future uses through the use of connecting streets like Lake Melford Avenue and Curie Drive, and pedestrian systems, including sidewalks and trails, as reflected on the DSP. Further details about the overall transportation network, including pedestrian, bicycle, and automobile connectivity, will be reflected on future DSPs, in conformance with the design guidelines approved with CSP-06002-01.

In addition, the approved CSP requires the construction of a pedestrian connection from Lake Melford Avenue to the adjacent retail villages and residential uses in Melford Town Center and further to the residential neighborhood to the west of MD 3. This pedestrian connection will add a further element of an outward orientation.

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

The proposed development of a multifamily residential complex on this site was anticipated by the previously approved CSP-06002-01 and PPS, and therefore, is compatible with the development concept of Melford and other design elements recommended for the area.

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

The subject DSP proposes high-quality multifamily residential buildings and a clubhouse with amenities that will complement the other residential uses proposed within the boundaries of the Melford Town Center. This development has been designed in anticipation of additional uses and structures that will be developed in future phases of the project. Details regarding future uses, building design, and public amenities will be reflected in forthcoming DSPs that reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.

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

The development shown on the DSP will be completed in one phase. However, this development is part of a larger project approved under one previously approved CSP. The development of this site will allow effective integration of subsequent development because this development will provide needed housing options.

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

The overall Melford Town Center development plan as reflected on the approved CSP-06002-01 includes sidewalks on both sides of the internal roads and several internal trail/bicycle connections, in addition to a

future master plan trail. The trail along the Patuxent River corridor is shown as two connections from both the north and south ends of the development. These connections are designed to meet the intent of the master plan recommendations. In addition to the proposed network of sidewalks, pedestrian access is further supplemented by the stream valley trail, the trail around the pond, and the proposed trail/bicycle routes. In the review of the prior CSP-06002-01 application, Transportation Planning staff determined that the trail limits and alignment are acceptable, as shown on the submitted trail construction plans, and fulfill the master plan recommendations for a trail along the stream valley.

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

Details pertaining to areas for pedestrian activities and gathering spaces, specifically the corner public plaza, have been provided in this DSP. The arrangement of these areas generally reflects a well-conceived design for pedestrian activities and gathering spaces, including attention to material type, landscaping, and street furniture, to give these spaces a well-defined sense of place. The plaza in this DSP is intended for passive activities, featuring more open green area that is complementary to the more urban plaza featuring hardscape, across Curie Drive to the west.

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

This requirement is not applicable to this DSP.

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

The Transportation Planning Section noted that the most recent adequacy finding for the overall M-X-T-zoned site was made in 2017, with PPS 4-16006, and the proposed DSP falls within the allowed trip cap.

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

The subject DSP does not propose a mixed-use planned community.

d. Section 27-548, M-X-T Zone Regulations, of the prior Zoning Ordinance establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed, as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR; and

(2) With the use of the optional method of development—8.00 FAR.

This DSP is part of the approved CSP for the Melford Town Center. The CSP was approved using the optional method of development for the M-X-T Zone, as set forth in Section 27-545 of the prior Zoning Ordinance. As such, the Melford Town Center is entitled to a maximum floor area ratio (FAR) of 1.4 (0.4 base FAR, plus 1.0 bonus FAR for including 20 or more residential units). The proposed maximum FAR is approximately 0.7 with the approval of this DSP for the entire Melford Town Center, including all existing, currently proposed, and approved gross floor area in relation to the land area of CSP-06002-01.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The DSP includes a total of 10 buildings on 11 separate parcels, as allowed by this regulation.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

The dimensions for coverage, height, and location of all improvements are reflected on the DSP and are acceptable. Once this DSP is approved, those indicators will be the regulations for the development of this multifamily complex.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

The required landscaping shown is in accordance with the requirements of the applicable sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). See Finding 11 below for a detailed discussion.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

The FAR for Melford Town Center, including the proposed development, is approximately 0.7, which is calculated in accordance with this requirement and is within the maximum permitted FAR of 1.4 for this development.

(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

No proposed structures will infringe upon public rights-of-way. The subject project meets this requirement.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

The development parcels have frontage on and direct access to public streets.

(i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.

In accordance with the information provided by the applicant, Building A is 79 feet high; Building B is 91 feet; Buildings 1, 2, 3, and 7 are 81 feet; Buildings 4 and 5 are 69 feet; and Building 6 is approximately 86 feet. All proposed multifamily buildings are below the maximum height of 110 feet.

(j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).

As the subject property was rezoned to the M-X-T Zone through a sectional map amendment, approved on February 7, 2006, this section does not apply to the subject DSP.

e. Section 27-274 of the prior Zoning Ordinance establishes the required design guidelines for site and streetscape amenities for DSPs. The proposed plan meets all the site design guidelines by providing safe, efficient, and convenient vehicular and pedestrian circulation. Adequate lighting and landscaping to enhance the enjoyment of the site is also provided for the uses on the site. The subject DSP has been developed, in accordance with the relevant design guidelines, as referenced in Section 27-283 and contained in Section 27-274, as follows:

(1) General

(A) The Plan should promote the purposes of the Conceptual Site Plan.

The proposed residential uses in this DSP are consistent with the design approved in CSP-06002-01 for a mixed-use community. The location of the Melford Mansions buildings were designated as a future multifamily residential site, in both the CSP and the PPS. In addition, the Melford Mansions development will allow for creation of a significant portion of the main plaza, located at the intersection of the future Lake Melford Avenue and Curie Drive, which was intended as a primary community element within the CSP.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

This DSP proposes 274 of its parking spaces to be located within multiple structured parking facilities, on the respective first floor of each proposed residential building. This will allow for residents to park within their residential building. Construction of the proposed structured

parking, in this application, will reduce the provision of large uninterrupted expanses of pavement used for a traditional surface parking lot.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

The two exterior loading areas are shown and labeled on the DSP, and are in conformance with the above requirements.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

(ii) Entrance drives should provide adequate space for queuing;

(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;

(iv) Parking areas should be designed to discourage their use as through-access drives;

(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;

(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;

(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

The proposed residential use, in this DSP, is consistent with the design approved in CSP-00002-01 for a mixed-use community. Construction of the east/west boulevard (Lake Melford Avenue) through the site will implement a vital circulation element identified in the CSP. The proposed driveway entrances for the community will be complementary to the planned road network, in this portion of the site. All crosswalks along pedestrian sidewalk routes will be prominently identified/marked, and all Americans with Disabilities Act (ADA) compliant curb cuts will be installed, to accommodate handicap access requirements.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

The lighting proposed in this DSP meets all of the above requirements. All prominent on-site elements, such as the main entrance to each building and any structured parking garage, will be consistently lit throughout the appropriate portions of the day. The site will also incorporate full cut-off optics, to limit light spill-over into adjacent properties.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

This DSP proposes thoughtfully designed residential structures that preserve scenic views. Primarily, views to and from the Melford historic site (both the house and cemetery) will be maintained, as required by the design guidelines approved with the CSP. It should be noted that no grading is proposed within the environmental setting of the Melford House or Duckett Family Cemetery. Further, the architecture utilizes materials that are complementary and sympathetic to the adjacent Melford House. Specifically, the proposed building utilizes brick, other masonry materials, and architectural features that respond to the Federal-style architectural elements present within the Melford House. The location, shape, and height of the building allows the Melford House to remain the highest structure and a prominent building within the project.

(5) Green area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

(ii) Green area should link major site destinations such as buildings and parking areas;

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

This DSP contains appropriate green areas for the proposed buildings. Specifically, multiple interior courtyards will be utilized to place appropriate amenities for the residents. Amenities will include a clubhouse building with an associated pool house, an outdoor pool, a courtyard with a seating area, grills, and a cabana-style lounge. In addition, the main plaza will include a gazebo, significant seating space with street furniture/benches, and decorative pavers.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

This DSP contains details relating to the proposed streetscape amenities and hardscape. The proposed streetscape amenities will contribute to an attractive and coordinated design, to be shared throughout future sections of the Melford Town Center development.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

All grading will conform to regulations and the approved SWM plan. Excessive grading will be avoided through the proposed design and all proposed drainage devices will be de designed to minimize views from public areas, to the fullest extent practicable. The buildings are designed to absorb and respond to the falling grades present at the site. As such, the proposed buildings slightly step down, to be compatible with prevailing topographical conditions in this portion of Melford Town Center.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

(ii) Service areas should be located conveniently to all buildings served;

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

The service areas are located within each building proposed in this application. Access to loading areas will be via internal driveways and will be open to all residents. The buildings themselves will effectively screen views into the service/loading areas.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

This DSP includes a significant portion of the main plaza, which will include a large gazebo, significant seating space with street furniture/benches, and decorative pavers. This public space will be easily accessible to residents and visitors of the entire Melford Town Center project. The plaza space will be framed by a pedestrian sidewalk network on both sides of the surrounding public street network.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

The multifamily buildings in this DSP conform to the relevant portions of the Design Guidelines approved with the CSP-06002-01. Specifically, Melford Mansions represents

"Multi-Family Villas," as described on page 41 of the approved Design Guidelines. In addition, the buildings meet all of the frontage requirements contemplated along the future east/west boulevard, as described on page 37 of the approved Design Guidelines. The proposed buildings include 5 stories along Lake Melford Avenue, exceeding the 3-story minimum height requirement on page 38 of the Design Guidelines. Further, all elevations of the proposed buildings are treated like a "front-façade" by use of high-quality brick and masonry materials (such as cementitious fiber board) on all sides of the buildings. The proposed elevations utilize a variety of colors, materials, and architectural façade projections, to create visual interest.

f. In accordance with Section 27-574, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance.

In a memorandum dated May 20, 2019, Lenhart Traffic Consulting, Inc. provided the required parking analysis for this development and concluded that with a base parking requirement of 696 spaces and a parking supply of 697 spaces, there are projected to be a surplus of parking spaces using the parking calculation procedures, as outlined in Section 27-574. Lenhart Traffic Consulting, Inc. further concluded that based upon this information, the site will be adequately parked, as proposed. The Urban Design Section agrees with the conclusion of the parking analysis.

8. **Conceptual Site Plan CSP-06002 and its amendment:** CSP-06002 was approved by the District Council on May 11, 2009. This approval was entirely superseded by CSP-06002-01, with District Council approval on March 23, 2015. The amendment proposed to add 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, 1,000 multifamily dwelling units, 268,500 square feet of retail uses, and 260,000 square feet of office space to the previous CSP development. The conditions of CSP-06002 have been fully analyzed in the approval of CSP-06002-01. Of the 25 conditions attached to CSP-06002-01, the following are relevant to the review of this DSP**:**

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

In a memorandum dated December 22, 2022, the Transportation Planning Section stated that the findings of DSP-19052 remain valid for this application. Those findings provide that developments have been approved by previous DSP applications with a collective trip generation of 1,013 AM and 1,201 PM peak trips. This application represents the construction of 435 multifamily dwelling units, which are projected to generate 226 AM and 261 PM peak trips. Collectively, all approved DSPs plus the subject application will

generate a total of 1,239 AM and 1,462 PM peak trips. Consequently, the trip cap will not be exceeded.

7. **Prior to approval of a preliminary plan of subdivision or detailed site plan, the applicant shall demonstrate:**

   a. **The development plans shall show minimization of impervious surfaces to the maximum extent possible, through all phases of the project, with the use of permeable paving surfaces in accordance with the approved storm water management concept plan for Melford. Structured parking should be used to the maximum extent reasonably practicable.**

      Impervious surfaces in this application are minimized to the fullest extent possible, in accordance with the approved SWM concept plan. The proposed multifamily buildings include interior structured parking elements. In accordance with the applicant, this DSP will use pervious pavement for approximately 10 percent of the surface parking within this multifamily residential complex, if soil conditions allow.

   b. **The required 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain shall be retained in an undisturbed or restored state to the fullest extent possible, except for impacts approved by the Planning Board. Master-planned trails and connectors to the master plan trail from interior trail networks shall be allowed subject to minimization of impacts.**

      The subject DSP satisfies the approved 100-foot natural buffer for streams and the 150-foot buffer for the 100-year floodplain.

   c. **Clearing for utility installation shall be minimized, especially in environmentally-sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested, in cooperation with the appropriate utility.**

      The utility installation proposed in this application has been designed to minimize any impacts to environmentally sensitive areas. Any area cleared for this purpose will be reforested.

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

      This DSP includes a public plaza at the intersection of Lake Melford Avenue and Curie Drive and open space and amenities associated with the clubhouse. The

designed open spaces do not intrude into any natural open spaces, as previously shown on the approved CSP and PPS. An extensive sidewalk system connects the open spaces. The proposed development in this application will allow for a continuation of the planned pedestrian and street network concepts endorsed by the Melford Town Center design guidelines.

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

The correct delineation of streams and regulated stream buffers is shown on the most recent natural resources inventory (NRI) plan. There are no streams, stream buffers, or primary management area within the limited buildable envelope, as shown on the DSP.

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

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

The DSP does not include a SWM pond within its limit of disturbance.

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

A photometric plan has been provided to indicate that full cut-off lighting systems will be used throughout the development.

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

The proposed buildings in this DSP within the designated view corridors comply with the height requirements for buildings, as approved with the CSP.

e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site.

The Melford and Cemetery historic site is located to the west and south of the subject site. The architecture for this project has been inspired by the Melford House and Belair Mansion. The multifamily residential buildings offer a variety of building materials and features including brick veneer (in six colors), masonry (in four colors), cementitious siding (in eight colors), and asphalt shingles and standing seam metal roof elements (in three colors).

The buildings also use a variety of columns and dormers to create interest and connect the structures to other prominent buildings in the area. The proposed architecture is compatible in scale, mass, proportion, materials, and architecture with the Melford historic site.

11. At the time of detailed site plan, the private on-site recreational facilities within the area of each DSP shall be reviewed. The following issues shall be addressed:

a. The applicant shall provide a final list of proposed private recreational facilities and their cost estimates. The list of facilities provided on page 15 of the conceptual site plan design guidelines shall initially be viewed as the types of facilities required. The appropriateness of the number and size of the facilities will be reviewed at DSP.

b. The minimum size of the proposed private recreational facilities and the timing of their construction shall be determined.

c. The developer and the developer's heirs, successors, and/or assignees shall satisfy the Prince George's County Planning Board that there are adequate provisions to assure retention and future maintenance of the proposed recreational facilities.

This DSP includes a comprehensive on-site recreational facility package, as discussed in Finding 6 above, with a total value of approximately $2.4 million. In addition, a public plaza is also proposed at the intersection of Lake Melford Avenue and Curie Drive. The number and size of the proposed recreational facilities are appropriate. All facilities will be maintained by the management of The Mansions at Melford Town Center. In accordance with this condition, the timing of the construction of both the public plaza and the clubhouse compound has been conditioned herein.

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

The environmental setting and impact area for Melford and Cemetery, Historic Site 71B-016, have been reflected on this DSP.

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

In accordance with the Historic Preservation Section, the most recent quarterly report received was on December 6, 2022, in accordance with this requirement. This condition will remain applicable to all future DSPs within CSP-06002-01.

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

The DSP shows 6-foot-wide sidewalks along the subject site's frontage on Curie Drive, Lake Melford Avenue, and throughout the entire site, in accordance with this requirement.

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

This DSP reflects all proposed curb cuts and other appropriate curb extensions.

20. The illustrative plan provided with the conceptual site plan (CSP) is for illustrative purposes only and does not reflect the final layout for any purpose, including limits of disturbance. The CSP may be used as a guide for the layout to be reviewed with the preliminary plan of subdivision or detailed site plans, but its proposed development should be modified, where development shown in the CSP is not consistent with environmental or other master plan considerations.

The DSP has been modified from the CSP illustrative plan, in accordance with the approved PPS and other considerations, as allowed by this condition, to implement the land use vision as approved in CSP-06002-01.

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

The development proposed in this DSP will be completed in a single phase of 12 to 16 months.

9. **Preliminary Plan of Subdivision 4-16006:** PPS 4-16006 was approved by the Planning Board on March 9, 2017, with 24 conditions. The resolution of approval (PGCPB Resolution No. 17-45) was adopted by the Planning Board on April 6, 2017. The conditions of approval relevant to the review of this DSP are as follows:

2. **At the time of final plat, the applicant and the applicant's heirs, successors and or assignees, shall grant a ten-foot-wide public utility easement (PUE) along all public rights-of way, and one side of all private streets, not including alleys. Any deviation from the 10-foot-wide PUE shall only be allowed upon demonstration of approval by the appropriate public utility. A variation must be approved prior to detailed site plan for any deviation from the 10-foot-wide PUE requirement.**

   This property has frontage along public rights-of-way for Curie Drive and Lake Melford Avenue. Ten-foot-wide public utility easements (PUEs) are shown on both sides of Curie Drive, as per PPS 4-16006 and as previously dedicated; however, this DSP does not provide the required PUE along Lake Melford Avenue and instead proposes utilities within the public right-of-way. A variation from the normal requirement for location of utilities, and a PUE per Section 24-122(a) of the prior Prince George's County Subdivision Regulations, will be required following the approval of this DSP, at the time of final plat. Furthermore, there is one private road (Parcel MM, to be conveyed to community association) proposed with this DSP; however, this DSP does not provide the required PUE along the west side of private road, which is included in this DSP, per Section 24-128(b)(12) of the prior Subdivision Regulations. The required PUE should be provided on the east side of the private road with the future DSP for the portion of the Melford Town Center development located to the east of this property.

3. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval and on the approved plan, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

   The proposed amendment to this DSP does not include a substantial revision to the mix of uses previously approved and does not affect Subtitle 24 adequacy findings for the site.

8. **Development of this subdivision shall be in conformance with approved Type 1 Tree Conservation Plan (TCP1-044-98-05). The following note shall be placed on the Final Plat of Subdivision:**

   > **"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-044-98-05), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."**

A Type 2 Tree Conservation Plan, TCP2-036-99-18, was submitted with the DSP application and found to be in conformance with the Type 1 tree conservation plan (TCP1).

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

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

a. Permission of the owner or ownership of the property shall be demonstrated.

b. A historic tree inventory of the environmental setting of the cemetery shall be prepared and included on the TCP2.

c. A historic setting vegetation management plan for the cemetery shall be prepared for the purpose of identifying vegetation that should be removed to protect the existing graves on-site, to identify recommended maintenance activities, and to propose any additional planting appropriate for the site. The plan shall include a maintenance program for the cemetery to retain an open character over the known gravesites, a cost estimate for implementation of the plan and for a minimum of four years of maintenance and shall identify the party or parties responsible for the long-term maintenance of the environmental setting.

d. The quantity of historic tree credits in the environmental setting shall be calculated and added to the woodland conservation worksheet.

e. Prior to the issuance of grading permits for Melford Village which credit woodland conservation with the cemetery environmental for historic tree credit, a HAWP for implementation of the historic setting vegetation management plan shall be approved, and a bond for implementation of the plan shall be submitted. Bonding shall be held until the requirements of the plan is fully implemented, and four years of maintenance has been monitored.

In a memorandum dated January 23, 2020, for DSP-19052, the Environmental Planning Section stated that a Phase 1 Historic Setting Vegetation Management Plan has been submitted for the Melford house site. The vegetation management plan is the basis to establish a maintenance program for the protection and care of the historic trees retained, to support the granting of historic tree credits for woodland conservation, and to guide renovation and enhancement of the historic Chesapeake falling garden. Any work within the environmental setting of the historic site requires an historic area work permit to be reviewed and approved by the Historic Preservation Commission.

10. **Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**

    c. **At the time of detailed site plan, provide an exhibit that illustrates the location, limits, specification and details of all off-site improvements proffered in the bicycle pedestrian impact statement, or recommended by staff, for the review of the operating agencies. This exhibit shall show the location of all off-site sidewalk construction, ADA ramps, pedestrian signals, crosswalk treatments, ramp reconfiguration and the removal of the roundabout.**

    The applicant provided an exhibit detailing the off-site improvements. Prior to approval of any building permits, the applicant will demonstrate full financial assurances, approved permits for construction through the applicable agencies, and have a timetable for construction and completion.

16. **Total development shall be limited to uses which generate no more than 2,353 AM peak-hour trips and 2,766 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new preliminary plan of subdivision.**

    As discussed previously, the subject application represents the construction of an additional 435 multifamily dwelling units, which are projected to generate 226 AM and 261 PM peak trips. Collectively, all approved DSPs plus the subject application will generate a total of 1,239 AM and 1,462 PM peak trips. The trip cap will not be exceeded.

22. **To help fulfill the purpose of Condition 19 of Conceptual Site Plan CSP-06002-01, "sharrows" shall be installed by the applicant and the applicant's heirs, successors, and/or assignees on Curie Drive (and Science Drive, beyond the Melford Village project limits). The appropriate location(s) and triggers for permitting and**

construction of the sharrows shall be determined at the time of detailed site plan for each phase of the project.

The specific details of sharrows along the portion of Curie Drive, on which Melford Mansions will front, will be subject to the final approval of the City of Bowie.

10. **Detailed Site Plan DSP-17020:** DSP-17020, for rough grading and infrastructure for Melford Town Center, was reviewed and approved by the Planning Board on December 7, 2017, subject to three conditions, none of which are applicable to the subject DSP.

11. **Detailed Site Plan DSP-19052:** DSP-19052was approved by the Planning Board on February 20, 2020 (PGCPB Resolution No. 2020-24), with six conditions. The DSP will expire on February 20, 2023, thus necessitating the subject application, DSP-22043. The development with this application is unchanged from the previous approval; however, this is considered a new application and is subject to a full review and evaluation of required findings.

12. **2010 Prince George's County Landscape Manual:** Per Section 27-548, landscaping, screening, and buffering within the M-X-T Zone shall be provided, pursuant to the provisions of the Landscape Manual. The proposed multifamily residential complex is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules showing the requirements being met. However, for Section 4.3(c)(2), Interior Parking Lot Planting, the applicant should revise the calculations to separate the parking areas, as conditioned herein.

13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it has previously approved tree conservation plans. This site was previously graded under TCP2-036-99. The TCP2 is for the gross tract area of the overall site, which is 428.15 acres, which encompasses all parcels of the original TCP1.

The overall woodland conservation threshold for previously approved TCP2-036-99-18 is 43.26 acres, based on a 15 percent woodland conservation threshold requirement in the M-X-T Zone. The amount of woodland conservation required was 71.97 acres based on the previously approved clearing of 113.95 acres on-site. The TCP2 shows the overall requirements being met with 51.06 acres of on-site preservation, 7.71 acres of afforestation, 9.74 acres of specimen tree credit, 0.42 acre of fee-in-lieu, and 3.04 acres of off-site woodland conservation credits. The limits of disturbance for this DSP are in conformance with TCP2-036-99-18.

a. TCP2-036-99-15 indicates that it covers a gross tract area of 428.15 acres, which is the portion of the Melford development (formerly University of Maryland Science and Tech Center) that is subject to the WCO and is significantly larger than the DSP under review.

The standard woodland conservation worksheet for the overall property indicates that the woodland conservation threshold for the site is 43.26 acres, based on the M-X-T zoning and a net tract area of 288.38 acres. The worksheet indicates that the site contains 168.35 acres of upland woodlands and 85.73 acres of wooded floodplain. The revised TCP2 proposes clearing 113.95 acres of upland woodlands, and 0.23 acre of wooded floodplain. No off-site clearing is proposed. Two federal projects (the Institute for Defense Analysis and the Holocaust Museum Analysis) and previously dedicated rights-of-way have been subtracted from the gross tract area consistent with the previous TCP1 approval. Based upon the clearing proposed, the applicant has calculated that the total woodland conservation requirement for the overall development is 71.97 acres.

TCP2-036-99-18 proposes to meet the requirement with 51.06 acres of on-site preservation, including 12.10 acres of woodland conservation located on property owned by the Maryland-National Capital Park and Planning Commission; 7.71 acres of on-site afforestation-reforestation; 9.74 acres of specimen/historic tree credit; and 0.42 acre of fee-in-lieu. The plan also requires technical revisions to be in conformance with the applicable WCO, Environmental Planning Section policies, and the Environmental Technical Manual, as conditioned herein.

The TCP1 plan originally proposed specimen/historic tree credits within the environmental setting of the Melford historic site and cemetery. With the TCP2, the applicant provided a vegetation management plan for the environmental setting of the historic house which proposes the removal of historic trees on the site and requires approval of a variance from Subtitle 25.

b. Effective on September 1, 2010, tree conservation plan applications are required to meet the requirements of Subtitle 25, Division 2, which includes the preservation of specimen, champion, and historic trees. Every reasonable effort should be made to preserve the trees in place, with consideration of different species' ability to withstand construction disturbance.

The NRI and TCP1 indicated that 44 specimen trees were located on the TCP2, which is outside of the environmental setting of the historic site. A Subtitle 25 variance application for the removal of 12 specimen trees was submitted and approved with the PPS.

Previous revisions to the TCP2 included a historic tree table, which identified individual trees located within the environmental setting of the Melford historic site. A variance for the removal of 12 historic trees within the environmental setting of the Melford house was approved with TCP2-036-99-15, to implement Phase 1 of a historic site vegetation management plan. The variance remains valid and did not expire with the expiration of DSP-19052 because the TCP2 covers the whole development, subsequent TCP2 revisions have occurred, and rough grading permits have been pulled for this site.

14. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area in TCC. The area of this DSP is 11.42 acres and the TCC schedule only represents 11.38 acres; however, the schedule shows 1.19 acres of canopy proposed through landscaping, which exceeds the requirement of 1.14 acres. The TCC schedule should be revised to correct the total gross acreage. A condition has been provided herein to correct the schedule.

15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions and the referral comments are summarized, as follows:

    a. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated December 9, 2022 (Stabler and Smith to Burke), incorporated herein by reference, in which the Historic Preservation Commission (HPC) reviewed DSP-19052 at its January 21, 2020 meeting. The HPC voted 4-1 to recommend approval, with no conditions, to the Planning Board for its review. DSP-19052-01 made minor revisions to the nine multifamily residential buildings and one clubhouse building.

    The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan contains goals and policies related to historic preservation (pages 156–165) and have been adequately addressed through the review of previously approved development plans. The Historic Preservation Section staff recommended approval of DSP-19052-02, without conditions.

    b. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated November 29, 2022(Lester to Burke), incorporated herein by reference, in which the Community Planning Division offered information regarding conformance with Plan 2035, and indicated that master plan conformance is not required for this application.

    c. **Transportation**—The Planning Board has reviewed and adopts the memorandum dated January 4, 2023 (Ryan to Burke), incorporated herein by reference, in which the Transportation Planning Section provided an analysis of transportation-related findings and conditions of previous approvals and concluded that on-site traffic circulation and parking is acceptable, and all transportation conditions have been adequately addressed.

    d. **Subdivision**—The Planning Board has reviewed and adopts the memorandum dated December 22, 2022 (Vatandoost to Burke), incorporated herein by reference, in which the Subdivision Section provided an analysis of the applicable conditions from PPS 4-16006 that are relevant to the review of this DSP, as included in Finding 9 above.

    A Final Plat of Subdivision, 5-20110, subsequent to the approval of PPS 4-16006 and DSP-19052-01, for nine parcels shown on this DSP (Parcels DD, EE, FF, GG, HH, JJ, KK, LL, and MM), was approved by the Planning Board on July 8, 2021, but was not

recorded. Approval of the Plat 2 mylar has been invalidated per Section 24-119(f)(2) of the prior Subdivision Regulations, since the approved mylar has not been recorded within 180 days following the Planning Board's notice of approval. A condition is provided herein requiring that the property must be platted with the lotting pattern shown on this DSP, prior to the expiration of the PPS on April 6, 2023.

e. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated December 22, 2022 (Rea to Burke), incorporated herein by reference, in which the Environmental Planning Section provided a review of all applicable conditions from prior approvals that are relevant to the review of this DSP, as well as the following discussion:

Natural Resources Inventory
NRI-054-06-03 was approved on January 16, 2018 and will expire on January 16, 2023. No additional information is required for the NRI, however, the plan shall be updated or receive a one-year revalidation prior to certification of this DSP. A condition is included herein to obtain a revalidation of the NRI.

Regulated Environmental Features
This DSP does not propose any new impacts to the regulated environmental features on-site or on adjacent sites, and no additional information is required.

f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE**)—At the time of the writing of this approval, DPIE did not provide comments on the subject project; however, since this project is within the City of Bowie, coordination with the City for right-of-way dedication, roadway improvements, and the internal subdivision streets is required. SWM Concept Plan 01-0420-207NE15 was approved by the City of Bowie and will expire on May 19, 2023.

g. **Prince George's County Police Department**—At the time of the writing of this approval, the Police Department did not provide comments on the subject project.

h. **Prince George's County Health Department**—At the time of the writing of this approval, the Health Department did not provide comments on the subject project.

i. **City of Bowie**—The Planning Board has reviewed and adopts the email dated December 7, 2022 (Meinert to Burke), incorporated herein by reference, in which the City of Bowie indicated that there are no additional comments with this application.

j. **Prince George's County Department of Parks and Recreation (DPR)**—The Planning Board has reviewed and adopts the email dated January 4, 2023 (Thompson to Burke), incorporated herein by reference, in which DPR provided that the public recreational facilities agreement is completed.

k. **Washington Suburban Sanitary Commission (WSSC)**—The Planning Board has reviewed and adopts the email dated December 7, 2022 (Kornhauser to Burke), incorporated herein by reference, in which WSSC provided findings and comments to the applicant.

l. **Prince George's County Fire Department**—The Planning Board has reviewed and adopts the email dated December 22, 2022 (Reilly to Burke), incorporated herein by reference, in which the Fire Department provided restrictions on diesel generators indicating that they must be in compliance with Section 11-260 of the Prince George's County Code. A condition is provided herein to ensure compliance.

16. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved in accordance with conditions proposed below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

17. The requirement of Section 27-285(b)(4) of the prior Zoning Ordinance reads as follows:

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

In a memorandum dated December 22, 2022, the Environmental Planning Section indicated that regulated environmental features have been preserved and/or restored, to the fullest extent possible, based on consistency with the limits of disturbance shown on the previously approved CSP-06002-01 and TCP1-044-98-04 and PPS 4-16006 and TCP1-044-98-05. There are no regulated environmental features located within the limits of the current application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-036-99-18, and further APPROVED Detailed Site Plan DSP-22043 for the above-described land, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall revise the plan or provide the specified information, as follows:

a. Revise all references to this DSP as DSP-22043 on all plan sheets.

b. Correct the acreage of the land area included in the DSP and area of each proposed parcel in the general notes and on all plan sheets. Provide plan sheets for the entirety of the area of the DSP.

c. Correct the gross floor area in the table, as well as all other gross floor area tabulations throughout the DSP to be consistent and provide the correct sum of the building gross floor area.

d. Obtain a one-year revalidation to Natural Resources Inventory Plan NRI-054-06-03, or provide a full update.

e. Revise the tree canopy coverage schedule to provide the correct acreage for this application.

2. Prior to approval of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:

a. Submit a variation from Section 24-122(a) of the prior Prince George's County Subdivision Regulations, in accordance with Section 24-113 of the prior Subdivision Regulations, for placement of the utilities within the right-of-way for those parcels along Lake Melford Avenue and obtain agreement from the City of Bowie.

b. Demonstrate that a business owners' association, or other appropriate community ownership association has been established. The draft covenants shall be submitted to the Subdivision Section for review, to ensure the rights of the Maryland-National Capital Park and Planning Commission are included. The Liber and folio of the declaration of covenants shall be noted on the final plat, prior to recordation.

3. Prior to, or concurrent with the approval of a final plat for Parcel V, the abutting roadway known as new Public Road D, as approved with Detailed Site Plan DSP-08034, shall be dedicated to public use.

4. Prior to approval of any grading permits for this detailed site plan (DSP), the applicant shall:

a. Submit a copy of the technical stormwater management plan to be reviewed for conformance with the DSP and Type 2 tree conservation plan.

b. Submit a copy of the approved final erosion and sediment control plan to be reviewed for conformance with the limits of disturbance shown on the DSP and Type 2 tree conservation plan and technical stormwater management approval.

5. Prior to approval of the 4th residential building permit for this detailed site plan, the applicant shall complete the construction of the public plaza at the intersection of Curie Drive and Lake Melford Avenue.

6. Prior to approval of the 8th residential building permit for this detailed site plan, the applicant shall complete the construction of the clubhouse and installation of all associated amenities.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, January 26, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of February 2023.

Peter A. Shapiro
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

PAS:JJ:TB:rpg

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: February 9, 2023

Additional Back-up

For

DSP-22043-03
Melford Mansions

- **EDUCATION**
  BS, Civil Engineering, The Pennsylvania State University, 2005
- **REGISTRATIONS**
  Professional Engineer: MD, DC
- **YEARS OF EXPERIENCE**
  Dewberry • 19
  Prior • 0

Rachel Leitzinger, PE,

SENIOR CIVIL ENGINEER

Ms. Leitzinger brings more than 19 years of project management and design experience on many aspects of the land development process and with various types of projects, including small to large scale residential, commercial, and industrial. The majority of her design work has focused on stormwater management, storm drain design, and sediment control. Her experience also includes street grade establishment plans, lot grading, and water and sewer design. Rachel has prepared design plans for various complex and multi-disciplinary projects in Montgomery, Prince George's, and Charles Counties in Maryland, and the District of Columbia.

Smith Home Farm (Parkside), Upper Marlboro, Prince George's County, MD,
Project Manager & Engineer

Parkside (formerly Smith Home Farm) is a roughly 645 ac project location in Upper Marlboro, MD, in Prince George's County. The site is planned to have approximately 1,388 townhomes, 495 single family homes and 226 two-family attached units. The project also includes 5 Master Planned roadways and a 134 ac public park. The project has been one of the best-selling projects in the state of Maryland for several years. Rachel served as Project Manager, responsible for overseeing all engineering, planning, and surveying services and coordination with review agencies and builders. She also assisted in the design of multiple stormwater management ponds and reviewed various engineering plans.

Woodmore Overlook, Largo, Prince George's County, MD,
Project Manager & Engineer

Woodmore Overlook is a 46 ac. site located in Largo, MD, in Prince George's County. The project consists of 215 townhome units, a 164-unit apartment building, 5 retail pads and associated infrastructure, as well as the missing link of Ruby Lockhart Boulevard, connecting St. Joseph's Drive to Lottsford Road. Located just ½ mile from the Woodmore Town Centre, the project provides for a variety of housing and retail options within a walkable community. Dewberry has provided surveying, planning, landscape architecture, and engineering services for this project. Rachel served a Project Manager, overseeing the planning and engineering services for this job, and performed cursory reviews of the stormwater management, storm drain, and sediment control plans.

Addison Row, Capitol Heights, Prince George's County, MD,
Project Manager & Engineer

Addison Row is a 35 ac. site located in Capitol Heights, MD, in Prince George's County. The project consists of 648 multi-family apartment units, approximately 40,000 square feet of retail space and associated infrastructure. Dewberry has provided surveying, planning, landscape architecture, and engineering services for this project. Rachel served a Project Manager, overseeing the planning and engineering services for this job, designed the sediment control plans for the project, and performed cursory reviews of the stormwater management and storm drain plans.

- **EDUCATION**
  BS • Civil Engineering • Penn State University • 2012
- **REGISTRATIONS**
  PE • VA, MD
- **YEARS OF EXPERIENCE**
  Dewberry • 13

Bryan Focht, PE

SENIOR ASSOCIATE | BUSINESS UNIT MANAGER

Bryan has thirteen years of experience in project management and project engineering in Prince George's County, Maryland. His technical responsibilities included design, engineering, cost estimating, scheduling, and constructability assessment for large residential subdivisions, commercial properties, and industrial sites. The technical design includes Storm Drain, Roadway, Water and Sewer, Stormwater Management, and Sediment Control Design. Bryan provides coordination with Prince George's County, Maryland agencies such as DPIE, SCD, M-NCPPC, and WSSC, and at a state level with MDE and SHA.

Westphalia Town Center, Prince George's County, MD, Project Manager

Responsible for project & client management to oversee all site civil plan approvals and permits for the master developer. Dewberry provided planning and engineering services for this 530-acre site to layout and design the site infrastructure. The property is zoned M-X-T (Mixed-Use-Development). The project involved townhomes, single family residential, retail, commercial, and recreation facilities to serve the residents and patrons of the community.

The Crescents at Largo Town Center, Prince George's County, MD, Project Manager / Design Engineer

Responsible for project & client management to oversee all site civil plan approvals and permits. Dewberry provided planning and engineering services for this 18-acre site to upgrade the existing street, utilities, and stormwater management facilities. The property is zoned M-U-I (Mixed-Use-Infill). The project involved 84 townhomes, 3 Multi-Family Buildings, and recreation facilities to serve the residents and patrons of the community.

The Hotel at the University of Maryland, Prince George's County, MD, Project Manager / Design Engineer

Responsible for project management to oversee all site civil plan approvals and permits. In close coordination with the University, Dewberry provided all civil, landscaping, permitting, and survey services for the 3-acre site known as East Campus in the Innovation Corridor, which was previously a back-end location that housed a greenhouse, storage facilities, and utilities. Dewberry's Lanham and Rockville, Maryland offices worked seamlessly to overcome strict architectural guidelines, sloping roads, and flat elevation demands.

The Crossings at Enterprise – Senior Living Building, Prince George's County, MD, Design Engineer

Responsible for overseeing all storm drain, stormwater management, grading, and sediment control design for the Elderly Care Facility. The subject property was for a planned retirement community, which included a 4-story building with independent living, assisted living, and memory care components. Dewberry provided all civil, landscaping, permitting, and survey services for the 7-acre parcel. Dewberry's Lanham, MD office obtained all plan approvals and permits for the client. They worked hand in hand with the architect to value engineer the site and overcome several design constraints.

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