THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 13, 2021

Elizabeth M. Hewlett, Chairman
Prince George's County Planning Board
County Administration Building
Upper Marlboro, Maryland 20772

Re: Petition to Amend the Basic Plan for Woodside Village
Amendment of Approved Basic Plan (A-9973-02)

Dear Chairman Hewlett:

Pursuant to the provisions of Section 27-197(b) of the Zoning Ordinance, enclosed is a request to amend the approved Basic Plan for the above referenced case, which will require Planning Board review. Comments are required to be submitted to the Zoning Hearing Examiner, the petitioner, and all persons of record no later than September 11, 2021.

The Zoning Hearing Examiner is expected to schedule a public hearing on this matter. Your cooperation in the timely submission of your comments will be appreciated.

Sincerely,

Donna J. Brown
Clerk of the Council

Enclosures

cc: Robert J. Antonetti, Jr., Esq., Attorney for Applicant
Stan D. Brown, Esq., People's Zoning Counsel
Maurene Epps McNeil, Chief Zoning Hearing Examiner
James Hunt, Division Chief, Development Review, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC

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May 25, 2021

VIA FIRST CLASS AND ELECTRONIC MAIL
Hon. Donna J. Brown, Clerk of the Council
Prince George's County Council
14741 Governor Oden Bowie Dr., Room 2198
Upper Marlboro, MD 20772

RE: WOODSIDE VILLAGE (Case & Yergat Properties)
Basic Plan Amendment (A-9973-02)
REVISED Statement of Justification

Dear Ms. Brown:

On behalf of our client, **Woodside Development, LLC** (the "Applicant"), Robert J. Antonetti, Jr., and Shipley and Horne, P.A. submits this statement of justification in support of Basic Plan Amendment (A-9973-02). The Woodside Village project is a tract of land located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road and containing approximately 381.95 acres in the R-M Zone. The subject property is located within Planning Area 78 and Council District 6.

Woodside Village was previously the subject of basic plan application, A-9973 approved by the District Council on February 13, 2007 as part of the *2007 Westphalia Sector Plan and Sectional Map Amendment* (the "Sector Plan") rezoning the subject property from the R-A Zone to the R-M Zone, (See Page 18, SMA 12 of CR-2-2007 (DR-2)). The initial basic plan application, as originally submitted, included four contiguous parcels ranging in size from 63 to 149 acres: Parcel 5 (Yergat); Parcel 14 (A. Bean); Parcel 19 (Case); and Parcels 42 (Suit). The District Council's approval of CR-2-2207 (with amendments) added an additional 11.66-acre abutting parcel (Parcel 13) to the basic plan boundaries. The Applicant is the owner and/or contract purchaser of the Yergat and Case parcels totaling approximately 158.11 acres (leaving approximately 223.65 acres from the initial basic plan area of 381.95 acres).

For purposes of clarity, this application **only includes Parcel 19 and Parcel 42** from the originally approved basic plan for Woodside Village. Section 27-197(b) of the Zoning Ordinance allows an approved basic plan (such as A-9973) to be divided into one or more separate basic plans under certain circumstances as discussed in greater detail in this statement of justification. The status of the parcels contained in the original Woodside Village basic plan

assemblage can be further explained as follows:

Woodside Village Parcel Status

Property Name/Parcel Identification:	Acreage:	Status:
Parcel 5 (Yergat)	78.91 acres	Included in A-9973-02
Parcel 19 (Case)	79.20 acres	Included in A-9973-02
Parcel 14 (A. Bean);	63.30 acres	**Not** included in A-9973-02 (Subject of pending A-9973-01)
Parcels 42 & 48 (Suit Property)	148.7 acres	**Not** included in A-9973-02 (Owned by M-NCPPC)
Parcel 13	11.66 acres	**Not** included in A-9973-02 (Owned by M-NCPPC)

The subject application proposes an amendment to basic plan A-9973 (hereinafter the "Basic Plan Amendment") to divide the initial basic plan area by deleting the Yergat and Case parcels from the total assemblage of properties originally in A-9973. This division is necessary because the total assemblage of properties in A-9973 is no longer under common ownership, (as was the case when A-9973 was approved), thus making the implementation of the initial basic plan a practical impossibility. The 63.30-acre Bean Property (Parcel 14)[1], the 148.7-acre Suit

[1] It should be noted that the owners of the Bean Property (Parcel 14) are similarly pursuing an amendment of the approved basic plan for Woodside Village (A-9973-01) to divide their acreage from the total acreage approved in A-9973.

Property, (which today contains two separate tracts known as Parcel 42 & 48), and the 11.66-acre Parcel 13 that were previously included in A-9973 are not included in the Basic Plan Amendment. More importantly, the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 are currently owned by M-NCPPC and are intended to be included as part of the forthcoming Westphalia Central Park. The acquisition of these parcels by M-NCPPC significantly alters the development patterns approved in A-9973 and necessitates the division of the basic plan area to allow for the appropriate development of the Case and Yergat parcels controlled by the Applicant. Further, this Basic Plan Amendment will also allow for appropriate amendments to the conditions of approval in A-9973, as further described herein.

A. Neighboring Properties Use and Zoning:

The property in this application is bounded in all directions by existing or proposed residential development. To the southeast is the Marlboro Ridge development, to the southwest is the Parkside development, and to the north is the proposed Villages at Westphalia development.

B. Previous Approvals

The specific approvals for the Woodside Village development include the following:

Development Review Case:	Associated TCP(s):	Authority:	Status:	Action Date:	Resolution Number:
CNU-6730-88-U (Trash Hauling Operation) - on western portion of Parcel 19 (Case Property)	N/A	District Council	Approved	1988	Unknown
A-9973	TCPII/223/92 (Includes portion of Property as part of a grading permit)	District Council	Approved	Planning Board 6/1/2006 Zoning Hearing Examiner 7/13/2006 District Council 2/6/2007	PGCBP No. 06-112 N/A CR-2-2007 (DR-2)
CDP-0601	TCPI/006/08	District Council	Approved	Planning Board 9/11/2008 District Council	PGCBP No. 08-121

				2/9/2009 (Affirmed with conditions)	
A-9973-01 (63.30-acre Bean Property)	N/A	N/A	Submitted for pre-acceptance review on 3/17/2021	N/A	N/A

C. Purposes of Request

The purposes of this Basic Plan Amendment are as follows:

1. To divide the Yergat Parcel and Case Parcel from the land area included in Basic Plan A-9973 to establish a separate basic plan pursuant to Section 27-197(b) of the Zoning Ordinance.

2. To revise the prior approved land use quantities in A-9973 to correspond with the revised boundaries and acreages included with the subject Basic Plan Amendment.

3. To amend prior approved conditions in A-9973, as appropriate, to facilitate the residential development proposed in the subject Basic Plan Amendment.

D. Proposed Development Concept

From its inception, the vision for Woodside Village has been to create a residential community that will be complementary to other residential developments within the Westphalia Sector Plan area. The proposed residential development quantities, unit types, and locations shown as part of this Basic Plan Amendment will remain largely consistent with the spirit of initial basic plan A-9973. This application will also allow for appropriate modifications to basic plan A-9973 to facilitate the development of the Case and Yergat Parcels. The development contemplated in this Basic Plan Amendment also represents a high-quality residential community which will serve as an appropriate transition and linkage between the adjacent Parkside and Marlboro Ridge subdivisions.

E. Compliance with The Prince George's County Zoning Ordinance

The instant Basic Plan Amendment satisfies all required criteria of approval set for in the Zoning Ordinance as follows:

Sec. 27-197 (b): Amendment of Approved Basic Plan

(b) An amendment of an approved Basic Plan which results in dividing a single approved Basic Plan into two (2) or more separate Basic Plans may be approved by the District Council where significant changes in circumstances with regard to the approved Basic Plan have created practical difficulties for the applicant to the extent that, unless the Basic Plan is amended to separate a specified amount of land area, the applicant will be unable to proceed to the Comprehensive Design Plan phase. An amendment will not be granted where the practical difficulty is self-created or self-imposed, or where the applicant had knowledge of, and control over, the changing circumstances and the problems bringing about the practical difficulty at the time the Basic Plan was approved. The following procedures shall apply to consideration of any such amendment in lieu of the requirements of Subsection (c), below:

COMMENT: As stated above, this Basic Plan Amendment proposes to divide the initial basic plan area by deleting the Yergat and Case parcels from the total assemblage of properties in A-9973. The Yergat and Case properties are controlled by the Applicant and will stand on their own as a separate basic plan. This division is necessary because the total assemblage of properties in A-9973 is no longer under common ownership (as was the case when A-9973 was approved), thus making the implementation of the initial basic plan a practical impossibility. The 63.30-acre Bean Property (Parcel 14), the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 that were previously included in A-9973 are not included in the Basic Plan Amendment. More importantly, the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 are currently owned by M-NCPPC and are intended to be included as part of the forthcoming Westphalia Central Park. The acquisition of these parcels by M-NCPPC significantly alters the development patterns approved in A-9973 and necessitates the division of the basic plan area to allow for the appropriate development of the Case and Yergat parcels controlled by the Applicant.

Specifically, the initial basic plan contemplated that Woodside Village would be developed as a residential development organized around a park/school site of approximately 56 acres within the Suit Property that would then be combined with the larger Westphalia Central Park located in the adjacent Parkside subdivision. Although the Suit Property and Parcel 13 now form part of the land assemblage for the Westphalia Central Park, its ownership by M-NCPPC prevents the Applicant from conforming to the land use requirements for a park/school site mandated by Conditions 1 and 4(e) in the initial basic plan (mandating that the Applicant dedicate approximately 56 acres for the park/school site on property now owned by M-NCPPC). Further, the residential development designated in A-9973 for the Suit Property and Parcel 13 will no longer be achieved (due to its ownership by M-NCPPC). As a result, it is highly appropriate for the basic plan area to be divided in a manner to allow the Case and Yergat Parcels (both controlled by the Applicant) to proceed independently from the remaining assemblage parcels that previously made up the land area in A-9973. The aforementioned hardships

faced by the Applicant in implementing the initial basic plan approval were not caused by the Applicant, and certainly were not known at the time of the initial basic plan approval (since the Suit Parcels and Parcel 13 were acquired by M-NCPPC after the approval of A-9973). Conversely, this Basic Plan Amendment presents an opportunity for portions of the initial Woodside Village to develop in a manner consistent with the goals and visions of the Westphalia Sector Plan by creating a high-quality residential community to benefit existing and future residents of the County.

(1) The applicant shall file the request in triplicate with the Clerk of the Council. The petition shall be accompanied by a new reproducible copy of the proposed new Basic Plan graphic showing how the Basic Plan is to be divided and any other proposed revisions, three (3) copies of the proposed new Basic Plan Text if any, and the names and addresses of the current owners of the property separated by the proposed amendment. The Clerk's office shall advise the applicant in writing that the Technical Staff has found that the request is complete.

COMMENT: The Applicant has complied with this requirement.

(2) The Clerk of the Council shall refer copies of the request and accompanying documents to the Planning Board and to the People's Zoning Counsel. The Planning Board and the People's Zoning Counsel shall submit any comments which they have on the request to the District Council, the Zoning Hearing Examiner, the petitioner, and all persons of record in the original Zoning Map Amendment application. The comments shall be submitted not later than sixty (60) days after the date the petition is referred, unless such deadline is waived in writing by the applicant.

COMMENT: The Applicant agrees with requirement.

(3) Within one hundred twenty (120) days after referral of the petition to the Planning Board and People's Zoning Counsel, the Zoning Hearing Examiner shall conduct a public hearing on the petition. The hearing shall be held in accordance with Section 27-129. The hearing shall not be held until after the sixty (60) day review period has expired, unless both the Planning Board and People's Zoning Counsel have submitted their comments.

COMMENT: The Applicant agrees with requirement.

(4) In approving the petition, the applicant shall establish, and the District Council shall find, that:

(A) The approval of the amended Basic Plan will not result in a change in land area, or an increase in land use density or intensity, for the overall area included in the original, approved Basic Plan;

COMMENT: The proposed Basic Plan Amendment **does not** involve an increase in the overall density approved for the Woodside Village development set forth in Basic Plan A-9973. As stated earlier, the central purpose of this Basic Plan Amendment is to divide the basic plan area by deleting the Yergat and Case properties from the total assemblage of properties in A-9973. The Yergat and Case properties are controlled by the Applicant and will stand on their own as a separate basic plan. The residential development of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the Applicant proposes a maximum aggregate density of 661 dwelling for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the Basic Plan and can be allocated to the 63.30-acre Bean Property (Parcel 14), (the only other remaining privately held property within the original Woodside Village assemblage). As such, this Basic Plan Amendment is eligible to be processed under the condensed review procures set forth in Section 27-197(b).

(B) The approval of the amended Basic Plan will not significantly impair the character of the original, approved Basic Plan with respect to land uses, density ranges, unit types, circulation, accessibility, public facilities, public benefit features, and open space;

COMMENT: The instant Basic Plan Amendment will not impair the character of the originally approved basic plan. The land use, density ranges, circulation patterns, and amenities proposed for the Yergat and Case properties are substantially consistent with those approved in the initial basic plan.

(C) The proposed amended Basic Plan conforms to the requirements of Section 27-195(b);

COMMENT: This Basic Plan Amendment conforms to the requirements of Section 27-195(b) as set forth below.

(D) The separate Basic Plans that result will be capable of standing by themselves as individual, cohesive developments;

COMMENT: This Basic Plan Amendment has been designed in a manner that it can stand alone as an individual development. Moreover, the development of the Case and Yergat properties as an individual subdivision will be cohesive with the remaining portions of Woodside Village. It is anticipated that the Bean property will develop residentially (as conceived in the initial Basic Plan), and the M-NCPPC holdings within

Woodside Village will ultimately develop as part of the planned Westphalia Central Park.

(E) Any staging of development that was required in the approval of the original Basic Plan, and that is still appropriate, is included as part of the amended Basic Plan; and

COMMENT: No staging of development was required in A-9973.

(F) No owner of any land which is included in the original, approved Basic Plan will, by the approval of the proposed amended Basic Plan, be denied reasonable use of his property.

COMMENT: No owner(s) of land included in the original basic plan will be denied reasonable use of their property. The Suit property and Parcel 13 are owned by M-NCPPC and is contiguous with other land holdings by M-NCPPC to be utilized for the Westphalia Central Park. As stated above, The Yergat and Case properties are controlled by the Applicant and will stand on their own as a separate basic plan. The residential development of the Case and Yergat portions of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the Applicant proposes a maximum aggregate density of 661 dwelling for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the Basic Plan and can be allocated to the 63.30-acre Bean Property (Parcel 14), (the only other remaining privately held property within the original Woodside Village assemblage).

Section 27-195(b): Criteria for Approval of a Basic Plan

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units,

intensity of nonresidential buildings, and the location of land uses; or

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.

COMMENT: The proposed Basic Plan Amendment conforms to the recommendations of both the 2035 General Plan and the 2007 Westphalia Sector Plan as follows:

Plan 2035, Approved General Plan:

According to the approved 2035 General Plan (Map 10. Generalized Future Land Use Map), the site is labeled as designated as a "Residential Medium." The General Plan further states that the "Residential Medium" designation represents "[r]esidential areas up to 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached)." The uses proposed in this Amendment are consistent with the vision, policies and strategies of the 2035 General Plan. Specifically, the subject application proposes 626 to 661 dwelling units in this portion of the Woodside Village project that would roughly equal 3.95- 4.18 dwelling units per gross acre.

2007 *Westphalia Sector Plan and Sectional Map Amendment*:

The 2007 Westphalia Sector Plan and Sectional Map Amendment (Westphalia Sector Plan) recommends a low-density residential land use in the area of this Basic Plan Amendment. Moreover, the Sector Plan recommends that the residential areas outside of the core areas of the Westphalia Town Center consist of "townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower family single-family neighborhoods". (See Sector Plan, Policy 5 – Residential Areas).

The instant Basic Plan Amendment does exactly what the recommendations in the Sector Plan call for. Specifically, the proposal contains single-family attached and detached units to serve as a transitional buffer between the denser Parkside and Westphalia Town Center projects to the south, and the less dense portions of the Sector Plan area to the north and west. The design proposed in this Basic Plan Amendment reflects an efficient and interconnected street system that seamlessly ties in with the adjacent Parkside project, and includes a development pattern that is organized around the public Westphalia Central Park acreage located on the Suit property and Parcel 13, (which has already been acquired by M-NCPPC).

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

COMMENT: The instant application does not contain a proposal for retail commercial development. Therefore, an economic analysis is not required for this application.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

COMMENT: The Applicant has included a traffic impact study as part of this statement of justification. This traffic impact study demonstrates that all transportation facilities, either existing or and/or proposed to be constructed by the Applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density in this application.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

COMMENT: The public facilities which are either existing, under construction or fully-funded within the County's Capital Improvement Program ("CIP"), will be adequate for residential uses proposed in this application. Moreover, it should be noted that the residential units proposed in this development will be subject to all appropriate school and public safety surcharges imposed by the County.

The Applicant's property is also subject to the provisions of CR-66-2010 (approved by the County Council) and is required to pay a share of the cost for the planning, engineering, construction of the Westphalia Road/MD 4 intersection/interchange.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

COMMENT: The Applicant proposes to use the site's existing natural contours, woodlands, and other natural features to shape the development envelopes while minimizing impacts to floodplains, wetlands, and other sensitive areas.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

COMMENT: The Applicant intends to complete all development/sections in Woodside Village located on the Case and Yergat properties within the next 6 years.

Section 27-487: Housing

This section requires that all Comprehensive Design Zone proposals shall contain provisions for housing to serve all income groups.

COMMENT: The density proposal in this Application includes a variety of residential options and price points for the middle market segment within the County. These range from economical mid-group townhouses to larger-end townhouses, and small lot single-family product to larger lot single-family product with the potential for walk-out basements.

Section 27-507: Purposes of R-M Zone

This section demonstrates how the instant Amendment to approved Basic Plan continue to conform and support the purposes of the R-M Zone as follows:

(a) The purposes of the R-M Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change;

COMMENT: As stated earlier in this Statement of Justification, the proposal for this application is consistent with the recommendations of the applicable portions of the 2035 General Plan and the Westphalia Sector Plan. The subject application proposes 626 to 661 dwelling units of the Case and Yergat properties of the Woodside Village project that would roughly equal 3.95-4.18 dwelling units per gross acre. The residential development of the Case and Yergat portions of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the Applicant proposes a maximum aggregate density of 661 dwelling for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the Basic Plan and can be allocated to the 63.30-acre Bean Property (Parcel 14), (the only other remaining privately held property within the original Woodside Village assemblage). To the extent that any additional public benefit features are necessary to justify the proposed density in this application, such information will be provided at time of the amendment of the comprehensive design plan for the project.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual physical development proposals;

COMMENT: The Applicant agrees with this requirement. It should be noted that the development of this project will remain consistent with the applicable planning documents, including, but not limited to, the recommendations of the 2035 General Plan, and the Westphalia Sector Plan. Upon approval of this Basic Plan Amendment application, the Applicant will pursue all appropriate amendments to existing entitlement applications as necessary.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

COMMENT: As stated earlier in this Statement of Justification, the proposed development will remain consistent and complimentary to existing and proposed surrounding land uses and public facilities, and will also continue to promote the health, safety, and welfare of present and future inhabitants of the County.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

COMMENT: The Case and Yergat properties that comprise this Application are bounded on two sides by the Westphalia Central Park. Accordingly, this project will be adjacent to significant public recreational facilities. In addition, the Applicant will provide supplemental recreational facilities such as walking trails, playgrounds, and private park areas dispersed conveniently throughout the project. The details of these facilities will be provided as part of future entitlement applications. The Applicant will also contribute fees for the Westphalia Central Park as required by existing conditions of approval.

(5) Encourage and stimulate balanced land development; and

COMMENT: The proposed development in this Application will contribute much needed single-family detached homes on the great majority of the property to balance the concentration of townhouses in the Westphalia market.

(6) Improve the overall quality and variety of residential environments in the Regional District.

COMMENT: The proposed development in this Application will contribute much needed single-family detached homes on the great majority of the property to balance the concentration of townhouses in the greater Westphalia area market.

F. Compliance with Existing Basic Plan Conditions

Basic Plan Amendment A-9973 was approved for the subject property by the District Council on February 6, 2007 (Council Resolution No. CR-2-2007) with the following conditions:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

Total Area	***381.95 acres***
*Land in the 100 year floodplain**	*15.69 acres*
*Adjusted gross area: (381.95 less half the floodplain)**	*374.15 acres*
Density permitted under the R-M (Residential Medium Zone)	*3.6-5.8 dwellings/acre*
*Base residential density (3.6du/ac)**	*1,347 dwellings*
*Maximum residential density (5.8 du/ac)**	*2,170 dwellings*

Approved Land Use Types and Quantities	
*Residential: 374.15 adjusted gross acres @ 3.8-4.0 du/ac**	*1,422-1,497*
Number of the units above the base density:	*75-150 dwellings*
*Permanent open space: (31 percent of original site area)**	*116 acres*
*Public active open space: (parkland and school sites)**	*26.0 acres minimum parkland* *10 acres minimum elementary school* *20 acres minimum middle school*
Private open space (homeowner association and other)	*60 acres*

** To be validated during the review of a CDP to account for the addition of the 11.65-acre Toll Brothers, Inc. property.*

COMMENT/REVISION: The Applicant is proposing the following revision to the previously approved land use types and quantities for Woodside Village. It should be noted that the 63.30-acre Bean Property (Parcel 14), the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 that were previously included in Basic Plan Amendment A-9973 are not included in the subject application. Both the 148.7-acre Suit Property (Parcel 42 & 48), and the 11.66-acre Parcel 13 are currently owned by M-NCPPC.

Total Area	**158.11 acres**
Land in the 100 year floodplain*	0.00 acres
Adjusted gross area: (158.11 acres less half the floodplain)	158.11 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.8 dwelling units/acre

Base residential density (3.6 du/ac)	569 dwelling units
Maximum residential density (5.8 du/ac)	917 dwelling units

Proposed Land Use Types and Quantities	
Residential: 158.11 gross acres @ 3.96-4.18 du/ac	626 - 661 dwelling units
Number of the units above the base density:	57 - 92 dwelling units
Density proposed in the R-M (Residential Medium Zone)	3.96 – 4.18 dwelling units/acre
Permanent open space: (37 percent of original site area) (Includes environmental, recreational, and HOA areas)	59 acres

2. *Prior to approval of the Basic Plan the Applicant shall revise the Basic Plan to provide the following:*

   a. *Eliminate the cul-de-sac streets on the Case property that stretch out of the subject site boundary to the Smith Home Farms property, and terminate the cul-de-sac within the subject property.*

   COMMENT/REVISION: The prior proposed lotting pattern for the Case property has been redesigned. There are no cul-de-sac streets that extend off the Case property into Smith Home Farms (Parkside). As a result, the above condition is no longer needed and can be deleted.

   b. *Show one (1) primary street connection between the subject property and the adjacent W. Bean property to the east.*

   COMMENT/REVISION: Neither the Yergat nor Case properties are physically contiguous with the W. Bean property. Therefore, this condition should be deleted.

3. *The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:*

   a. *The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road*

alignments shall conform to road alignments in all other adjacent approved subdivisions.

COMMENT: The Applicant concurs with the above condition. The road alignments shown on the submitted Basic Plan provides a seamless transition to the prior approved road alignments in the adjacent Parkside Subdivision.

b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the Applicant along Master Plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of Preliminary Plan of Subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

COMMENT: The Applicant concurs with the above condition.

c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the Comprehensive Design Plan shall conform to all other adjacent approved subdivisions.

COMMENT: The Applicant concurs with the above condition.

d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

COMMENT/REVISION: The Applicant is also subject to the provisions of CR-66-2010 (approved by the County Council) and is required to pay a per unit share of the cost for the planning, engineering, construction of the Westphalia Road/MD 4 intersection/interchange. This intersection/interchange will be constructed by a duly formed development consortium. Thus, this condition should be deleted, as the Applicant is no longer required to build the interchange.

e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding

land use pattern and to preserve a rural character as recommended in the WCCP Study.

COMMENT/REVISION: The lots proposed along Westphalia Road are a mixture of single family detached and attached units. No lots are proposed for direct access from Westphalia Road. All lots are to be accessed from roads within the subdivision. Units visible from Westphalia Road will be attractive and consistent with the suburban character recommended by the Westphalia Sector Plan. As such, this condition should be deleted.

f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any roadways, which are classified as collector and above, they should be accessed through an alley.

COMMENT: The Applicant concurs with the above condition. No direct access to C-631 is proposed from individual lots.

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot wide sidepath or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail path.

COMMENT/REVISION: The above condition needs to be revised to correspond with the revised property boundaries shown with the current basic plan.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

COMMENT: The Applicant concurs with the above condition.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

COMMENT/REVISION: Several of the abutting parcels that were included in the original basic plan are already under the ownership of M-NCPPC. These properties include a total of 160.36 acres. As a result, the current Basic Plan Amendment proposes no further dedication of land. Possible locations for private on-site recreational facilities are shown on the submitted plan. Specifics for these facilities will be demonstrated at the time of CDP. This condition should be revised to delete any reference to recreation facilities on public parkland.

j. The Applicant, and the Applicant's heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

COMMENT: The Applicant concurs with the above condition.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

COMMENT/REVISION: This condition can be deleted as the Parkside development has already satisfied this design requirement for the future Westphalia Central Park. Further, the Applicant does not propose any public recreational facilities as part of this Basic Plan Amendment.

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

COMMENT/REVISION: This condition can be deleted as there are no proposed public recreational facilities as part of this Basic Plan Amendment.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

COMMENT/REVISION: This condition can be deleted as this Basic Plan Amendment does not contain any portion of the Cabin Branch Trail.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station
(2) Library
(3) Police facility
(4) Middle school
(5) Elementary school

COMMENT/REVISION: This condition shall be deleted as it has been determined through entitlement applications for the adjacent Parkside project that none of the above public facilities should be, or are required to be, located within this portion of the Westphalia Sector Plan area.

o. Submit a signed Natural Resources Inventory (NRI) with the Comprehensive Design Plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

COMMENT: The Applicant is in agreement with the above condition.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

COMMENT: The Applicant is in agreement with the above condition.

q. Submit a required Type I Tree Conservation Plan (TCPI. The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland

`(2) Concentrate priority areas for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

COMMENT: The Applicant is in agreement with the above condition.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

COMMENT/REVISION: According to both County soil maps and test borings, there is no Marlboro Clay on the property. As such, this condition should be deleted.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the Master Plan recommendations for the planned community.

COMMENT: The Applicant is in agreement with the above condition.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

COMMENT: The Applicant is in agreement with the above condition.

u. *Complete a Phase I archeological investigation report and submit to the Historic Preservation staff for approval.*

COMMENT/REVISION: This condition was addressed and satisfied by virtue of CDP-0601. Phase I archeological survey was conducted on the five parcels comprising the Woodside Village property from February to April 2005 and January to May 2007.

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.

COMMENT/REVISION: This condition should be revised to reflect that the appropriate sewer layout shall be shown at time of Preliminary Plan.

b. Submit Hydraulic Planning Analysis to WSSC to address access to adequate water storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.

COMMENT: The Applicant is in agreement with the above condition.

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

COMMENT: The Applicant concurs with this condition and will provide the requested information at the time of PPS.

d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

COMMENT: The Applicant will comply with this condition.

e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitably to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

COMMENT/REVISION: As mentioned previously in the statement of justification, this condition cannot be satisfied by the Applicant because M-NCPPC has purchased the Suit property subsequent to the approval of A-9973. The Suit property was the area designated to be dedicated for public parkland as part of the initial basic plan. 50% of the Applicant's property perimeter is adjacent to this central public parkland. In addition, the Applicant plans to provide private trails and recreational facilities to supplement public amenities. As such, this condition should be deleted in its entirety.

f. Enter into an agreement with DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

COMMENT/REVISION: This condition should be deleted as the Applicant is not proposing to construct any public facilities as part of this Basic Plan Amendment. Nonetheless, the Applicant will contribute all required fees per unit as a part of a forthcoming Westphalia "Park Club" Agreement.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

COMMENT: The Applicant is in agreement with the above condition.

5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

COMMENT: The Applicant concurs with this condition and will provide the requested information prior to submission of any grading or building permits.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

COMMENT: The Applicant concurs with this condition and will provide the requested information prior to final plat.

Conclusion

This Basic Plan Amendment application meets all requirements for approval as discussed herein. As such, the Applicant respectfully requests that the instant Basic Plan Amendment be approved.

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

Sincerely,

Robert J. Antonetti, Jr.

cc: Woodside Development, LLC
Arthur J. Horne, Jr., Esq.
Ken Dunn, P.E.

N:\Edwards_Charles\Woodside Village\2021 BPA Amendment - A-9973-02\SOJ - A-9973-02\Revised SOJ - Woodside Village - A-9973-02 (V.8).Docx

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

Prince George's County Planning Department
Development Review Division

TRANSMITTAL

Date: July 2, 2021

To: Donna J. Brown, Clerk of the Council

From: Jeremy Hurlbutt, Zoning Supervisor

Subject: A-9973-02 Woodside Village Basic Plan Amendment

Pursuant to the March 8, 2021 submittal to the Development Review Division, for the pre-acceptance review for a request to amend the approved Basic Plan for the above referenced case, staff finds the application is sufficient for acceptance in accordance with Section 27-197(c)(1) of the Zoning Ordinance subject to the following comments which must be addressed:

- The entirety of the application package and Petition to amend the Basic Plan must be submitted to the Clerk of the Council by the applicant in accordance with Section 27-197(c)(1). Staff of the Planning Department received this directly without evidence of filing to the Clerk of the Council.
- An application fee must be paid to the M-NCPPC, Applications Section, in the amount of $23,550.00 application fee plus $270.00 for nine posting signs fee and total of $23,820.00.

No additional comments are provided by the Subdivision, Zoning, Environmental Planning, Transportation Planning, Historic Archeology, and Community Planning Sections.

Please contact me at jeremy.hurlbutt@ppd.mncppc.org should you have any questions.

From:	Summerlin, Cheryl
To:	Moses, Leonard D.; Robert Antonetti
Cc:	Brown, Donna J.; Walker-Bey, James T.; Spradley, DeAndrae; Hurlbutt, Jeremy; Staton, Kenneth; Hunt, James; John Ferrante; Arthur Horne
Subject:	RE: A-9973-02 Woodside Village - Memo- Ready for Acceptance
Date:	Thursday, July 8, 2021 12:58:56 PM
Attachments:	image002.png image003.png image004.png image005.png image006.png image007.png image008.png

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

All,

The fee was received and processed this morning. I do not find a copy of the applicant's acceptance submission to Clerk of Council and copy to DRDApplications@ppd.mncppc.org. On receipt, we will await the Clerk of Council's notice of acceptance.

Thank you,

Cheryl Summerlin
Applications Supervisor | *Development Review Division*
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-3578 | cheryl.summerlin@ppd.mncppc.org

From: Moses, Leonard D. <LDMoses@co.pg.md.us>
Sent: Wednesday, July 7, 2021 2:33 PM
To: Robert Antonetti <rantonetti@shpa.com>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>
Cc: Brown, Donna J. <djbrown@co.pg.md.us>; Walker-Bey, James T. <JTWalkerBey@co.pg.md.us>; Spradley, DeAndrae <DeAndrae.Spradley@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; John Ferrante <jferrante@shpa.com>; Arthur Horne <ahorne@shpa.com>
Subject: RE: A-9973-02 Woodside Village - Memo- Ready for Acceptance

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Mr. Antonetti and Ms. Summerlin,

I'm checking to see if the remaining items bulleted in the attached July 2nd memo have been satisfied by the applicant so the file can proceed to the next step. Please advise.

Thanks and have a great afternoon.
Lennie

Leonard Moses
Office of the Clerk of the Council
301-952-4336 Direct (Telework)
Council LZIS Calendar and Agendas: https://princegeorgescountymd.legistar.com/Calendar.aspx
County Code: https://library.municode.com/md/prince_george's_county/codes/code_of_ordinances
Countywide Map Amendment (CMA) / Zoning Ordinance Rewrite: https://pgccouncil.us/ZOR

From: Robert Antonetti <rantonetti@shpa.com>
Sent: Friday, July 2, 2021 2:34 PM
To: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Brown, Donna J. <djbrown@co.pg.md.us>; Moses, Leonard D. <LDMoses@co.pg.md.us>; Walker-Bey, James T. <JTWalkerBey@co.pg.md.us>
Cc: Spradley, DeAndrae <DeAndrae.Spradley@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; John Ferrante <jferrante@shpa.com>; Arthur Horne <ahorne@shpa.com>
Subject: Re: A-9973-02 Woodside Village - Memo- Ready for Acceptance

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Thank you. We appreciate everyone's efforts in processing this application.

Best regards,

Rob

Robert J. Antonetti, Jr., Esq.
Shipley & Horne, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774
phone: 301-925-1800
fax: 301-925-1803

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From: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>
Sent: Friday, July 2, 2021 1:23:07 PM
To: Brown, Donna J. <djbrown@co.pg.md.us>; Moses, Leonard D. (LDMoses@co.pg.md.us) <LDMoses@co.pg.md.us>; Walker-Bey, James T. <JTWalkerBey@co.pg.md.us>
Cc: Spradley, DeAndrae <DeAndrae.Spradley@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Robert Antonetti <rantonetti@shpa.com>
Subject: A-9973-02 Woodside Village - Memo- Ready for Acceptance

Clerk of Council and Staff:

Please find the attached memo of acceptance.

Thank you,

Cheryl Summerlin
Applications Supervisor | *Development Review Division*
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-3578 | cheryl.summerlin@ppd.mncppc.org

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LAW OFFICES
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Russell W. Shipley
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

TRANSMITTAL

VIA ELECTRONIC DELIVERY

DATE : July 8, 2021

TO: Ms. Donna J. Brown
Clerk of the Council
14741 Governor Oden Bowie Drive, Room 2198
Upper Marlboro, Maryland 20772

CLIENT NO.: 4127-0001

CASE NAME : Woodside Village

RE: Basic Plan Amendment A-9973-02

Reason for Sending: Final Acceptance Submission for A-9973-02, Woodside Village.

No. Copies	Drawing No.	Description
1	-	Transmittal (to Donna J. Brown) Final Accept. Submission
1	-	1st Pre-Acceptance Review Comments
1	-	Point-by-Point Resp. (Addressing 1st Review Comments)
1	-	2nd Pre-Acceptance Review Comments
1	-	Informational Mailing Letter (1st)
1	-	Informational Mailing Affidavit
1	-	Mailing List (Received from M-NCPPC)
1	-	Acceptance Mailing Letter (2nd)
1	-	Acceptance Mailing Affidavit
1	-	Copy of Application Fee Submission (Transmittal & Check)
1	-	Signed Application Form w/Disclosure
1	-	Business Affidavit - Atkinson Trust, LLC
1	-	Individual Affidavit – Lynn Norton
1	-	Business Affidavit - Property & Industry Coordinators, LLC
1	-	Business Affidavit – Westphalia Land Company, LLC
1	-	Business Affidavit – Woodside Development, LLC
1	-	Revised Statement of Justification
1	-	Revised BPA Plan
1	-	Prior District Council Decision – A-9973
1	-	Prior Planning Board Resolution – A-9973
1	-	Prior Planning Board Resolution – CDP-0601
1	-	Prior ZHE Decision – A-9973
1	-	Traffic Impact Analysis
1	-	Signed NRI

Sent Via: _____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,

John J. Ferrante
Senior Land Planner

LAW OFFICES
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Russell W. Shipley
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

June 1, 2021

VIA ELECTRONIC MAIL
Hon. Donna J. Brown, Clerk of the Council
Prince George's County Council
14741 Governor Oden Bowie Dr., Room 2198
Upper Marlboro, MD 20772

RE: WOODSIDE VILLAGE (Case & Yergat Properties)
Basic Plan Amendment (A-9973-02)
Point-by-Point Response to Pre-Acceptance Comments

Dear Ms. Brown:

This letter is intended to provide a point-by-point response to the pre-acceptance comments received from M-NCPPC on May 13, 2021 for Basic Plan Amendment, A-9973-02, (Woodside Village). Please see the following responses:

Comments Received from Zoning Section:

COMMENT: *Anticipate incorporating landscape buffers along the eastern and western property lines during the detailed site plan stage. Update the SOJ to include discussion on the A-9973-01 Woodside Village Case as it relates to the existing case. Not Ok to accept, pending comments from the Environmental Planning, Transportation Planning, and Historic Archeology Section. DS 5/10/2021*

RESPONSE: A revised basic plan and updated statement of justification has been included in the revised submission package. The revised plan includes the location of the cemetery, landscape buffers, and a revised location for the townhouses. For purposes of clarity, this application **only includes Parcel 19 and Parcel 42** from the originally approved basic plan for Woodside Village. Section 27-197(b) of the Zoning Ordinance allows an approved basic plan (such as A-9973) to be divided into one or more separate basic plans under certain circumstances as discussed in greater detail in the revised statement of justification. A chart has also been added to the revised statement of justification that provides the status of all parcels contained in the original Woodside Village basic plan assemblage. It should be noted that the owners of the Bean Property (Parcel 14) are similarly pursuing an amendment of the approved basic plan for Woodside Village (A-9973-01) to divide their acreage from the total acreage approved in A-9973.

Comments Received from Environmental Planning Section:

COMMENT: *EPS needs an exhibit showing how the proposed amendment impacts the approved*

TCP1. Also, a NRI is needed, if available or provide a Forest Stand Delineation. MAR 5/5/21

RESPONSE: The prior approved/signed NRI, (NRI/158/05-01) has been included in the revised submission package. Based on subsequent conversations between the Applicant's engineering consultant, Soltesz, LLC (K. Dunn), and the Environmental Planning Section (M. Reiser), the submission of the prior approved NRI will be acceptable for the subject Application.

Comments Received from Transportation Planning Section:

COMMENT: *The plan as presented is confusing. The first page of the plan shows areas to be removed from Woodside Basic Plan in black hatching. Then the second page of the plan shows those same areas with a different concept. Is the area on the second page part of this basic plan or not? It is difficult to understand what we are reviewing and what is not changing. Better labeling and/or mapping might be (is) needed. Also, how does A-9973-01 fit into this discussion? A couple of well-thought graphics/maps might help a lot. Also, on page 9 of the SOJ, it is stated that "the Applicant has included a traffic impact study" in the submission. No such study is available in the Dropbox. At the time of rezoning, it appears premature to make significant comment or provide significant review regarding pedestrian and bicycle facilities. TGM – 5/7/2021*

RESPONSE: An updated basic plan and statement of justification has been included in the revised submission package that addresses the above comments. For clarity purposes, a traffic impact study was included with the initial submission. This study was prepared by Lenhart Traffic Consulting, Inc. on April 15, 2021, and has been included (again) with the revised submission package.

Comments Received from Historic Preservation Section:

COMMENT: *There is a Prince George's County Historic Resource on the subject property: 78-010 Dunblane Site and Cemetery. This should be shown on the plans. This resource may have to be evaluated for Historic Site status when the plan is accepted. There are also two archeology sites that were identified on the property that we previously recommended be subject to Phase II evaluation. That does not have to be done now, but just putting the applicant on notice.*

RESPONSE: A revised basic plan has been included in the resubmission package that includes the location of the cemetery. It is understood that Phase II evaluations may be required at the time of future entitlement applications.

Comments Received from Applications Section:

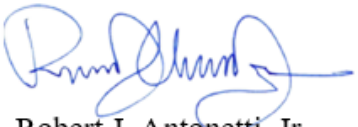
COMMENT: *Prior to acceptance, an application fee must be paid to the M-NCPPC, Applications Section, in the amount of $23,550.00 application fee plus $270.00 for nine posting signs fee and total of $23,820.00.*

RESPONSE: This comment is understood. The Applicant will submit the required application fee at the appropriate time requested by the Applications Section.

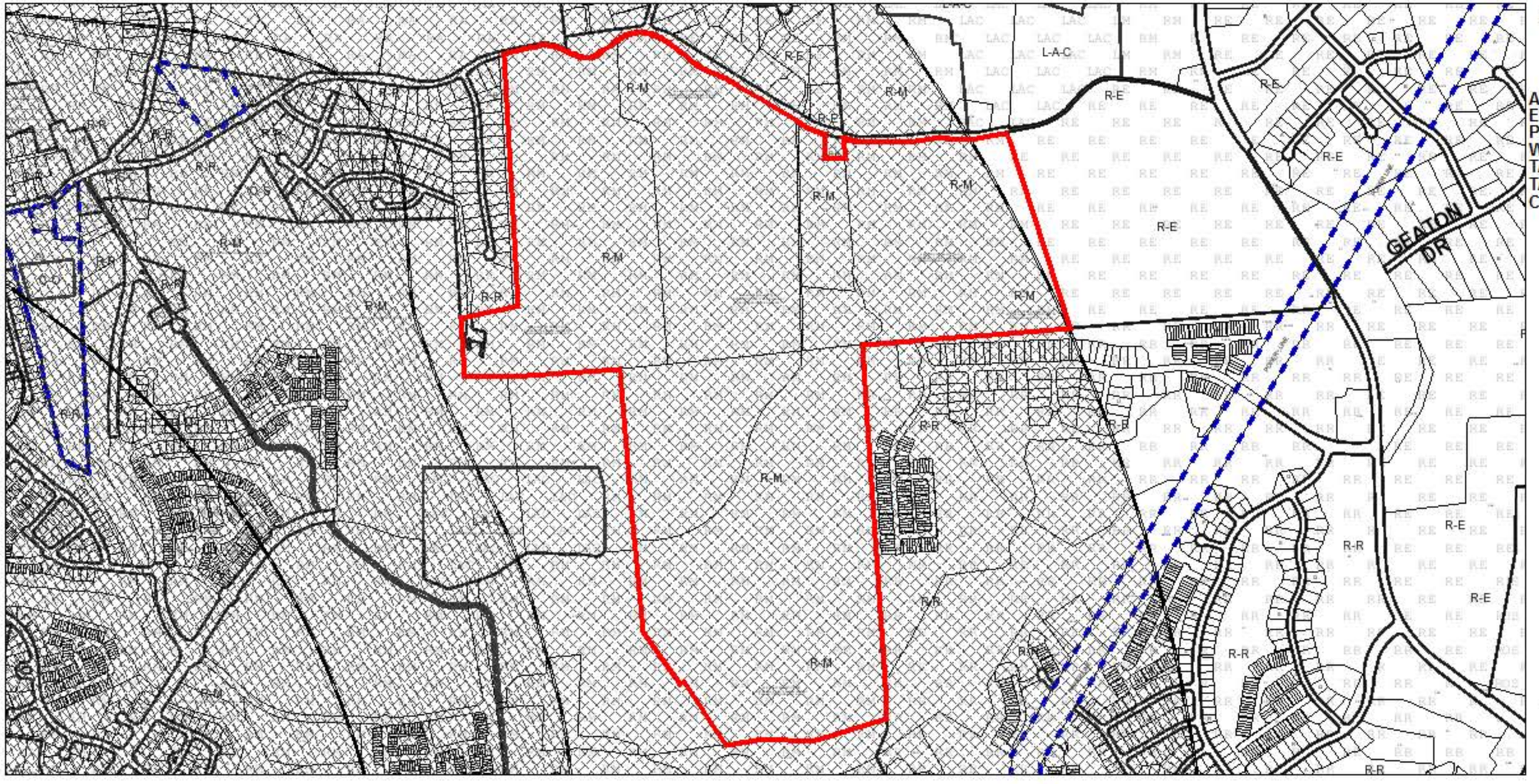
Conclusion:

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or comments.

Sincerely,



Robert J. Antonetti, Jr.



ZONING SKETCH MAP

APP NO: A-9973-02
EXISTING ZONE: _____
PLANNING AREA: 78
WSSC GRID: 204SE09
TAX MAP: 91
TAX GRID: A2
COUNCIL DISTRICT: 6

0 1,050
ft

1 inch = 1,050 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 3/24/2021

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to CB-55-2008, Formal Acceptance letters regarding the application for Woodside Village (A-9973-02) were mailed to all adjoining property owners, registered associations, municipalities within a mile, and previous parties of record on July 8, 2021.

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief.

Signature

7-8-21
Date

David J. Bickel
Print Name

Director of Planning
Title

SOLTESZ

STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

July 8, 2021

Mayor Bennard Cann
6901 Ames Street
Morningside, Maryland 20746

Re: Woodside Village
A-9973-02

Dear Mayor Cann,

This letter is to inform you that The Maryland-National Capital Park and Planning Commission (M-NCPPC) is ready to accept the subject application.

The subject property is located off of Westphalia Road in Upper Marlboro, approximately 2000-feet west from the intersection of Westphalia Road and Ritchie Marlboro Road. The nature of the review is to separate parcels 5 and 19 from the existing Basic Plan (A-9973).

Once the application is formally accepted, it will be scheduled for a future Planning Board hearing. If you have not already registered to become a Person of Record, you are encouraged to do so at this time. As a Person of Record, you will receive a notice of the Planning Board hearing date, and a copy of the Planning Board resolution. You may register online at http://www.pgplanning.org/1586//Become-a-Person-of-Record or you may submit your name, address and the above-referenced application number and name by mailing a written request to:

The Maryland-National Capital Park and Planning Commission
Development Review Division
14741 Governor Oden Bowie Drive
County Administration Building, 4th Floor
Upper Marlboro, Maryland 20772

If you have already registered to become a Person of Record from an earlier mailing for this application (A-9973-02) you do not have to register again. Being a Person of Record on a separate application of the same property does not make you a Person of Record for the subject application. You must request to become a Person of Record for each separate application (separate applications have different application numbers).

If you have any questions about this application, you may contact Robert Antonetti at 301-925-1800.

Sincerely,

Soltesz, LLC

David J. Bickel, RLA
Director of Planning

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
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

TRANSMITTAL

VIA HAND DELIVERY

TO: Ms. Donna J. Brown
Clerk of the Council
14741 Governor Oden Bowie Drive, Room 2198
Upper Marlboro, Maryland 20772

DATE : July 7, 2021

CLIENT NO.: 4127-0001

CASE NAME : Woodside Village

RE: Basic Plan Amendment A-9973-02

Reason for Sending: For Your Records Only – Copy of check submitted to M-NCPPC for application fee for Basic Plan Amendment A-9973-02, Woodside Village.

No. Copies	Drawing No.	Description
1	-	Copy of Transmittal Submitted to Cheryl Summerlin (M-NCPPC) for Application Fee
1	-	Copy of Check Submitted to M-NCPPC for Application Fee for A-9973-02

Sent Via:_____ Pick Up: _____ Courier: _____ Deliver: X Email: _____

Respectfully submitted,

John J. Ferrante
Senior Land Planner

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Largo, Maryland 20774
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L. Paul Jackson, II*

* Also admitted in the District of Columbia

TRANSMITTAL

VIA HAND DELIVERY

TO: Ms. Cheryl Summerlin, Applications Section
Maryland-National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

DATE: July 7, 2021

CLIENT NO.: 4127-0001

CASE NAME: Woodside Village

RE: Basic Plan Amendment A-9973-02

Reason for Sending: Payment of Application Fee for Basic Plan Amendment A-9973-02, Woodside Village.

No. Copies	Drawing No.	Description
1	-	Please see the enclosed Application Fee Check for Basic Plan Amendment, A-9973-02, Woodside Village

Sent Via:_____ Pick Up: _____ Courier: _____ Deliver: __X__ Email: _____

Respectfully submitted,

John J. Ferrante
Senior Land Planner

COPY FOR YOUR INFORMATION

WOODSIDE DEVELOPMENT, LLC 04-21
4405 GREENWAY
BALTIMORE, MD, 21218-1014

1002

7-163/520 MD
8009

May 24, 2021
Date

Pay to the Order of MNCPPC $ 23,820

Twenty three thousand eight hundred and twenty Dollars

Photo Safe Deposit®

BANK OF AMERICA

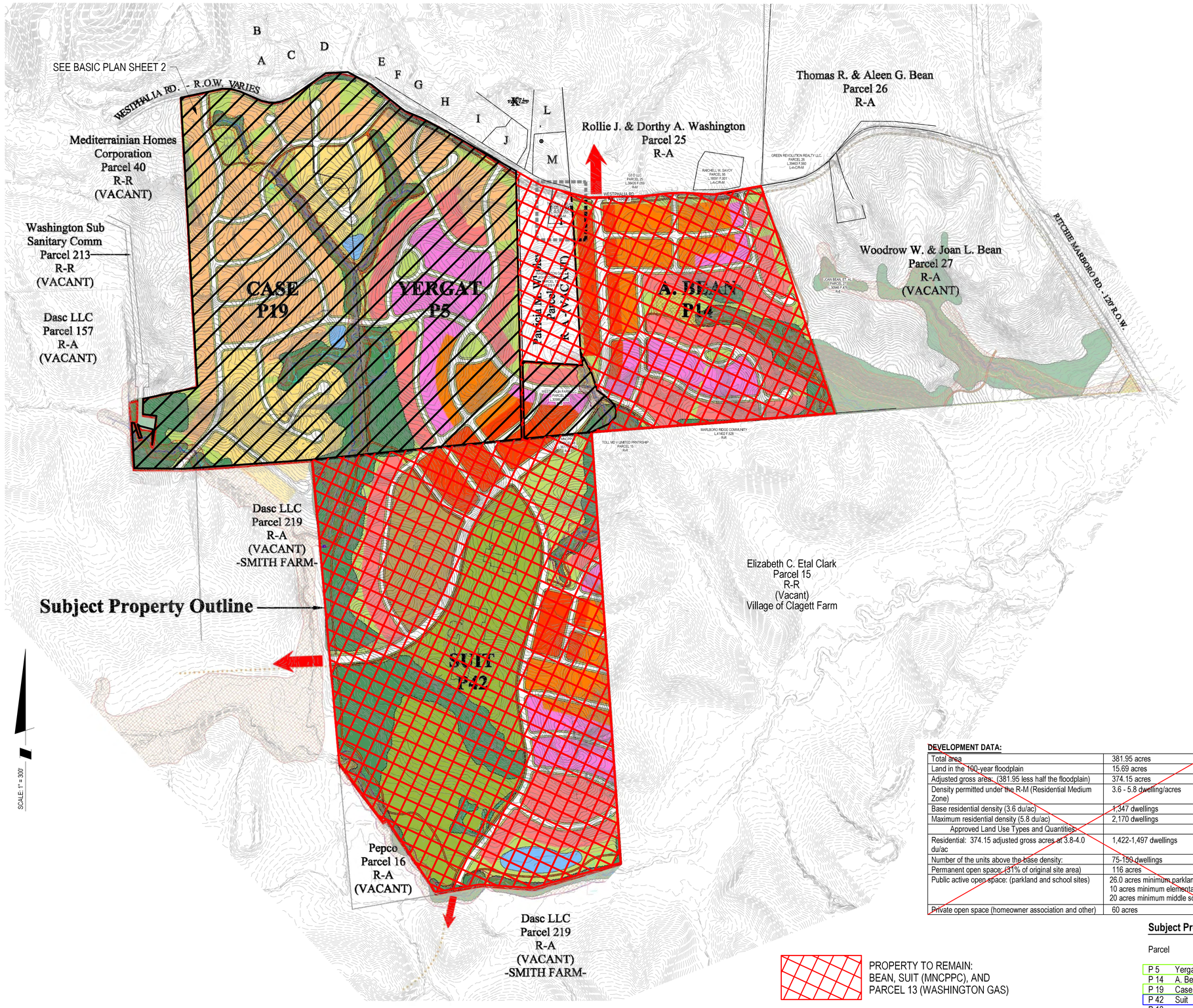
ACH R/T 052001633

For Basic Plan Amendment Charles C Edwards MP

⑆052001633⑆ 446048126733⑈1002

COPY FOR YOUR INFORMATION

WOODSIDE VILLAGE



Legend

		RANGE OF UNITS
	ESTATE -single family detached	5-105
	EXECUTIVE -single family detached	94-194
	POINT -single family detached	140-240
	MELBOURNE/RITTENOUR -single family detached	93-193
	TOWNHOUSE-ALLEY LOAD	185-285
	TOWNHOUSE-2 OVER 2	414-514
	CONDOMINIUM	190-290
	TOTAL	1422-1497
	PUBLIC SCHOOL/PARK OPEN SPACE TO BE DEDICATED TO M.N.C.P.&P.	56 ACRES
	WOODSIDE VILLAGE OPEN SPACE TO BE DEDICATED TO H.O.A.	60 ACRES
	TOTAL	116* ACRES

*additional 11.8 acres in community facility not included in this open space acreage.

Adjacent Residential Property Owners

A. Michael A. & Lajuanna H. Lewis, Lot 1A, R-E
B. Lisa M. Champ, Lot 2A, R-E
C. John D. & Lottie B. Batle, Lot 3A, R-E
D. HPA USI, LLC., Lot 4A, R-E
E. Jose A. & Carla Rivera, Lot 9B, R-E
F. Reginald O. & Wendy M. Lee, Lot 8B, R-E
G. Scot & Sharon Moore, Lot 7B, R-E
H. John & Jaquelyn Barbour, Lot 6B, R-E
I. Lindsay & Annie Boomer, Lot 5B, R-E
J. Selvan A. & Fay M. Young, Lot 4B, R-E
K. Wennifer D. Wiggins, Lot 3B, R-E
L. Derek D Hamilton, Lot 2B, R-E
M. Michael D. Schneider, Lot 1B, R-E
N. Raichell W. Savoy, Parcel 95, R-M/L-A-C

DEVELOPMENT DATA:

Total area	381.95 acres
Land in the 100-year floodplain	15.69 acres
Adjusted gross area: (381.95 less half the floodplain)	374.15 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.8 dwelling/acres
Base residential density (3.6 du/ac)	1,347 dwellings
Maximum residential density (5.8 du/ac)	2,170 dwellings
Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres at 3.8-4.0 du/ac	1,422-1,497 dwellings
Number of the units above the base density:	75-150 dwellings
Permanent open space: (31% of original site area)	116 acres
Public active open space: (parkland and school sites)	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

Land Use Measurements

Total Open Space.....127.8 ac.....33% of total
Puplic Open Space - 56 ac.
Private Open Space - HOA: 60 ac.
Community Facilty - HOA: 11.8 ac.
Residential.....235.25 ac. .....62% of total
Dedication to R/W.....18.9 ac. .....5% of total
Total Acreage for this Application: 381.95 ac.

Permitted Density: 3.6-5.8 DU/acre for R-M Zone
Approved Density: 3.8-4.0 DU/acres

Subject Property

Parcel		Acreage	Tac Account #	
P 5	Yergat	78.91 ac	1716356	REMOVE FROM WOODSIDE BASIC PLAN
P 14	A. Bean	63.3 ac	1711639	
P 19	Case	79.20 ac	1738145	REMOVE FROM WOODSIDE BASIC PLAN
P 42	Suit	148.7 ac	1783950	OWNED BY MNCPPC
P 13		11.66 ac	1711597	

PROPERTY TO REMAIN:
BEAN, SUIT (MNCPPC), AND
PARCEL 13 (WASHINGTON GAS)

SUBJECT PROPERTY TO BE REMOVED FROM WOODSIDE BASIC PLAN:
CASE AND YERGAT PROPERTY.
SEE BASIC PLAN SHEET 2

SOLTESZ, LLC
Engineering
Surveying
Planning
Environmental Sciences
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.6656
www.solteszco.com

NO.	DESCRIPTION	BY	DATE
1	REVISIONS	XXX	XX/XX/XX

DATE: OCTOBER 2019 | CAD STANDARDS VERSION: V8 - NCS
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

EDWARDS FAMILY PARTNERSHIP, LP
3907 GREENWAY
BALTIMORE, MD 21218
410-366-2299
CHARLES C. EDWARDS, GP

MAP 91 GRID B1
TAX MAP 91, B1 | ZONING CATEGORY: R-M
WSSC 200' SHEET 205SE09, 205SE10 | XXXX:
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX | XXXX:

STATE OF MARYLAND · JOHN BRUCE DJB · No. 30921 · LANDSCAPE ARCHITECT
5/20/2021

PLAN VIEW

BASIC PLAN

WOODSIDE VILLAGE

A-9973-02

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 300'
SHEET 1 OF 2
PROJECT NO. 4150-00-00

The original of this drawing document was prepared by Soltesz, Inc. ISOLTESZ. If this document was not obtained directly from SOLTESZ and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and / or alterations were not made by others.

P:\41500000\Planning\Conc\Sheet_Files\BasicPlan_CaseYergat_01.sht Scale= 300.0000 sf / in. User= GMicit PLTdrv= PDF_Grey_150.pltcfg Pentbl= TEXT_SUB.tbl 5/20/2021 1:47:18 PM

PROGRAM:
110 - 115: SINGLE FAMILY ATTACHED LOTS
516 - 546: SINGLE FAMILY DETACHED LOTS
626 - 661: TOTAL LOTS

OPEN / SWM / RECREATIONAL SPACE

SITE ACCESS

SITE ACCESS (FUTURE)

RECREATIONAL FACILITY*

PEDESTRIAN CIRCULATION

*THE LOCATION OF PRIVATE RECREATIONAL FACILITIES ARE SUBJECT TO CHANGE AS PART OF SUBSEQUENT ENTITLEMENT APPLICATIONS.

DEVELOPMENT DATA:

CASE PROPERTY, PARCEL 19:	79.20 AC.
YERGAT PROPERTY, PARCEL 5:	78.91 AC.
TOTAL GROSS AREA:	158.11 AC.
100-YR FLOODPLAIN:	0.00 AC.
NET AREA:	158.11 AC.

DENSITY PERMITTED IN THE R-M ZONE:

BASE RESIDENTIAL DENSITY (3.6 DU/AC):	569 DWELLING UNITS
MAXIMUM RESIDENTIAL DENSITY (5.7 DU/AC):	901 DWELLING UNITS

PROPOSED DENSITY: 4.18 DU/AC (661 DWELLING UNITS)
PERMITTED DENSITY: 3.60 - 5.03 DU/AC (569 - 795 DWELLING UNITS)

PARCEL:	5 & 19
ZONING:	R-M
TAX ACCOUNT #:	1738137 & 1716356

DEVELOPMENT DATA:

Total area	158.11 acres
Land in the 100-year floodplain	0.00 acres
Adjusted gross area: (158.11 less half the floodplain)	158.11 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.7 dwelling/acres (Base)
Base residential density (3.6 du/ac)	569 dwellings
Maximum residential density (5.7 du/ac)	901 dwellings

APPROVED LAND USE TYPES AND QUANTITIES

Residential: 158.11 gross acres at 3.96 - 4.18 du/ac	626 - 661 dwellings
Number of units above the base density:	57 - 92 dwellings
Allowable base density (3.60 - 5.03 du/ac):	569 - 795 dwellings
Proposed base density (3.96 - 4.18 du/ac):	626 - 661 dwellings
Permanent open space: - Includes environmental, recreational, and HOA.	59 acres (37%)
Residential:	99.11 acres (63%)
Dedication to Westphalia Rd. r-o-w:	0.86 acre (<1%)

Subject Property

Parcel		Acreage	Tax Account #
P 5	Yergat	78.91 ac	1716356
P 19	Case	79.20 ac	1738145

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Lanham, MD 20706
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www.solteszco.com

NO.	REVISIONS	BY	DATE
1	DESCRIPTION	XXX	XX/XX/XX

DATE: OCTOBER 2019 | CAD STANDARDS VERSION: V8 - NCS
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: DJB

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OWNER/DEVELOPER/APPLICANT

EDWARDS FAMILY PARTNERSHIP, LP
3907 GREENWAY
BALTIMORE, MD 21218
410-366-2299
CHARLES C. EDWARDS, GP

MAP 91	GRID B1
TAX MAP: 91, B1	ZONING CATEGORY: R-M
WSSC 200' SHEET: 205SE09, 205SE10	XXXX: XXXX
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	XXXX: XXXX

STATE OF MARYLAND — DAVID JOHN BOLEK — NO. 3215 — LANDSCAPE ARCHITECT
5/24/2021

PLAN VIEW

BASIC PLAN

WOODSIDE VILLAGE

A-9973-02

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 150'

SHEET 2 OF 2

PROJECT NO. 4150-00-00

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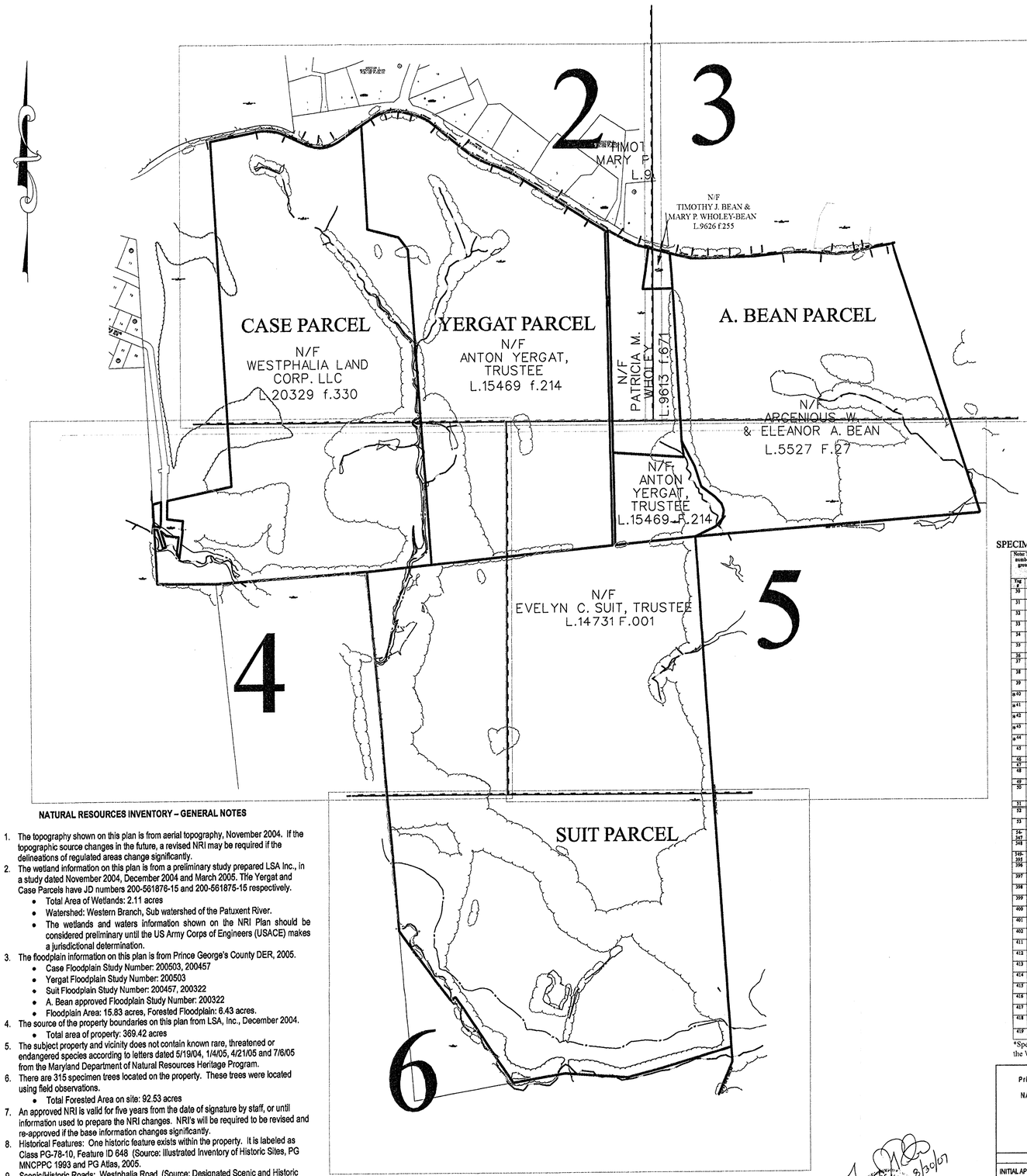


NATURAL RESOURCES INVENTORY – GENERAL NOTES

1. The topography shown on this plan is from aerial topography, November 2004. If the topographic source changes in the future, a revised NRI may be required if the delineations of regulated areas change significantly.
2. The wetland information on this plan is from a preliminary study prepared LSA Inc., in a study dated November 2004, December 2004 and March 2005. TRe Yergat and Case Parcels have JD numbers 200-561876-15 and 200-561875-15 respectively.
   - Total Area of Wetlands: 2.11 acres
   - Watershed: Western Branch, Sub watershed of the Patuxent River.
   - The wetlands and waters information shown on the NRI Plan should be considered preliminary until the US Army Corps of Engineers (USACE) makes a jurisdictional determination.
3. The floodplain information on this plan is from Prince George's County DER, 2005.
   - Case Floodplain Study Number: 200503, 200457
   - Yergat Floodplain Study Number: 200503
   - Suit Floodplain Study Number: 200457, 200322
   - A. Bean approved Floodplain Study Number: 200322
   - Floodplain Area: 15.83 acres, Forested Floodplain: 6.43 acres.
4. The source of the property boundaries on this plan from LSA, Inc., December 2004.
   - Total area of property: 369.42 acres
5. The subject property and vicinity does not contain known rare, threatened or endangered species according to letters dated 5/19/04, 1/4/05, 4/21/05 and 7/6/05 from the Maryland Department of Natural Resources Heritage Program.
6. There are 315 specimen trees located on the property. These trees were located using field observations.
   - Total Forested Area on site: 92.53 acres
7. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRI's will be required to be revised and re-approved if the base information changes significantly.
8. Historical Features: One historic feature exists within the property. It is labeled as Class PG-78-10, Feature ID 648 (Source: Illustrated Inventory of Historic Sites, PG MNCPPC 1993 and PG Atlas, 2005.
9. Scenic/Historic Roads: Westphalia Road (Source: Designated Scenic and Historic Road list of Prince George's County, MD.)
10. **SEE NRI/FSD REPORT FOR ADDITIONAL INFORMATION.**

FOREST STAND 1 SUMMARY TABLE
(SECTIONS A, B, C, D & E)

STAND VARIABLES	STAND # 1 — ACRES: 51.94
Forest Type	Early to Mid Successional Tulip Tree/Sweetgum Forest
Overall Dominant Site Class	10-15.9" index DBH
Dominant Canopy Trees	Tulip Tree and Sweetgum (12 to 19.9"+" DBH dbe class)
Number of Trees/Acre	172.5
Number of Tree Species	25
Basal Area s.f./Acre	108.9
Number of Standing Dead Trees Per Acre	14.8
Common Understory Species 3'-20'	Paw-Paw, American Beech, American Holly, Hickory Seedlings, Cherry Seedlings, Spicebush, Sassafras, Dogwood, Oak Seedlings
Common Herbaceous Species	Indian Strawberry, Field Garlic, Christmas Fern, Groundvine, Poison Ivy, Grapevine, Smartweed, Rubus, Virginia Creeper
Common Invasive Vines and Shrubs	Japanese Honeysuckle Vine, Multiflora Rose
% Canopy Coverage	60%
% Understory Coverage	40%
% Herbaceous Coverage	80 %
% Downed Woody Material	2%
% Invasive Species	30.8%
Forest Structure Value	High Priority Retention (with a Low Disturbance rating)
Notes	Forest Stand 1 exhibits relatively good forest structure and contains some large and significant sized trees. This area contain streams, associated tributaries and wetlands.

FOREST STAND 2 SUMMARY TABLE
(SECTIONS A, B, C & D)

STAND VARIABLES	STAND # 2 — ACRES: 14.58
Forest Type	Mature Mixed Forest
Overall Dominant Site Class	> 30" index DBH
Dominant Canopy Trees	American Beech, White Oak, Red Oak, Tulip Tree 20"-29.9" and +30" DBH
Number of Trees/Acre	198
Number of Tree Species	12
Basal Area s.f./Acre	450.8
Number of Standing Dead Trees Per Acre	18
Common Understory Species 3'-20'	Paw-Paw, American Beech, American Holly, Hickory Seedlings, Cherry Seedlings, Spicebush, Sassafras, Dogwood, Oak Seedlings.
Common Herbaceous Species	Mayapple, False Solomon's Seal, Solomon's Seal, Bittersweet, Christmas Fern, Jack-in-the Pulpit, Lady's Thumb, Groundvine, Poison Ivy, Grapevine, Rubus, Prince's Feather, Virginia Creeper
Common Invasive Vines and Shrubs	Japanese Honeysuckle Vine, Multiflora Rose
% Canopy Coverage	85%
% Understory Coverage	50%
% Herbaceous Coverage	15 %
% Downed Woody Material	3%
% Invasive Species	50% (10%-90%)
Forest Structure Value	High Priority Retention Value/Low Disturbance Potential
Comments	Forest Stand 2 exhibits good forest structure and contains many large and significant trees. A large area contains slopes of 25% and greater.

FOREST STAND 3 SUMMARY TABLE
(SECTIONS A, B, C, D)

STAND VARIABLES	STAND # 3 — ACRES: 8.13
Forest Type	Mature Tulip Tree Forest
Overall Dominant Site Class	20-29.9" index DBH
Dominant Canopy Trees	Tulip Tree, American Beech, White Oak 20"-29.9" and +30" DBH
Number of Trees/Acre	190
Number of Tree Species	8
Basal Area s.f./Acre	420
Number of Standing Dead Trees Per Acre	16
Common Understory Species 3'-20'	Spicebush, Paw-Paw, Sweet Gum Seedlings, Oak Seedlings, Virginia Creeper
Common Herbaceous Species	Mayapple, False Solomon's Seal, Jack-in-the Pulpit, Cleavers, Jewelweed, Groundvine, Poison Ivy
Common Invasive Vines and Shrubs	Japanese Honeysuckle Vine, Multiflora Rose
% Canopy Coverage	80%
% Understory Coverage	75%
% Herbaceous Coverage	75 %
% Downed Woody Material	1%
% Invasive Species	40% (5%-80%)
Forest Structure Value	High Priority Retention Value/Low Disturbance Potential
Comments	Forest Stand 3 exhibits good forest structure and contains many large and significant sized trees. Many areas contain steep slopes of 25% and greater. This area contains the headwaters of the stream that originate on the property in the northeast.

FOREST STAND 4 SUMMARY TABLE
(SECTIONS A, B, C, D & E)

STAND VARIABLES	STAND # 4 — ACRES: 17.87
Forest Type	Early Successional Forest
Overall Dominant Site Class	6"-9.9" index DBH
Dominant Canopy Trees	Sweet Gum, Red Maple, Ash, Black Cherry, and Tulip Tree (6-11.9" DBH)
Number of Trees/Acre	367
Number of Tree Species	22
Basal Area s.f./Acre	85.6
Number of Standing Dead Trees Per Acre	50
Common Understory Species 3'-20'	Paw-Paw, Hackberry, Spicebush, Sassafras, American Holly, Dogwood, Sweet Gum Seedlings, Boxelder Seedlings, Virginia Creeper and Trumpet Vine
Common Herbaceous Species	Pokeweed, Mayapple, Primitive Fern, Jack-in-the Pulpit, Jewelweed, Lady's Thumb, Indian Strawberry, Violets, Cinquefoil, Goldenrod, and species of Grasses
Common Invasive Vines and Shrubs	Greenbrier, Japanese Honeysuckle Vine, Poison Ivy, Multiflora Rose
% Canopy Coverage	70%
% Understory Coverage	40%
% Herbaceous Coverage	60% (10%-90%)
% Downed Woody Material	1%
% Invasive Species	70%
Forest Structure Value	Low Priority Retention Value/High Disturbance Potential High Priority Retention/Low Disturbance Potential within environmental buffer areas.
Comments	Canopy height in Forest Stand 4 is generally low and invasive species dominate the survival of the trees. However, areas falling within environmental buffers due to the presence of streams or wetlands receive a high priority retention/low disturbance value. Areas without environmentally sensitive features receive a low priority retention/high disturbance value. However, almost this entire stand on the A. Bean property is supported by steep slopes greater than 25%. Therefore these areas would receive a high priority retention/low disturbance value.

SPECIMEN TREES - A. BEAN PARCEL

Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate. Tree tag numbers begin at #30.
Total number of trees = 45

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
30	Northern Red Oak	*Quercus rubra*	47	Good
31	Northern Red Oak	*Quercus rubra*	31	Good
32	Southern Red Oak	*Quercus falcata*	41	Good
33	Black Oak	*Quercus velutina*	49	Good
34	Tulip Poplar	*Liriodendron tulipifera*	30	Fair
35	Tulip Poplar	*Liriodendron tulipifera*	46	Fair
36	White Oak	*Quercus alba*	38	Good
37	Tulip Poplar	*Liriodendron tulipifera*	55	Fair
38	Tulip Poplar	*Liriodendron tulipifera*	32	Fair
39	Tulip Poplar	*Liriodendron tulipifera*	32	Fair
a 40	Tulip Poplar	*Liriodendron tulipifera*	53	Fair
a 41	Tulip Poplar	*Liriodendron tulipifera*	38	Fair
a 42	Tulip Poplar	*Liriodendron tulipifera*	37	Fair
a 43	Tulip Poplar	*Liriodendron tulipifera*	37	Fair
a 44	Tulip Poplar	*Liriodendron tulipifera*	32	Fair
45	American Elm	*Ulmus americana*	34	Fair
46	Hickory	*Carya species*	38	Good
47	Red Maple	*Acer rubrum*	30	Fair
48	American Beech	*Fagus grandifolia*	32	Poor
49	Black Walnut	*Juglans nigra*	31	Very Poor
50	American American	*Fagus grandifolia*	35	Good
51	Black Walnut	*Juglans nigra*	30	Very Poor
52	American Beech	*Fagus grandifolia*	35	Very Poor
53	American Beech	*Fagus grandifolia*	40	Good
54-347		Not Used		
348	Tulip Poplar	*Liriodendron tulipifera*	32	Fair
349-395		Not Used		
396	Tulip Poplar	*Liriodendron tulipifera*	34	Good
397	Tulip Poplar	*Liriodendron tulipifera*	30	Fair
398	Tulip Poplar	*Liriodendron tulipifera*	31	Fair
399	Tulip Poplar	*Liriodendron tulipifera*	33	Fair
400	Tulip Poplar	*Liriodendron tulipifera*	31	Good
401	Northern Red Oak	*Quercus rubra*	40	Fair (3 stem)
402	Tulip Poplar	*Liriodendron tulipifera*	31	Good
411	Tulip Poplar	*Liriodendron tulipifera*	30	Good
412	Tulip Poplar	*Liriodendron tulipifera*	30	Good
413	Tulip Poplar	*Liriodendron tulipifera*	30	Good
414	Tulip Poplar	*Liriodendron tulipifera*	34	Fair
415	Tulip Poplar	*Liriodendron tulipifera*	37	Good
416	Tulip Poplar	*Liriodendron tulipifera*	32	Good
417	Northern Red Oak	*Quercus rubra*	31	Fair
418	Tulip Poplar	*Liriodendron tulipifera*	31	Good
419	Tulip Poplar	*Liriodendron tulipifera*	30	Good

*Specimen Trees 40-44 actually on the Wholey property

SPECIMEN TREES - SUIT PARCEL

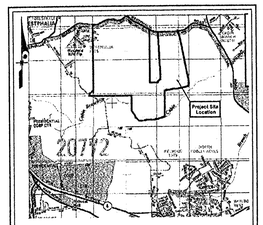
Total Number of Specimen Trees= 197
Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
1	Red Oak	*Quercus rubra*	40	Poor, one dom short
2	White Oak	*Quercus alba*	44	Good
3	Tulip Tree	*Liriodendron tulipifera*	50	Good, Clogged vine
4	Northern Red Oak	*Quercus Rubra*	35	Poor, 2 stems
5	Tulip Tree	*Liriodendron tulipifera*	38	Fair
6	Tulip Tree	*Liriodendron tulipifera*	38	Fair, 3 stems
7	Tulip Tree	*Liriodendron tulipifera*	40	Fair
8	Sycamore	*Platanus occidentalis*	48	Good
9	Tulip Tree	*Liriodendron tulipifera*	46	Fair, 2 stem
10	Red Maple	*Acer rubrum*	30	Fair, 2 stem
11	Tulip Tree	*Liriodendron tulipifera*	35	Fair, near to stream
12	Tulip Tree	*Liriodendron tulipifera*	45	Fair
13	Tulip Tree	*Liriodendron tulipifera*	45	Fair
14	Red Oak	*Quercus rubra*	36	Fair
15	Tulip Tree	*Liriodendron tulipifera*	50	Fair
16	White Oak	*Quercus alba*	55	Good, Clogged 1/2
17	Tulip Tree	*Liriodendron tulipifera*	43	Fair, Clogged 1/2
18	Tulip Tree	*Liriodendron tulipifera*	45	Fair, Clogged 1/2
19	Tulip Tree	*Liriodendron tulipifera*	38	Fair, 1/2
20	Sycamore	*Platanus occidentalis*	35	Fair
21	Tulip Tree	*Liriodendron tulipifera*	36	Fair
22	Tulip Tree	*Liriodendron tulipifera*	35	Fair
23	Tulip Tree	*Liriodendron tulipifera*	43	Fair
24	Red Oak	*Quercus rubra*	40	Good
25	Willow Oak	*Quercus phellos*	38	Good
26	White Oak	*Quercus alba*	48	Very Good
27	Tulip Tree	*Liriodendron tulipifera*	50	Good
28	Red Maple	*Acer rubrum*	30	Good, Clogged 1/2
29	Tulip Tree	*Liriodendron tulipifera*	45	Poor
30	White Oak	*Quercus alba*	50	Good
31	Tulip Tree	*Liriodendron tulipifera*	45	Fair
32	Tulip Tree	*Liriodendron tulipifera*	45	Fair
33	Tulip Tree	*Liriodendron tulipifera*	45	Fair
34	Tulip Tree	*Liriodendron tulipifera*	50	Poor
35	White Oak	*Quercus alba*	45	Good
36	Tulip Tree	*Liriodendron tulipifera*	45	Good
37	Tulip Tree	*Liriodendron tulipifera*	50	Poor
38	White Oak	*Quercus alba*	45	Good
39	White Oak	*Quercus alba*	45	Good
40	White Oak	*Quercus alba*	45	Good
41	Tulip Tree	*Liriodendron tulipifera*	45	Fair, 2 stems
42	Tulip Tree	*Liriodendron tulipifera*	45	Fair
43	Tulip Tree	*Liriodendron tulipifera*	45	Fair
44	Red Oak	*Quercus rubra*	36	Fair, 2 stems
45	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
46	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
47	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
48	White Oak	*Quercus alba*	50	Fair
49	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
50	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
51	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
52	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
53	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
54	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
55	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
56	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
57	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
58	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
59	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
60	White Oak	*Quercus alba*	50	Fair
61	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
62	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
63	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
64	Red Oak	*Quercus rubra*	50	Fair, 2 stems
65	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
66	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
67	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
68	White Oak	*Quercus alba*	50	Fair, 2 stems
69	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
70	White Oak	*Quercus alba*	50	Fair, 2 stems
71	Tulip Tree	*Liriodendron tulipifera*	50	Fair, 2 stems
72	White Oak	*Quercus alba*	50	Fair, 2 stems
73	American Beech	*Fagus grandifolia*	50	Good
74	White Oak	*Quercus alba*	50	Good
75	White Oak	*Quercus alba*	50	Good
76	A Beech	*Fagus grandifolia*	50	Good
77	White Oak	*Quercus alba*	50	Good
78	White Oak	*Quercus alba*	50	Good
79	White Oak	*Quercus alba*	50	Good
80	White Oak	*Quercus alba*	50	Good
81	Red Oak	*Quercus rubra*	50	Good
82	American Beech	*Fagus grandifolia*	50	Good
83	Tulip Tree	*Liriodendron tulipifera*	50	Good
84	Tulip Tree	*Liriodendron tulipifera*	50	Good
85	Red Oak	*Quercus rubra*	50	Good
86	Red Oak	*Quercus rubra*	50	Good
87	Tulip Tree	*Liriodendron tulipifera*	50	Good
88	Red Oak	*Quercus rubra*	50	Good
89	American Beech	*Fagus grandifolia*	50	Good
90	White Oak	*Quercus alba*	50	Good
91	Red Oak	*Quercus rubra*	50	Good
92	American Beech	*Fagus grandifolia*	50	Good
93	White Oak	*Quercus alba*	50	Good
94	Red Oak	*Quercus rubra*	50	Good
95	Tulip Tree	*Liriodendron tulipifera*	50	Good
96	Red Oak	*Quercus rubra*	50	Good
97	Tulip Tree	*Liriodendron tulipifera*	50	Good
98	White Oak	*Quercus alba*	50	Good
99	Tulip Tree	*Liriodendron tulipifera*	50	Good
100	White Oak	*Quercus alba*	50	Good
101	Tulip Tree	*Liriodendron tulipifera*	50	Good
102	White Oak	*Quercus alba*	50	Good
103	White Oak	*Quercus alba*	50	Good
104	White Oak	*Quercus alba*	50	Fair, 4 stems
105	White Oak	*Quercus alba*	50	Fair
106	White Oak	*Quercus alba*	50	Fair
107	American Beech	*Fagus grandifolia*	50	Good
108	American Beech	*Fagus grandifolia*	50	Good
109	Red Oak	*Quercus rubra*	50	Good
110	White Oak	*Quercus alba*	50	Good
111	White Oak	*Quercus alba*	50	Good
112	White Oak	*Quercus alba*	50	Fair
113	White Oak	*Quercus alba*	50	Fair
114	Tulip Tree	*Liriodendron tulipifera*	50	Fair
115	Tulip Tree	*Liriodendron tulipifera*	50	Fair
116	Tulip Tree	*Liriodendron tulipifera*	50	Fair
117	Tulip Tree	*Liriodendron tulipifera*	50	Fair
118	Willow Oak	*Quercus phellos*	50	Good
119	Hackberry	*Celtis occidentalis*	50	Good
120	White Oak	*Quercus alba*	50	Good
121	Red Oak	*Quercus rubra*	50	Good
122	Tulip Tree	*Liriodendron tulipifera*	50	Good
123	White Oak	*Quercus alba*	50	Good
124	Tulip Tree	*Liriodendron tulipifera*	50	Good
125	White Oak	*Quercus alba*	50	Good
126	Tulip Tree	*Liriodendron tulipifera*	50	Good
127	White Oak	*Quercus alba*	50	Good
128	Tulip Tree	*Liriodendron tulipifera*	50	Good
129	White Oak	*Quercus alba*	50	Good
130	Tulip Tree	*Liriodendron tulipifera*	50	Good
131	Tulip Tree	*Liriodendron tulipifera*	50	Good
132	Tulip Tree	*Liriodendron tulipifera*	50	Good
133	Tulip Tree	*Liriodendron tulipifera*	50	Good
134	Tulip Tree	*Liriodendron tulipifera*	50	Good
135	Tulip Tree	*Liriodendron tulipifera*	50	Good
136	Tulip Tree	*Liriodendron tulipifera*	50	Good
137	White Oak	*Quercus alba*	50	Good
138	Tulip Tree	*Liriodendron tulipifera*	50	Good
139	White Oak	*Quercus alba*	50	Good
140	Tulip Tree	*Liriodendron tulipifera*	50	Good
141	Tulip Tree	*Liriodendron tulipifera*	50	Fair
142	Tulip Tree	*Liriodendron tulipifera*	50	Good
143	White Oak	*Quercus alba*	50	Fair
144	Tulip Tree	*Liriodendron tulipifera*	50	Good
145	White Oak	*Quercus alba*	50	Good
146	Tulip Tree	*Liriodendron tulipifera*	50	Good
147	White Oak	*Quercus alba*	50	Good
148	Tulip Tree	*Liriodendron tulipifera*	50	Good
149	American Beech	*Fagus grandifolia*	50	Good
150	Southern Red Oak	*Quercus falcata*	50	Good
151	Tulip Tree	*Liriodendron tulipifera*	50	Fair
152	American Beech	*Fagus grandifolia*	50	Good
153	Tulip Tree	*Liriodendron tulipifera*	50	Good
154	White Oak	*Quercus alba*	50	Good
155	White Oak	*Quercus alba*	50	Good
156	White Oak	*Quercus alba*	50	Fair
157	White Oak	*Quercus alba*	50	Fair
158	White Oak	*Quercus alba*	50	Fair
159	White Oak	*Quercus alba*	50	Fair
160	White Oak	*Quercus alba*	50	Fair
161	White Oak	*Quercus alba*	50	Fair
162	White Oak	*Quercus alba*	50	Fair
163	White Oak	*Quercus alba*	50	Fair
164	White Oak	*Quercus alba*	50	Fair
165	White Oak	*Quercus alba*	50	Fair
166	Tulip Tree	*Liriodendron tulipifera*	50	Fair
167	White Oak	*Quercus alba*	50	Good, clogged @ 25
168	Tulip Tree	*Liriodendron tulipifera*	50	Good
169	White Oak	*Quercus alba*	50	Good
170	White Oak	*Quercus alba*	50	Good
171	White Oak	*Quercus alba*	50	Good
172	White Oak	*Quercus alba*	50	Good
173	White Oak	*Quercus alba*	50	Good
174	White Oak	*Quercus alba*	50	Good
175	White Oak	*Quercus alba*	50	Good
176	Tulip Tree	*Liriodendron tulipifera*	50	Good, twin trunk
177	White Oak	*Quercus alba*	50	Good
178	White Oak	*Quercus alba*	50	Good
179	White Oak	*Quercus alba*	50	Good
180	White Oak	*Quercus alba*	50	Good
181	Tulip Tree	*Liriodendron tulipifera*	50	Fair
182	Tulip Tree	*Liriodendron tulipifera*	50	Good
183	Sweet Gum	*Liquidambar styraciflua*	50	Good
184	Tulip Tree	*Liriodendron tulipifera*	50	Good
185	White Oak	*Quercus alba*	50	Fair
186	Willow Oak	*Quercus phellos*	50	Good
187	White Oak	*Quercus alba*	50	Fair
188	Tulip Tree	*Liriodendron tulipifera*	50	Fair (Clogged top #50)
189	Tulip Tree	*Liriodendron tulipifera*	50	Good
190	Tulip Tree	*Liriodendron tulipifera*	44	Poor (Clogged top #50)
191	White Oak	*Quercus alba*	50	Fair
192	Tulip Tree	*Liriodendron tulipifera*	52	Poor (Clogged top #50)
193	Tulip Tree	*Liriodendron tulipifera*	50	Good
194	Willow Oak	*Quercus phellos*	50	Good
195	Black Birch	*Betula lenta*	30 (est.)	Poor
196	Sweet Gum	*Liquidambar styraciflua*	50	Fair
197	Willow Oak	*Quercus phellos*	50	Good
198	Tulip Tree	*Liriodendron tulipifera*	50	Good
199	Willow Oak	*Quercus phellos*	50	Good
200	Tulip Tree	*Liriodendron tulipifera*	50	Good
201	Tulip Tree	*Liriodendron tulipifera*	50	Good
202	Tulip Tree	*Liriodendron tulipifera*	50	Good
203	Tulip Tree	*Liriodendron tulipifera*	50	Good
204	Tulip Tree	*Liriodendron tulipifera*	50	Good
205	Tulip Tree	*Liriodendron tulipifera*	50	Good
206	Tulip Tree	*Liriodendron tulipifera*	50	Good
207	Tulip Tree	*Liriodendron tulipifera*	50	Good
208	Tulip Tree	*Liriodendron tulipifera*	50	Good
209	Tulip Tree	*Liriodendron tulipifera*	50	Good
210	Tulip Tree	*Liriodendron tulipifera*	50	Good
211	Tulip Tree	*Liriodendron tulipifera*	50	Good
212	Tulip Tree	*Liriodendron tulipifera*	50	Good
213	Tulip Tree	*Liriodendron tulipifera*	50	Good
214	Tulip Tree	*Liriodendron tulipifera*	50	Good
215	Tulip Tree	*Liriodendron tulipifera*	50	Good
216	Tulip Tree	*Liriodendron tulipifera*	50	Good
217	Tulip Tree	*Liriodendron tulipifera*	50	Good
218	Tulip Tree	*Liriodendron tulipifera*	50	Good
219	Tulip Tree	*Liriodendron tulipifera*	50	Good

SPECIMEN TREES - CASE & YERGAT PARCELS

Total Number of Specimen Trees = 69
Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate. Tree tag numbers begin at 48.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
1	Red Maple	*Acer rubrum*	30	Fair
2	Southern Red Oak	*Quercus falcata*	36	Fair
3	White Oak	*Quercus alba*	48	Fair
4	American Beech	*Fagus grandifolia*	40	Fair
5	Red Oak	*Quercus rubra*	42	Fair
6	Tuliptree	*Liriodendron tulipifera*	30	Fair
7	American Beech	*Fagus grandifolia*	42	Fair
8	Tuliptree	*Liriodendron tulipifera*	30	Fair
9	Tuliptree	*Liriodendron tulipifera*	30	Fair
10	Tuliptree	*Liriodendron tulipifera*	30	Fair
11	Tuliptree	*Liriodendron tulipifera*	30	Fair
12	Red Oak	*Quercus rubra*	30	Fair
13	Red Oak	*Quercus rubra*	30	Fair
14	Tuliptree	*Liriodendron tulipifera*	30	Fair
15	Tuliptree	*Liriodendron tulipifera*	30	Fair
16	Tuliptree	*Liriodendron tulipifera*	30	Fair
17	Tuliptree	*Liriodendron tulipifera*	30	Fair
18	Tuliptree	*Liriodendron tulipifera*	30	Fair
19	Tuliptree	*Liriodendron tulipifera*	30	Fair
20	Tuliptree	*Liriodendron tulipifera*	30	Fair
21	Tuliptree	*Liriodendron tulipifera*	30	Fair
22	Tuliptree	*Liriodendron tulipifera*	30	Fair
23	Tuliptree	*Liriodendron tulipifera*	30	Fair / Dead Limbs
24	Tuliptree	*Liriodendron tulipifera*	30	Fair
25	Tuliptree	*Liriodendron tulipifera*	30	Fair
26	Tuliptree	*Liriodendron tulipifera*	30	Fair
27	Tuliptree	*Liriodendron tulipifera*	30	Fair
28	Tuliptree	*Liriodendron tulipifera*	30	Fair
29	Tuliptree	*Liriodendron tulipifera*	30	Fair
30	Tuliptree	*Liriodendron tulipifera*	30	Fair
31	Tuliptree	*Liriodendron tulipifera*	30	Fair
32	Tuliptree	*Liriodendron tulipifera*	30	Fair
33	Tuliptree	*Liriodendron tulipifera*	30	Fair
34	Tuliptree	*Liriodendron tulipifera*	30	Fair
35	Tuliptree	*Liriodendron tulipifera*	30	Fair
36	Tuliptree	*Liriodendron tulipifera*	30	Fair
37	Tuliptree	*Liriodendron tulipifera*	30	Fair
38	Tuliptree	*Liriodendron tulipifera*	30	Fair
39	Tuliptree	*Liriodendron tulipifera*	30	Fair
40	Tuliptree	*Liriodendron tulipifera*	30	Fair
41	Tuliptree	*Liriodendron tulipifera*	30	Fair
42	Tuliptree	*Liriodendron tulipifera*	30	Fair
43	Tuliptree	*Liriodendron tulipifera*	30	Fair
44	Tuliptree	*Liriodendron tulipifera*	30	Fair
45	Tuliptree	*Liriodendron tulipifera*	30	Fair
46	Tuliptree	*Liriodendron tulipifera*	30	Fair
47	Tuliptree	*Liriodendron tulipifera*	30	Fair
48	Tuliptree	*Liriodendron tulipifera*	30	Fair
49	Tuliptree	*Liriodendron tulipifera*	30	Fair
50	Tuliptree	*Liriodendron tulipifera*	30	Fair
51	Tuliptree	*Liriodendron tulipifera*	30	Fair
52	Tuliptree	*Liriodendron tulipifera*	30	Fair
53	Tuliptree	*Liriodendron tulipifera*	30	Fair
54	Tuliptree	*Liriodendron tulipifera*	30	Fair
55	Tuliptree	*Liriodendron tulipifera*	30	Fair
56	Tuliptree	*Liriodendron tulipifera*	30	Fair
57	Tuliptree	*Liriodendron tulipifera*	30	Fair
58	Tuliptree	*Liriodendron tulipifera*	30	Fair
59	Tuliptree	*Liriodendron tulipifera*	30	Fair
60	Tuliptree	*Liriodendron tulipifera*	30	Fair
61	Tuliptree	*Liriodendron tulipifera*	30	Fair
62	Tuliptree	*Liriodendron tulipifera*	30	Fair
63	Tuliptree	*Liriodendron tulipifera*	30	Fair
64	Tuliptree	*Liriodendron tulipifera*	30	Fair
65	Tuliptree	*Liriodendron tulipifera*	30	Fair
66	Tuliptree	*Liriodendron tulipifera*	30	Fair
67	Tuliptree	*Liriodendron tulipifera*	30	Fair
68	Tuliptree	*Liriodendron tulipifera*	30	Fair
69	Tuliptree	*Liriodendron tulipifera*	30	Fair



VICINITY MAP
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WOODSIDE PROPERTY SOIL TYPES
US SOIL SURVEY OF PRINCE GEORGE'S COUNTY, MD, 1967

NOTE: SOILS WITH Kw FACTOR ≥ .35 ARE CONSIDERED HIGHLY ERODIBLE

SOIL TYPE	SLOPE	DESCRIPTION
Adelphia Silt Loam (AbA)	0 to 2 Percent	Moderately well drained soil. Available water capacity is very high and shrink swell potential is low. This soil is not a hydric soil. *By erodibility factor = .37*

M-NCPPC
Prince George's Planning Department
Environmental Planning Section
NATURAL RESOURCES INVENTORY

APPROVAL

NRI / 158 / 05-01

	STAFF SIGNATURE	DATE
INITIAL APPROVAL		7/10/06
01 REVISION		10/4/07
02 REVISION		

MATCHLINE SHEET 3

MATCHLINE SHEET 4

MATCHLINE SHEET 5

N/F PATRICIA M. WHOLEY

LEGEND

- SP 9 ● FOREST STAND SAMPLE POINT
- FOREST STAND BOUNDARY (Offset from tree lines and property boundaries for clarity)
- EXISTING TREE LINE
- SPECIMEN TREE (Approximate location)
- WATERS OF THE US (Jurisdiction as labeled)
- PATUXENT MANAGEMENT AREA
- SB STREAM BUFFER
- WL NON-TIDAL WETLANDS BOUNDARY (Source:)
- WB NON-TIDAL WETLANDS BUFFER
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Map 20 Grid B11& C11	
Tax Map MAP 59, GRID F-4 MAP 83, GRID A-4 MAP 91, GRID A1,B1	Zoning Category!
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02 REVISION		

LEGEND

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Sewer Category:
Water Category:

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MATCHLINE SHEET 2

MATCHLINE SHEET 5

MATCHLINE SHEET 6

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MATCHLINE SHEET 2

MATCHLINE SHEET 3

MATCHLINE SHEET 4

MATCHLINE SHEET 6

LESS THAN 2" DBH

SHRUBS AND TREES LESS THAN 2" DBH

PART OF FOREST STAND 1 SECTION E

PART OF FOREST STAND 1 SECTION B

PART OF FOREST STAND 1 SECTION B

PART OF FOREST STAND 1 SECTION E

FOREST STAND 1 SECTION E 17.77 ACRES + 0.98 ACRES on WHOLEY PROPERTY

FOREST STAND 3 SECTION A 6.63 ACRES

FOREST STAND 4 SECTION D (0.50 ACRES)

PART OF FOREST STAND 3 SECTION A

Abandoned Farm House

AGRICULTURAL FIELD

Barn

Area not actual forest. Area consists of individual trees such as Cedar, Hickory, Walnut, Pin Oak, and Sassafras, all overgrown by invasive vines.

BEGIN WATERS OF THE US INTERMITTENT

BEGIN INT+ CHANNEL

PFO (F SERIES) WETLAND 1,450 SQ FT

PFO WETLAND 30 SQ FT

SP1 SP2 SP3 SP4 SP5 SP6

WeC3 WeD3 WaC3 WoB2 SaE AdB2 MID3 MIC3 MIC2 MIB2 AhA

LEGEND

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TAX MAP MAP 51, GRID A1,B1, MAP 50, GRID B2 MAP 52, GRID F4
ZONING CATEGORY:
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MATCHLINE SHEET 4

MATCHLINE SHEET 5

SP 10B

MID3

PART OF FOREST STAND 2 SECTION D

PART OF FOREST STAND 4 SECTION A

SP 8B

FOREST STAND 2 SECTION B (1.19 ACRES)

MID3

Barn

SP 7B

Break in tree canopy. Area outgrown with Multiflora Rose, Treetrunk, Grapevine, Rubus sp. and Japanese Honey Suckle.)

N/F
EVELYN C SUIT TRUSTEE
L. 14731 F. 30

OPEN AREA

PART OF FOREST STAND 3 SP 42 SECTION A

SP 1B

CoB2

FOREST STAND 2 SECTION C 1.33 ACRES

MIE

SP 6B

MIC3

FOREST STAND 2 SECTION A (9.56 ACRES)

SP 2B

MIE

Silver Maple, Sweetgum, Sycamore and Mulberry trees overgrown with Grapevine, and Japanese Honeysuckle Vine.

Partially cleared path

SP 9B

AhB2

SP 5B

40" deadtree

SP 4B

SP 3B

CoC3

OPEN AREA

Sumac, Cherry, Sweetgum and patches of sensitive fern in this area.

MIE

PEM WETLAND 4,340 sq ft

FOREST STAND 4 SECTION B (0.49 ACRES)

PEM WETLAND 4,300 SQ FT

PSS WETLAND 1,175 SQ FT

CmD3

FARM POND WITH WETLAND FRINGE

AhB2

SmB

CoC3

OPEN AREA

FOREST STAND 3 SECTION B 0.16 ACRES

CoC3

AhB2

Bo

FOREST STAND 4 SECTION C 0.80 ACRES

AhB2

PEO WETLAND 2,281 SQ FT

LEGEND

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Tax Map
MAP 52 GRID F-3
MAP 52 GRID A181

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1" = 100'

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TRAFFIC IMPACT ANALYSIS

FOR

CASE / YERGAT
(IN SUPPORT OF ZMA)

Prepared by:

LENHART TRAFFIC CONSULTING, INC.

TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

April 15, 2021

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1.2 Scope of Study

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2.2 Existing Lane Configurations
2.3 Existing Traffic Counts

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B Level of Service (CLV & HCM) Worksheets
C Background Developments

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Section 1 Introduction

1.1 Project Description

This Traffic Impact Analysis was prepared to support the proposed Zoning Map Amendment (ZMA) for the Case / Yergat properties along the southside of Westphalia Road just west of Ritchie Marlboro Road. The Case / Yergat properties encompass a total of 158.56 acres. **Exhibit 1** shows the location of the two properties for which the ZMA is proposed. The current ZMA (A-9973) for the properties allows for 3.8 to 4.0 units per acre while the proposed ZMA seeks a slight modification and increase in the unit mix and density.

The current concept development plan includes up a maximum of 661 residential units (574 SFUs and 87 Townhouses) which results in a density of 4.17 units per acre. This proposed mix and density will be the land use assumptions applied in this Traffic Impact Analysis. A concept plan is provided in Appendix A.

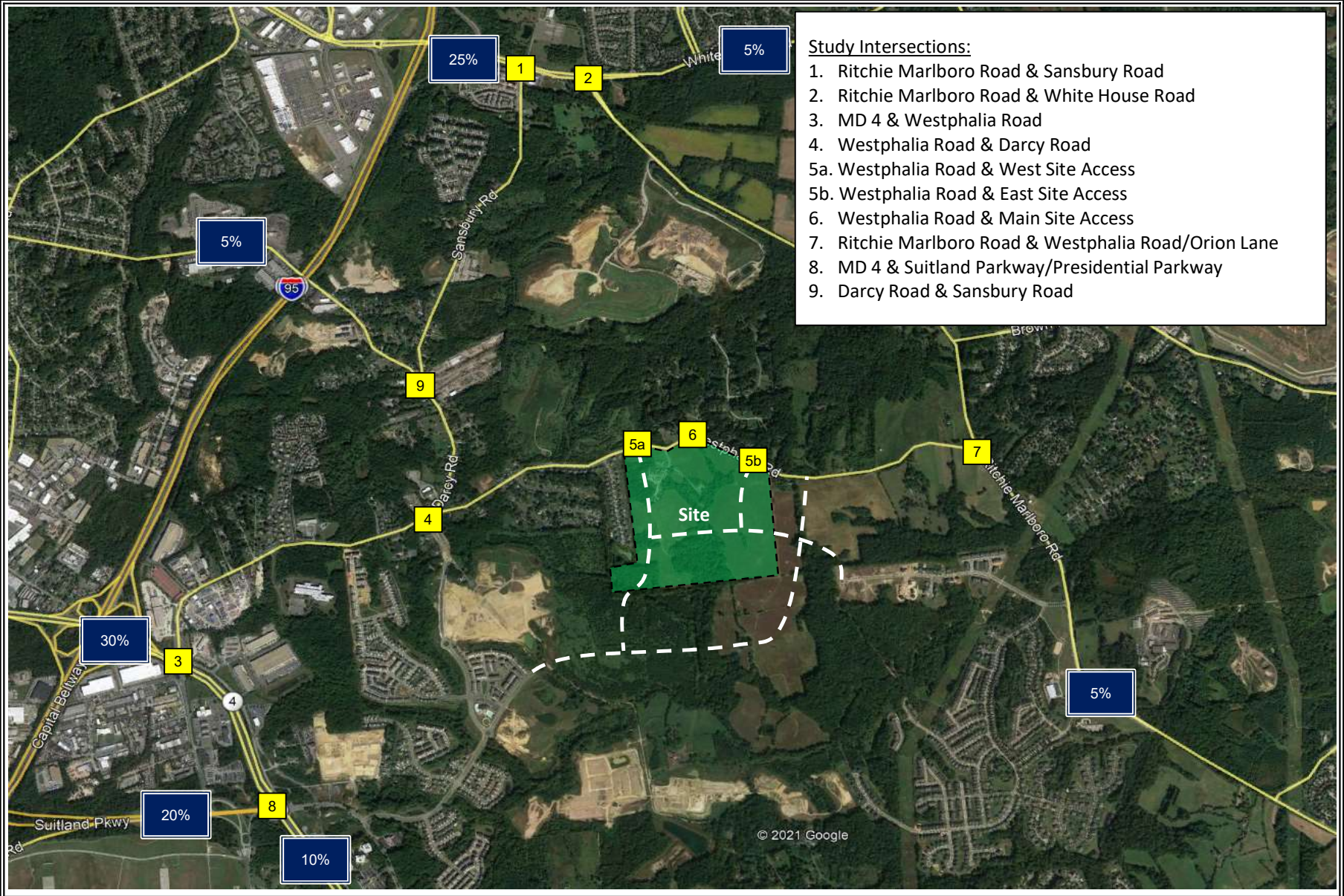
It should be noted that this is not an adequate public facilities test. When the development of this site moves forward at the time of Preliminary Plan of Subdivision, a formal adequate public facilities analysis will be required.

1.2 Scope of Study

A Scoping agreement was coordinated and approved by M-NCPPC and is included in Appendix A along with the scoping exhibits submitted.

M-NCPPC Guidelines require that signalized intersections operate with CLV less than 1,450 in the Developing Tier where the site is located.

M-NCPPC Guidelines require that unsignalized intersections be evaluated using the Highway Capacity Manual (HCM) unsignalized methodology based on a three-tier test of adequacy. All intersections operating with an average of less than 50 seconds of delay per vehicle for the minor street movements are considered adequate (tier one). If an intersection exceeds 50 seconds of delay, additional analyses are required including a consideration of the volume of traffic on the minor street approach. If the minor street volumes with greater than 50 seconds of delay are less than 100 vehicles per hour then the intersection is considered adequate (tier two). If average delays exceed 50 seconds per vehicle for any movements with more than 100 vehicles per hour, a CLV analysis is conducted and if the CLV of the unsignalized intersection is 1,150 or better (tier three) the intersection is deemed adequate.



Traffic Impact Analysis	Site Location Map	**Exhibit 1**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Section 2 Existing Conditions

2.1 Description of Roadway Network

The key roads in the study area are:

- Ritchie Marlboro Road is an undivided two-lane road in the vicinity of the site. The posted speed limit is 40 mph.
- Westphalia Road is an undivided two-lane road in the vicinity of the site. The posted speed limit is 30 mph.

2.2 Existing Lane Configurations

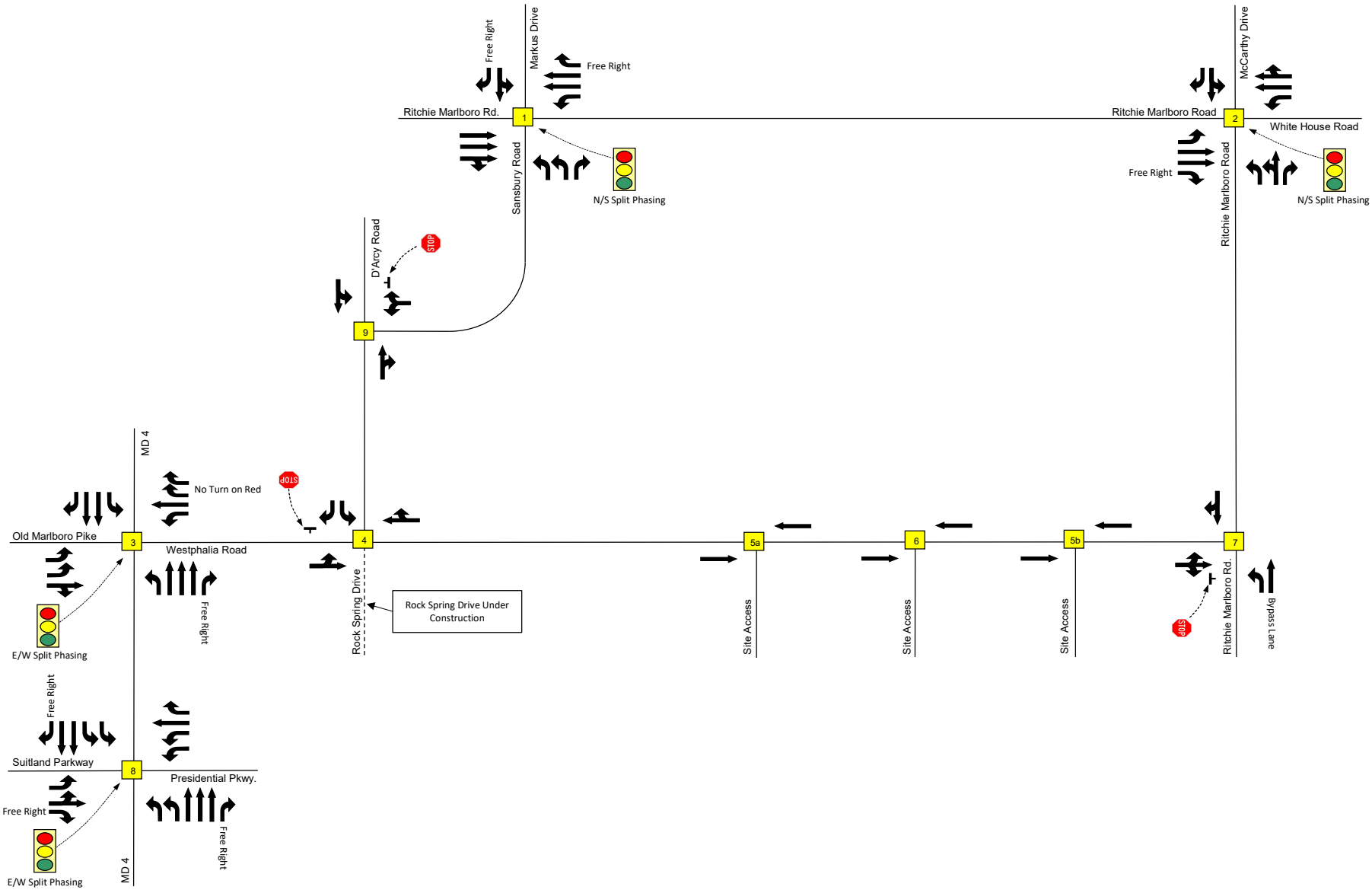
The Existing Lane Use & Traffic Control Devices are shown on **Exhibit 2**.

2.3 Existing Traffic Counts

Exhibit 3a shows the existing (observed) peak hour traffic volumes.

Due to the ongoing COVID-19 pandemic, a 4% growth rate was applied to the volumes shown on Exhibit 3a. These adjusted peak hour volumes are shown on **Exhibit 3b**.

The existing intersections were evaluated using the HCM and/or CLV methodologies, as required under M-NCPPC guidelines. The results are shown on Exhibits 13a and 13b. HCM and CLV worksheets are included in Appendix B.



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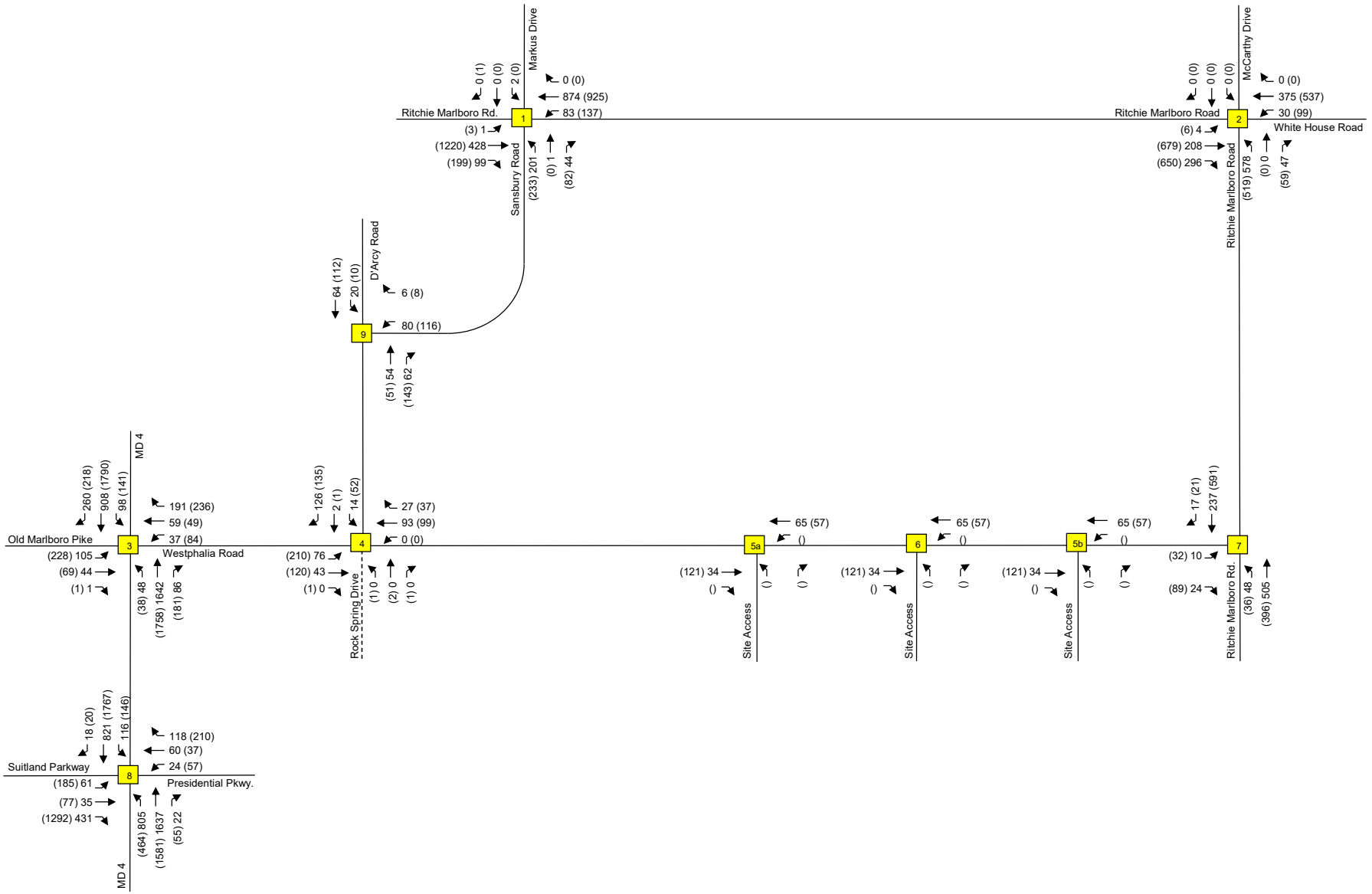
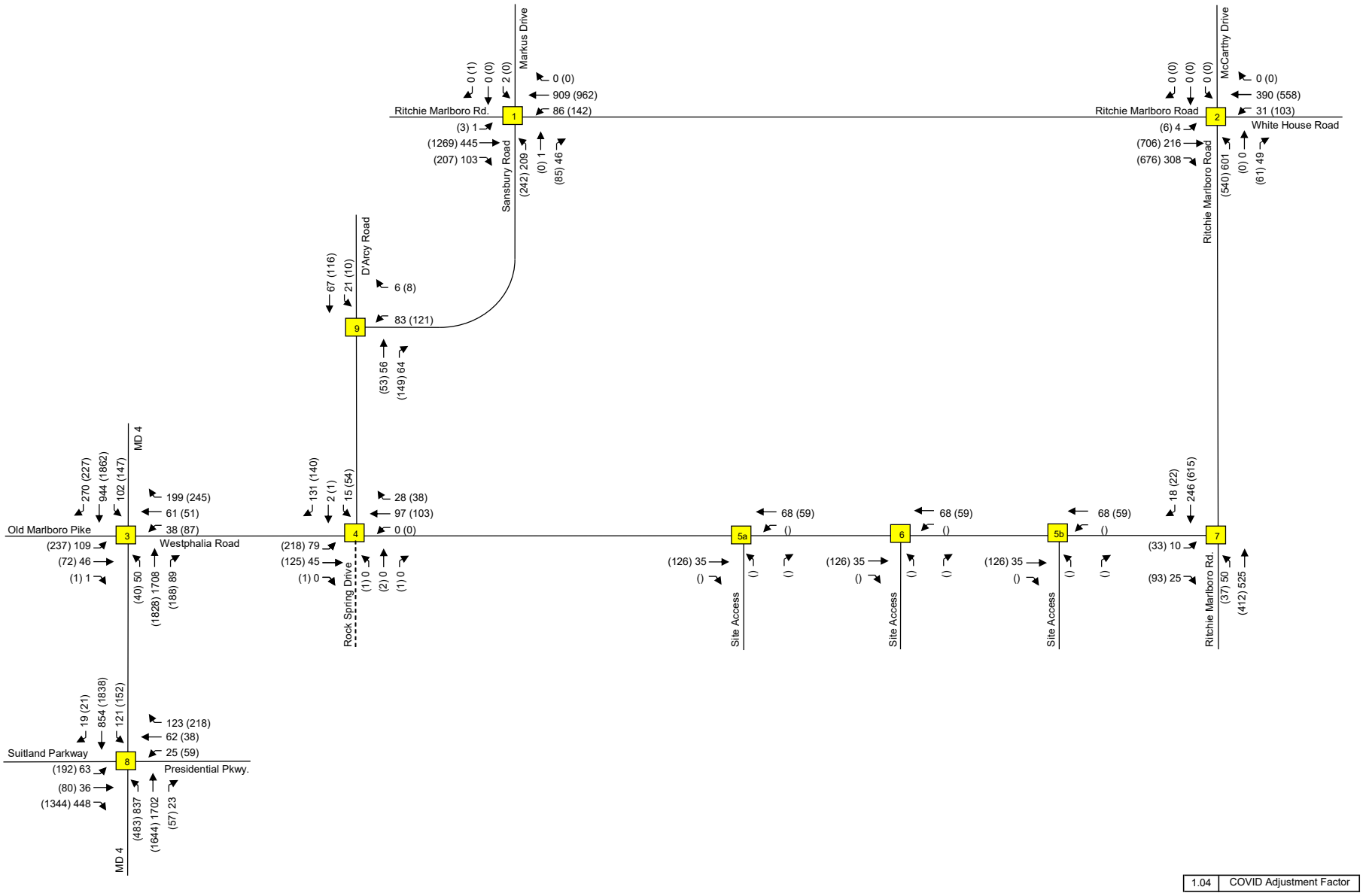


Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Existing (Observed) Peak Hour Volumes Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 3a**



Traffic Impact Analysis	Adjusted Existing Volumes due to COVID Impacts	**Exhibit 3b**
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Section 3 Background Conditions

3.1 Annual Growth

A conservative annual growth rate of 0.5 percent was applied for six years to account for increases in regional traffic not attributable to specific nearby development projects. The growth rate was based on Average Daily Traffic (ADT) data, which showed a growth of approximately 0.19 percent over the previous 10 years along a parallel route. The ADT data has been included in Appendix A. Regional growth was applied to volumes along the primary routes within the study area that would be expected to carry regional (non-local traffic) that would not otherwise be accounted for as part of traffic from specific approved background developments. **Exhibit 4** shows the growth in volumes at each of the study intersections resulting from the regional growth.

3.2 Approved Background Developments

The background developments were identified through PGAtlas and confirmed during the scoping process. The location of each background development is shown in Appendix C (Appendix C-1), along with background trip generation (Appendix C-2) and assignment (Exhibits C-3 through C-15).

In addition, trip assignment for the existing approved density (based on the trip generation detailed on Exhibit 8 and discussed in Section 4) was included as a background development to account the for previously approved ZMA (A-9973). These trips are detailed on Appendix C-16a – 16c. While the underlying ZMA approval is not an entitlement that would result in vesting of trips, it is being included in the background traffic condition because this is a modification of that underlying ZMA, and therefore the previous approval is included to show the impact of this proposed change.

The summation of all trips from the approved background developments and the trips from the previously approved ZMA (A-9973) is shown on **Exhibit 5**.

3.3 Background Traffic Volumes

Background volumes, including regional growth and trips from approved developments, are shown on **Exhibit 6**.

3.4 Approved Background Transportation Improvements

The following improvements are approved and bonded/permitted as part of either County projects or projects required of nearby developments:

- Ritchie Marlboro Road & White House Road
  Northbound Ritchie Marlboro Road will be re-striped to provide two left turn lanes and one shared left/thru/right.

- Ritchie Marlboro Road & Sansbury Road
  An additional westbound thru lane will be constructed.

- Ritchie Marlboro Road & Westphalia Road
  Westphalia Road will be realigned to form a four-way intersection with Orion Lane, which is currently offset by approximately 200 feet.

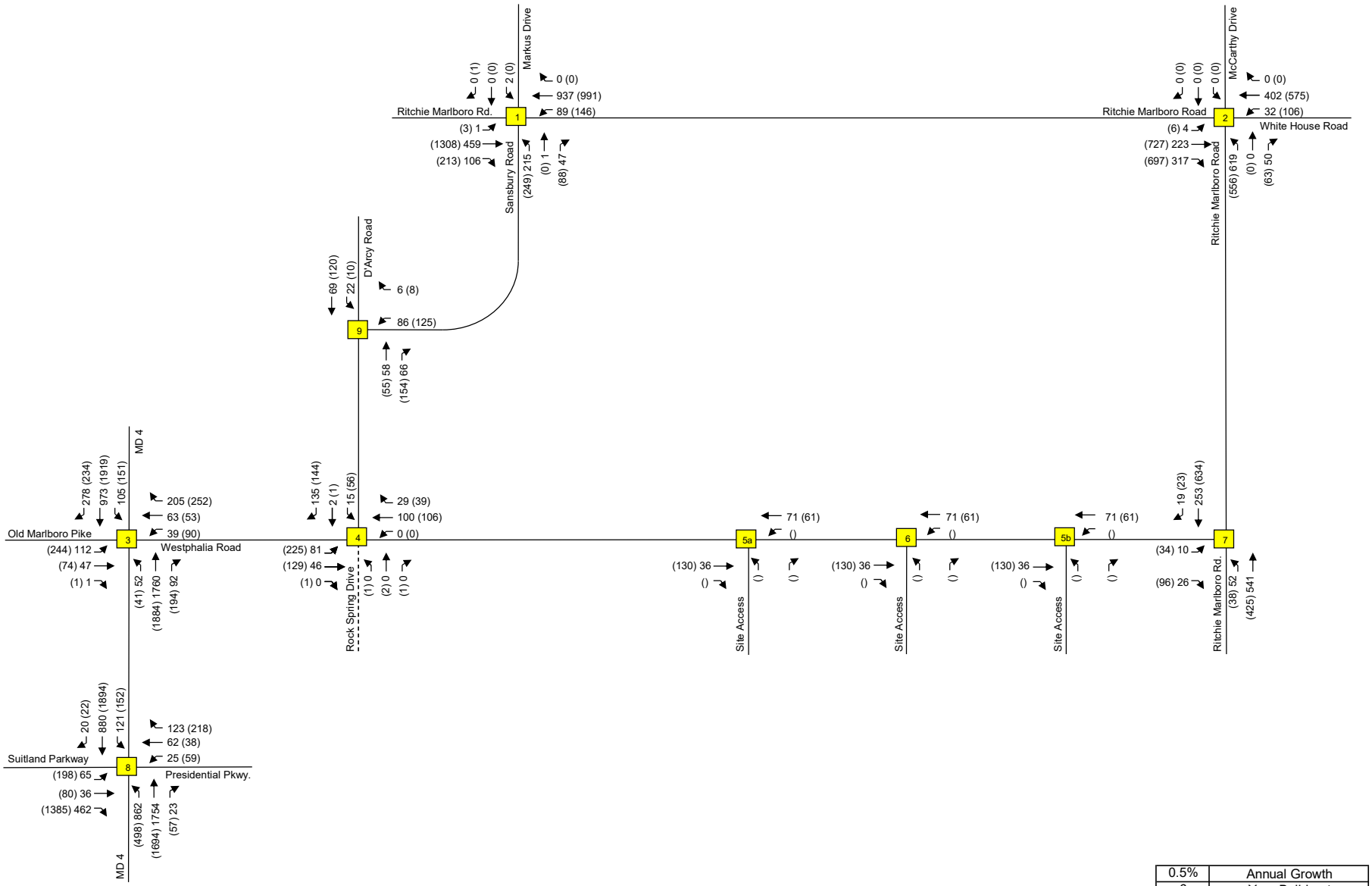
- MD 4 Interchanges with Suitland Parkway and Westphalia Road
  The MD 4 and Suitland Parkway interchange is currently in design and is fully funded in the SHA's CTP. This improvement will convert the existing MD 4 & Suitland Parkway / Presidential Parkway to a grade separated interchange.

  The MD 4 and Westphalia Road interchange has an approved PFFIP which was adopted by District Council CR-66-2010. A pro-rata payment for this development will be identified at the time of Preliminary Plan of Subdivision, and the applicant will be required to pay into the PFFIP prior to the issuance of building permits.

  A graphic detailing both of the proposed interchanges is provided in Appendix A.

In order to account for these interchange improvements, **Exhibits 7a and 7b** detail the reroute of volumes through the interchanges.

The resulting background lane use is detailed on Exhibits 12a and 12b along with the total lane use configurations anticipated with the ultimate development of the Case/Yergat site. The background lane use shown on these exhibits was utilized for the purposes of the level of service analyses for the study intersections shown on Exhibits 13a and 13b.



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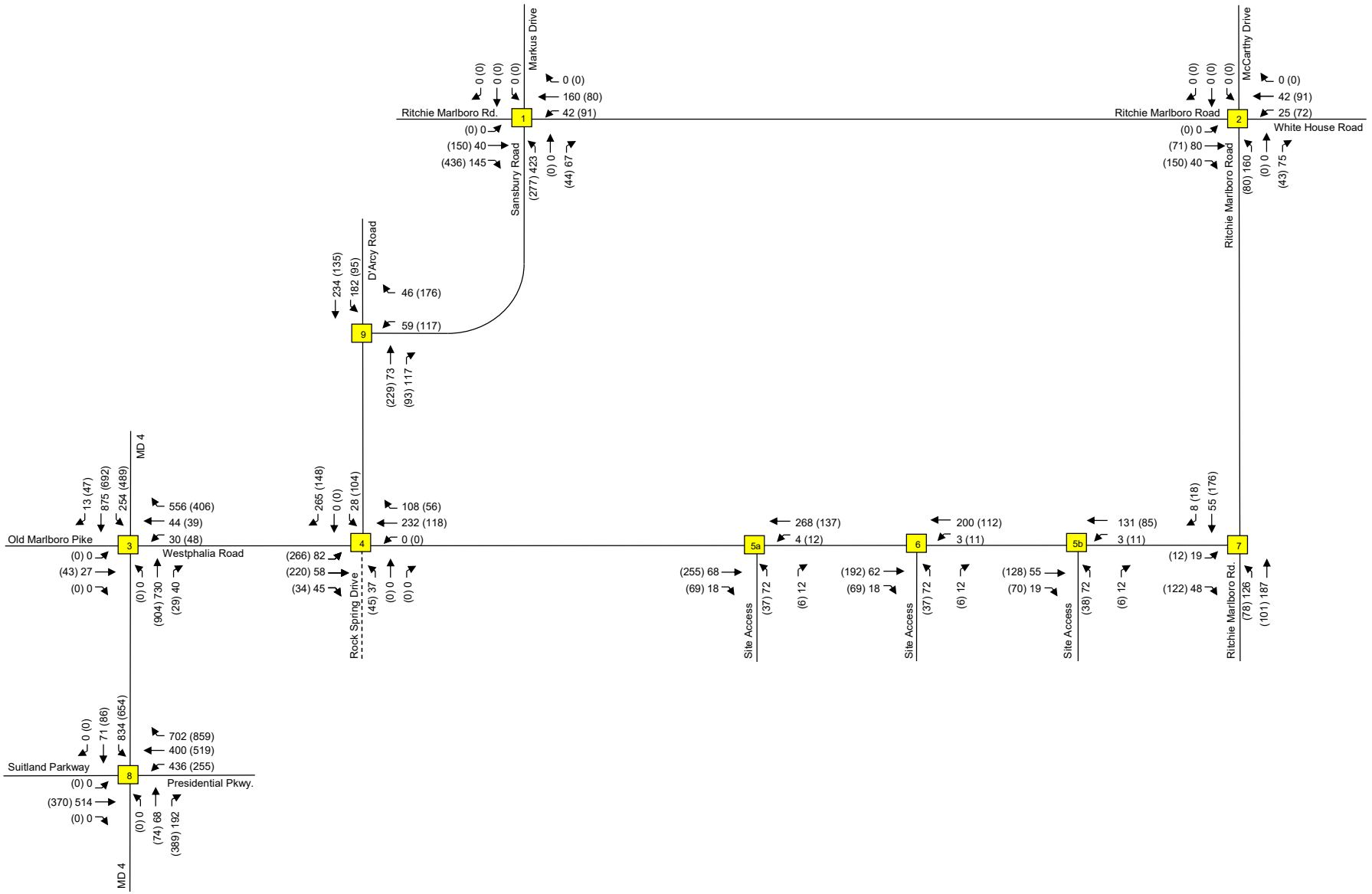
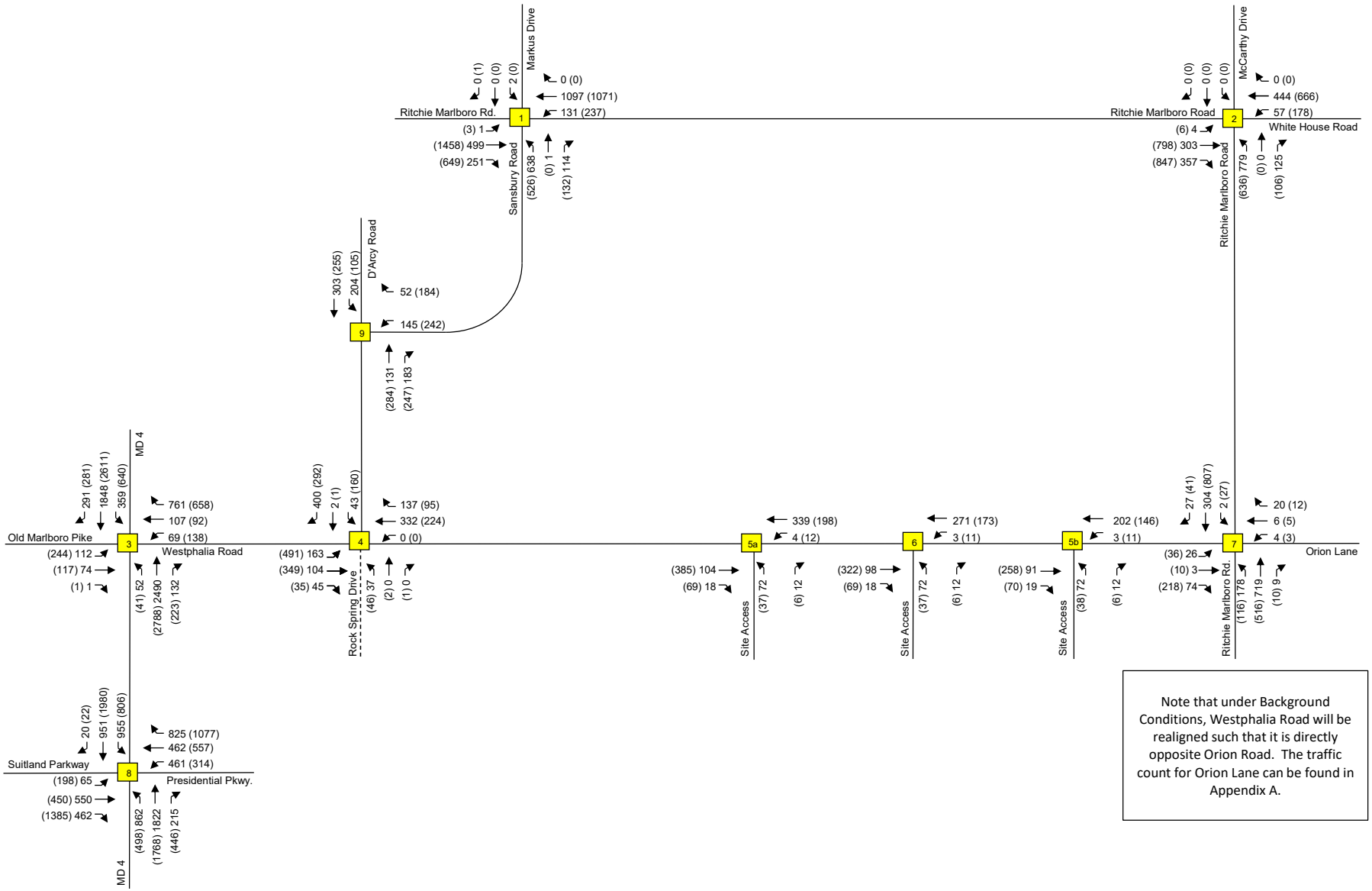
Base
Peak Hour Volumes

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 4



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Combined Trips from Background Developments Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 5**



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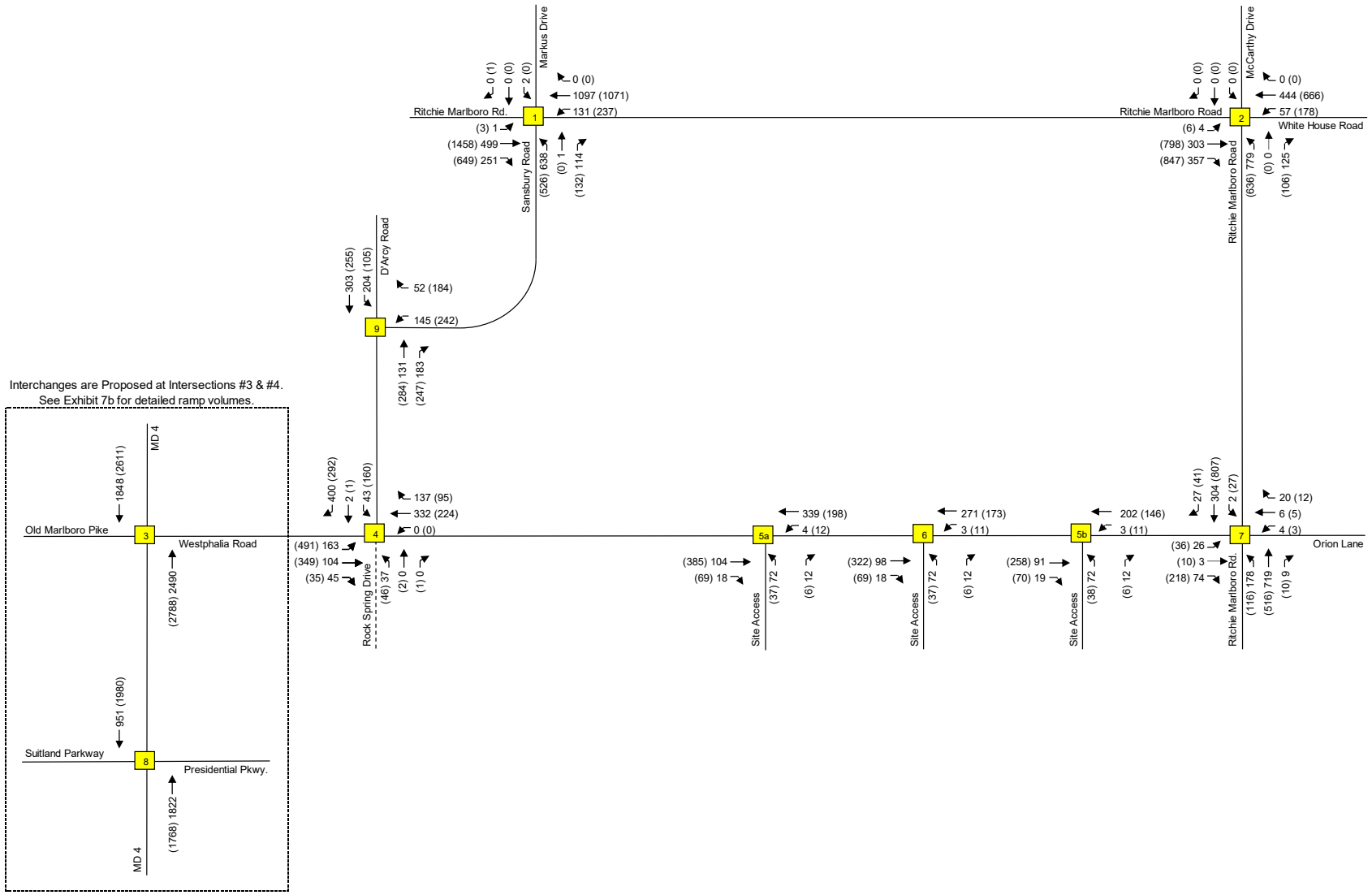

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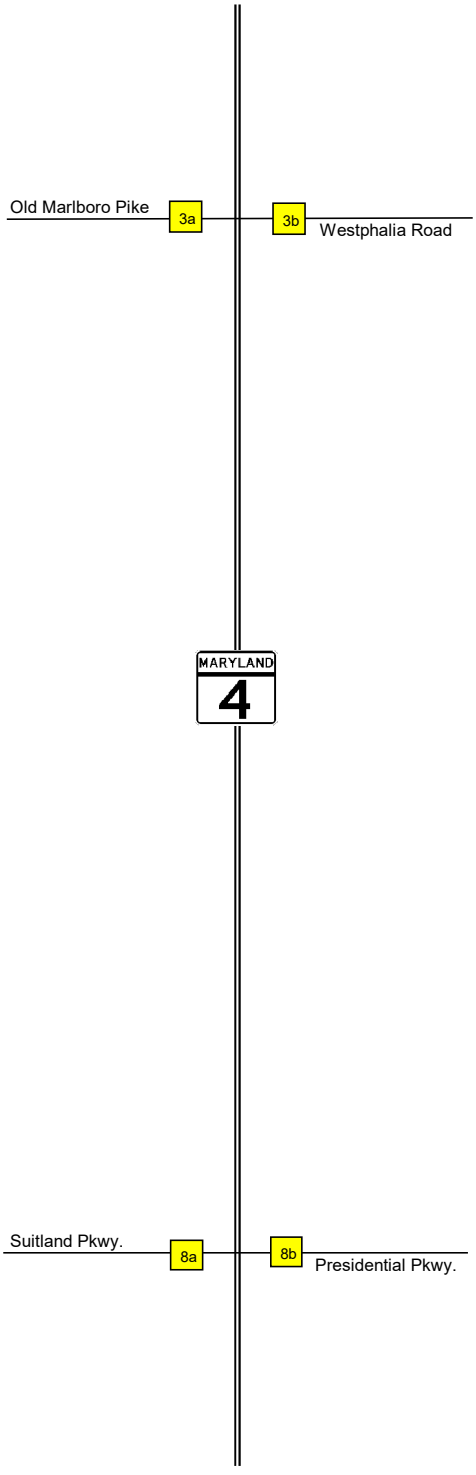
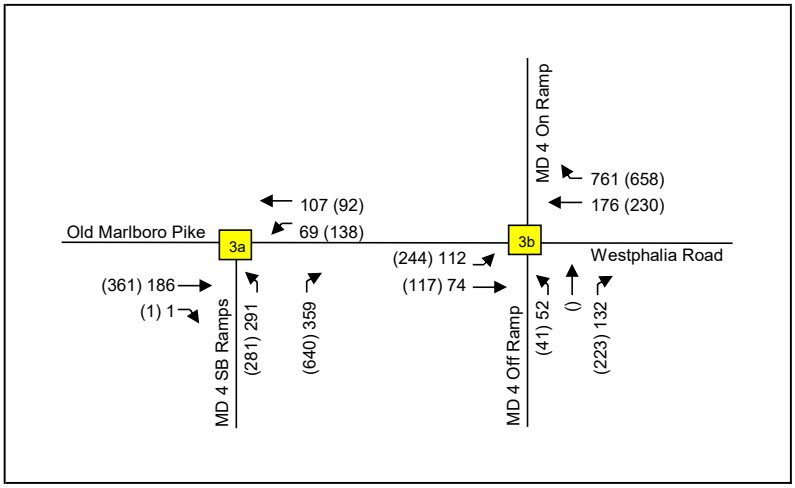
Background Peak Hour Volumes
(w/ MD 4 Improvements)

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 7a





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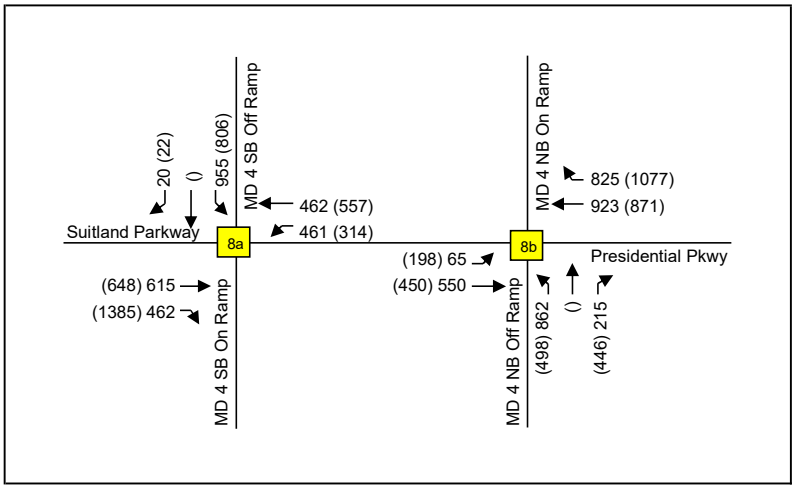

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Background Peak Hour Volumes (w/ MD 4 Improvements)

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 7b

Section 4 Projected Conditions with Site

4.1 Site Trip Generation

The current ZMA (A-9973) for the Case/Yergat properties allows 3.8 to 4.0 units per acre while the proposed ZMA seeks a slight modification and increase in the unit mix and density.

The trip generation discussed in this section is shown on **Exhibit 8**.

The trip generation for the previously approved A-9973 ZMA called for a 60% SFU, 30% Townhouse, and 10% condominium land use for the subject properties and is based on 3.8 to 4.0 units per acre. The resulting trip generation is shown under the Trip Generation Total for Approved Density table.

The proposed trip generation for this ZMA is based on a maximum of 661 residential units (574 SFUs and 87 townhouses) which results in a density of 4.17 units per acre. The resulting trip generation is shown under the Trip Generation Total for Proposed Density table.

4.2 Site Trip Distribution & Trip Assignment

Exhibits 9a-9d detail the inbound and outbound trip assignment for the *proposed* trip generation for the increased density on the study intersections. The summation of these exhibits is shown on **Exhibit 9e and 9f**.

In order to account for the approved density allowed for the properties, the *previously approved* trip generation was *subtracted* from the study intersections and is detailed on **Exhibits 10a and 10b**. Note that these exhibits reflect a subtraction of the trips shown on Appendix C-16a – 16c discussed in Section 3.

It is worth noting that, as shown on the exhibits, some trips will utilize the internal connections of roadways to ultimately utilize Presidential Parkway to access the site. An overview of the Prince George's County Master Plan from PGAtlas is provided in Appendix A (Appendix A-1) showing these internal connections.

4.3 Total Traffic Volumes

The resulting Total Peak Hour Volumes which are a combination of the Background Peak Hour Volumes (Exhibits 7a and 7b), the proposed density trip assignment (Exhibits 9e and 9f), and the subtraction of the previously approved trip generation (Exhibits 10a and 10b) are detailed on **Exhibits 11a and 11b**.

4.4 Projected Level of Service

The results of the HCM & CLV analysis are shown on **Exhibits 13a and 13b**. The lane configurations used for the purposes of the total conditions are shown on **Exhibits 12a and 12b**.

As shown, all of the study intersections meet adequacy standards for Prince George's County for either unsignalized or signalized intersections as appropriate.

Trip Generation Rates

	Trip Distribution (In/Out)
Single-Family Housing (Prince George's County Rates)	
Morning Trips = 0.75 x Units	20/80
Evening Trips = 0.90 x Units	65/35
Townhouse (Prince George's County Rates)	**Trip Distribution (In/Out)**
Morning Trips = 0.70 x Units	20/80
Evening Trips = 0.80 x Units	65/35
Apartments (garden and mid-rise, Prince George's County Rates)	**Trip Distribution (In/Out)**
Morning Trips = 0.52 x Units	20/80
Evening Trips = 0.60 x Units	65/35

Trip Generation Totals for Approved Density @ 4.0 Units/Acre

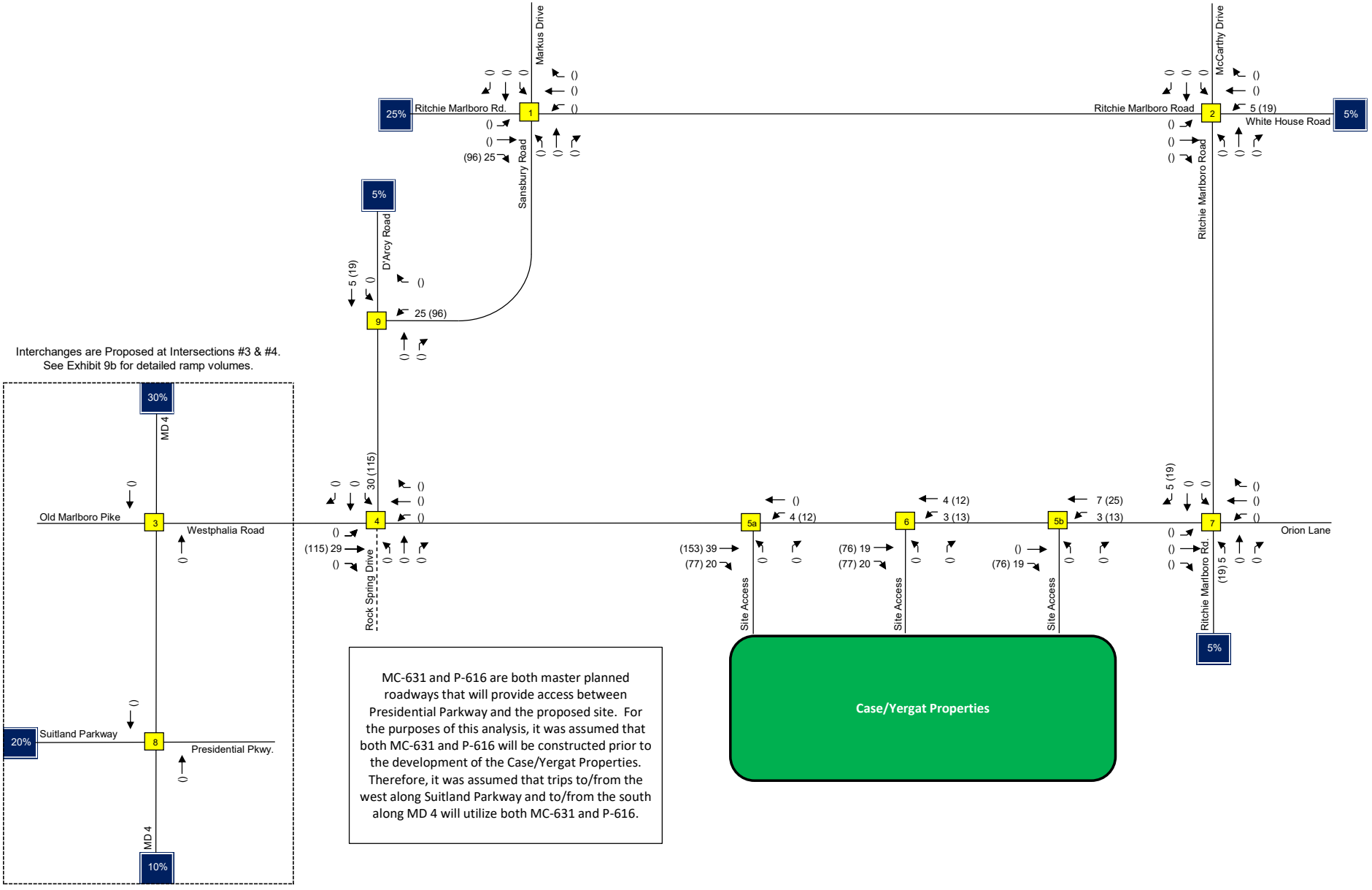
			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	381	units	57	229	286	223	120	343
Townhouse (Prince George's County Rates)	190	units	27	106	133	99	53	152
Apartments (garden and mid-rise, Prince George's County Rates)	63	units	7	26	33	25	13	38
Total Trips Based on Approved Density / Unit Mix (see Note 2):			**91**	**361**	**452**	**347**	**186**	**533**

Trip Generation Totals for Proposed Density @ 4.17 Units/Acre

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	574	units	86	345	431	336	181	517
Townhouse (Prince George's County Rates)	87	units	12	49	61	46	24	70
Total Trips Based on Proposed Density / Unit Mix (See Note 3):			**98**	**394**	**492**	**382**	**205**	**587**

NOTES:

1. Trip Generation Rates obtained from MNCPPC Guidelines.
2. Per PG Atlas, the Case / Yergat properties occupy a total of 158.56 acres. Based on Zoning Map Amendment A-9973, the properties can be developed at density of 4.0 units/acre for a total of 634 units (158.56 acres X 4.0 units/acre = 634 units). The assumed unit mix was taken from A-9973, which utilized a unit mix of 60% single-family homes, 30% townhomes, and 10% condominiums.
3. The proposed development plan for the Case / Yergat properties is not yet finalized and a range of 626 - 661 units is expected. For the purposes of this study and to provide a conservative analysis, the higher development density (661 units) was evaluated. This results in a density of 4.17 units/acre (661 units / 158.56 acres = 4.17 units/acre). Of the 661 total units, it is assumed that this consists of 87 townhomes (13%) and 574 single-family homes (87%).
4. The units associated with the previously approved density were included as part of background conditions.



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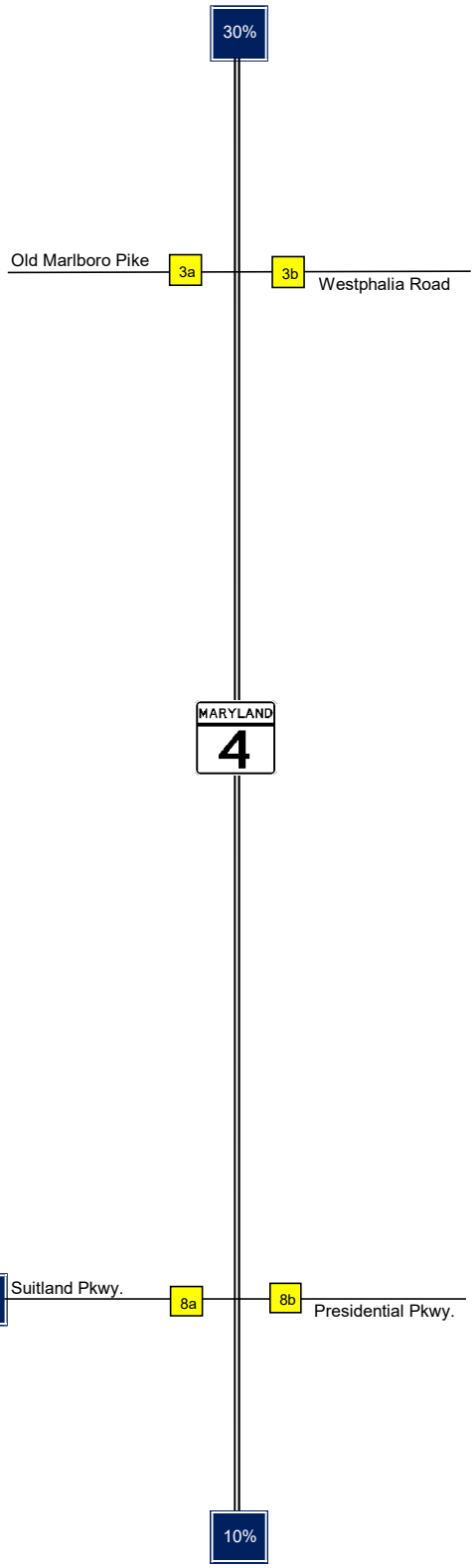
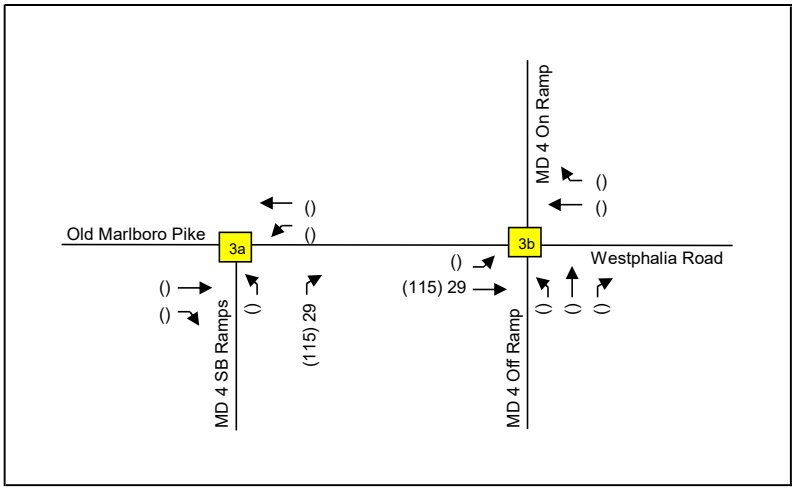
Inbound Trip Assignment for Proposed Density on Case/Yergat Properties

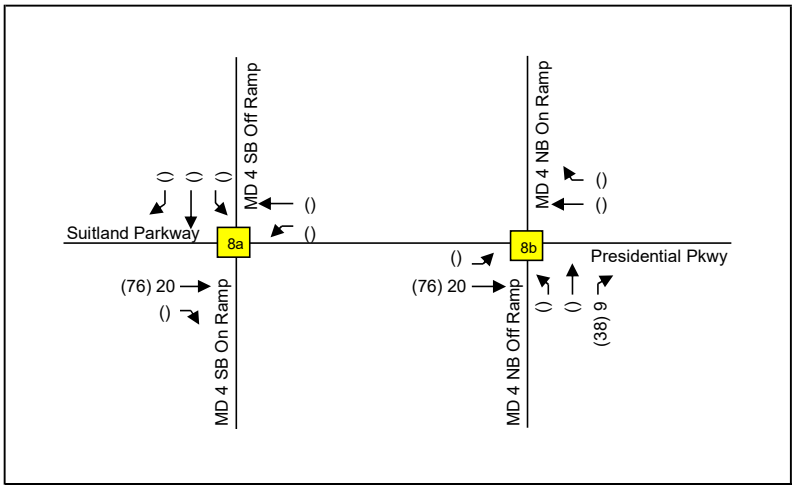
Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 9a





The traffic volumes at the MD 4 & Presidential/Suitland Parkway interchange are based on latest geometry shown in the MDOT SHA design plans. It is understood that MDOT SHA is re-evaluating the potential for a "flyover ramp" from northbound MD 4 onto westbound Suitland Parkway however, this has not yet been finalized. The assumptions made in this study provide a conservative analysis.



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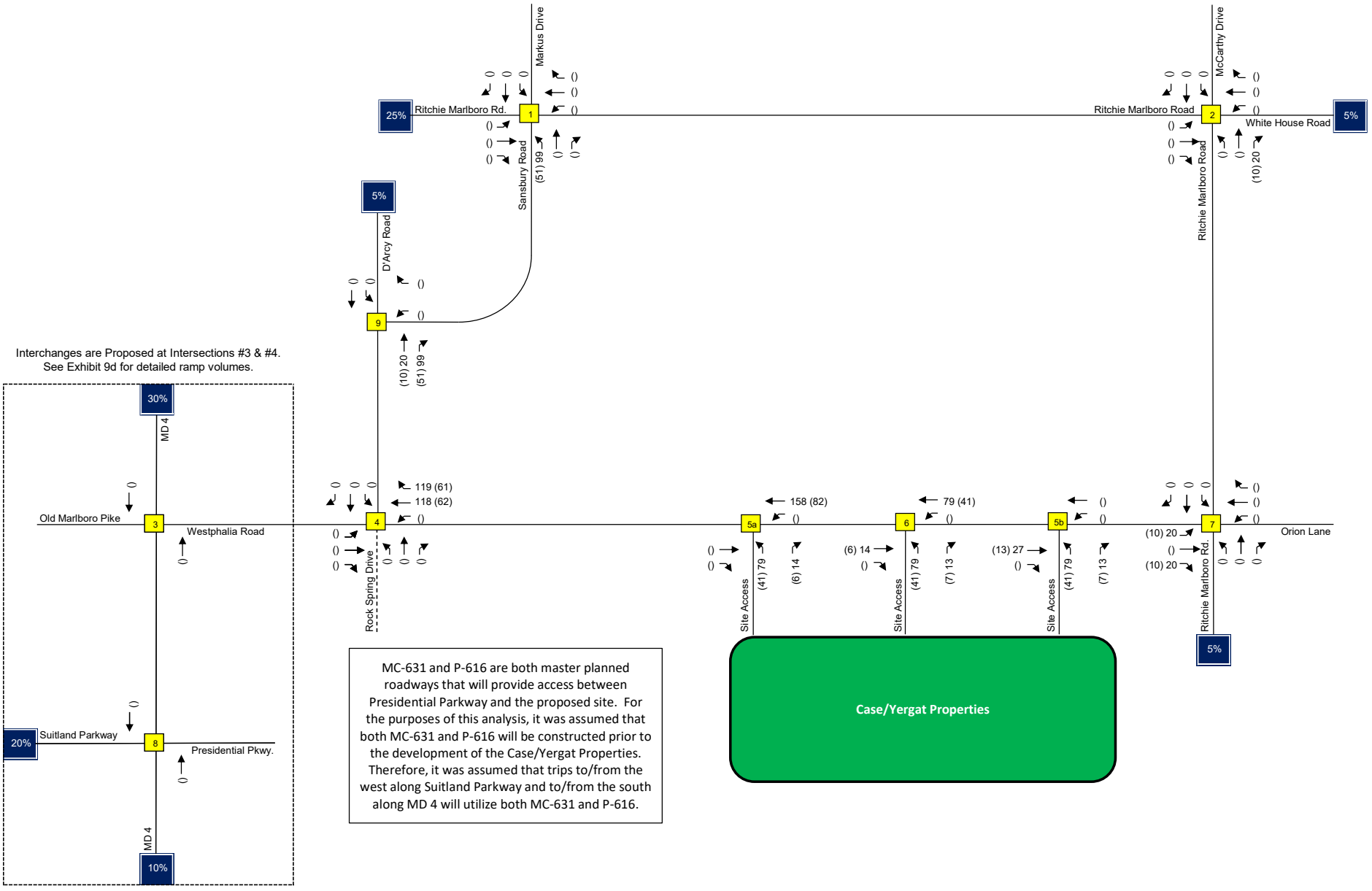
Inbound Trip Assignment for Proposed Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 9b



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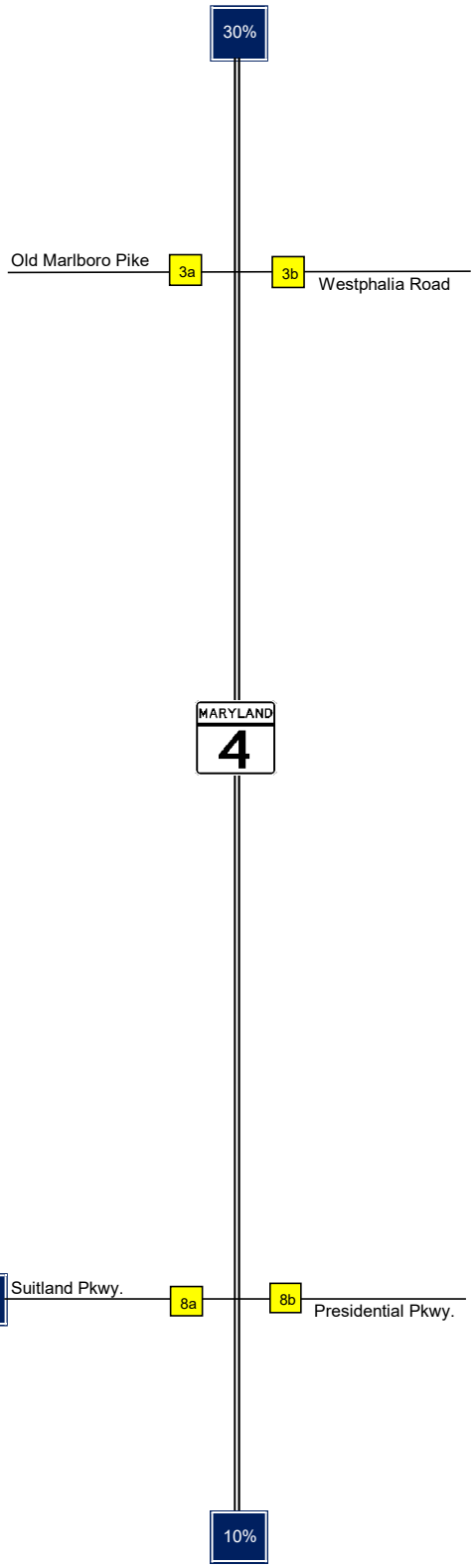
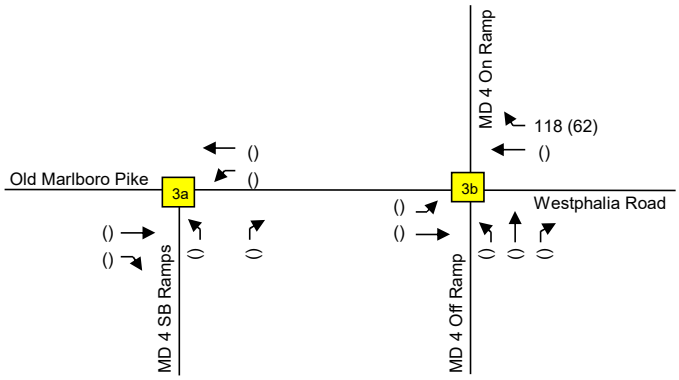
Outbound Trip Assignment for Proposed Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 9c





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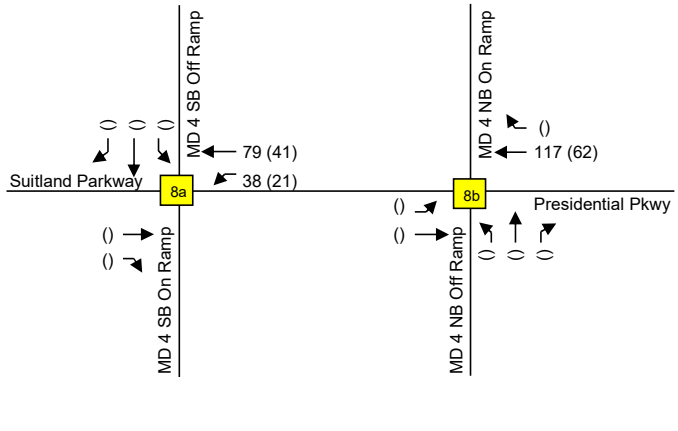

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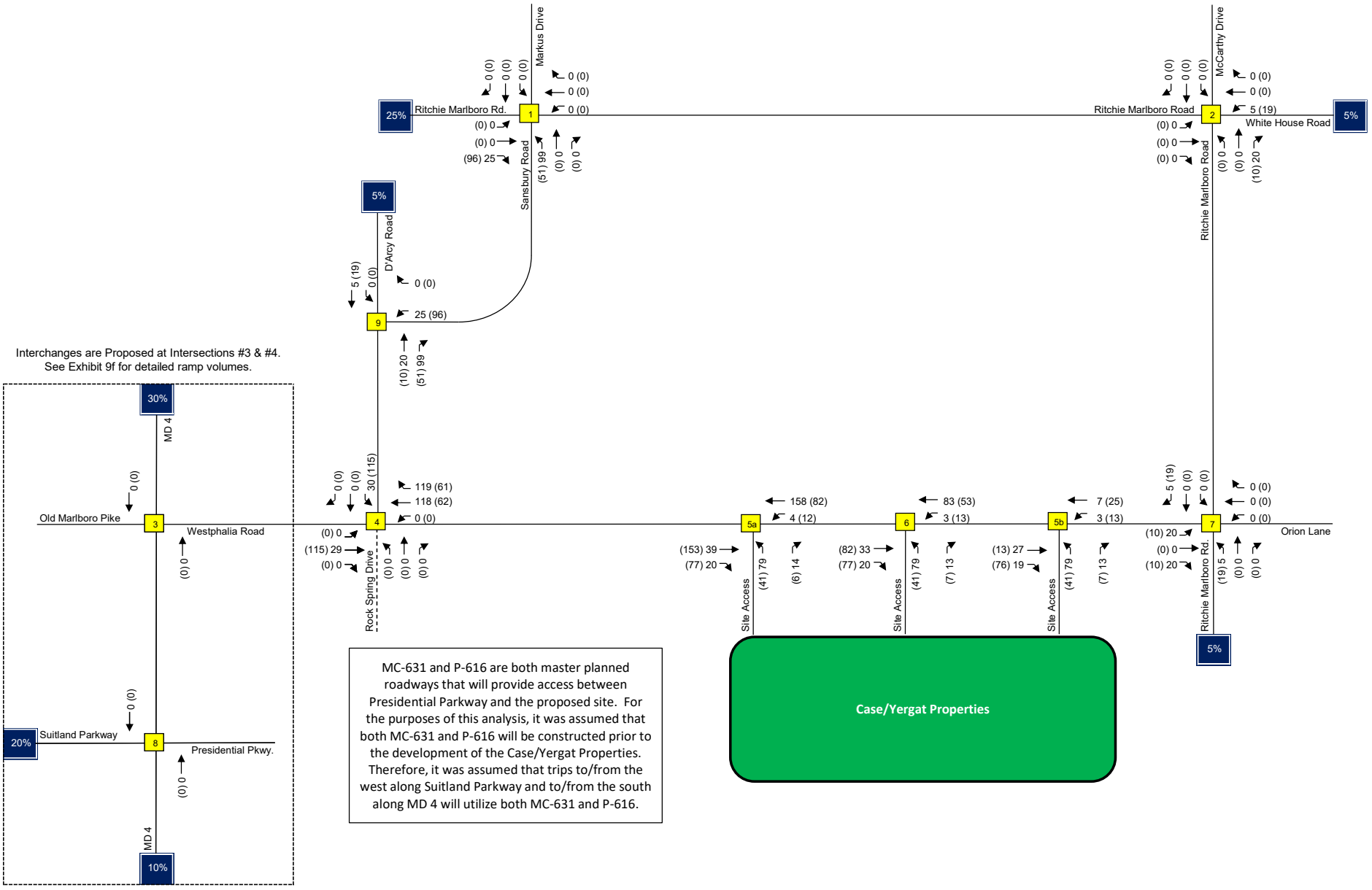
Outbound Trip Assignment for Proposed Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 9d



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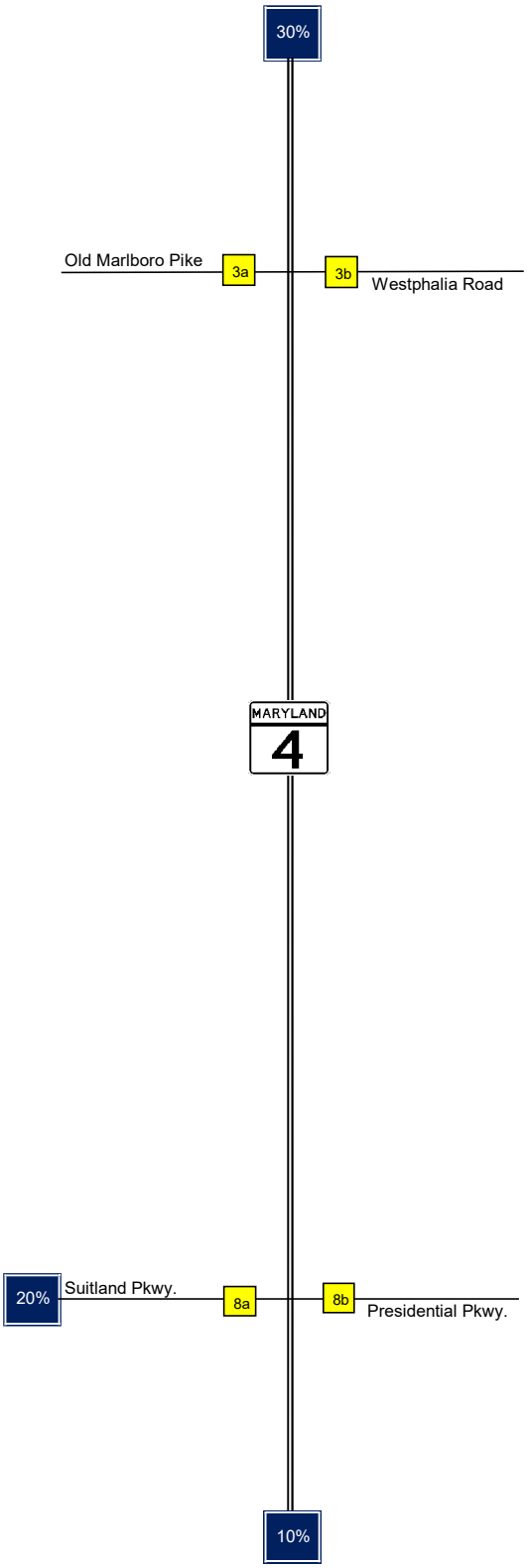
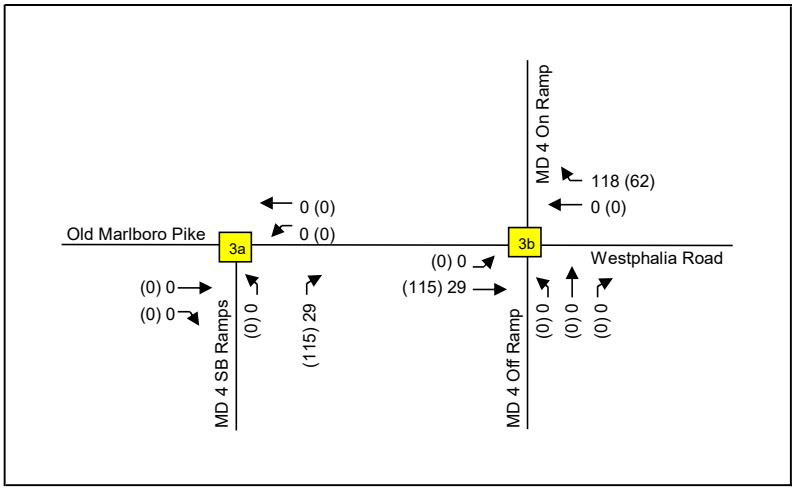
Total Trip Assignment for Proposed Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 9e





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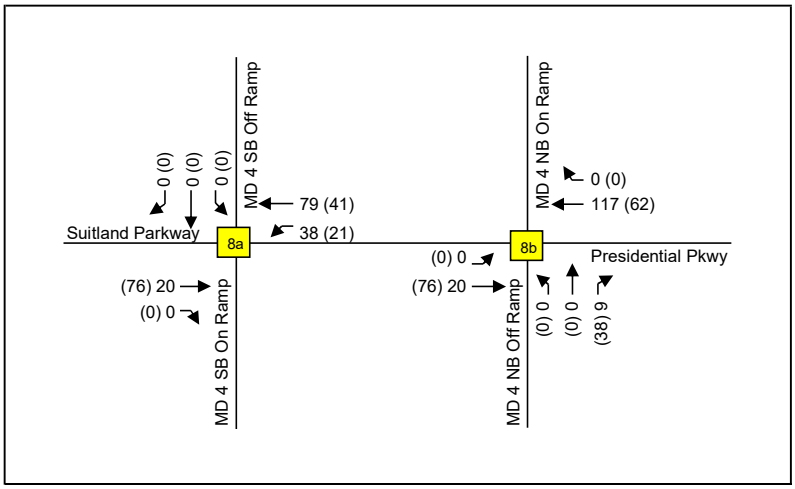

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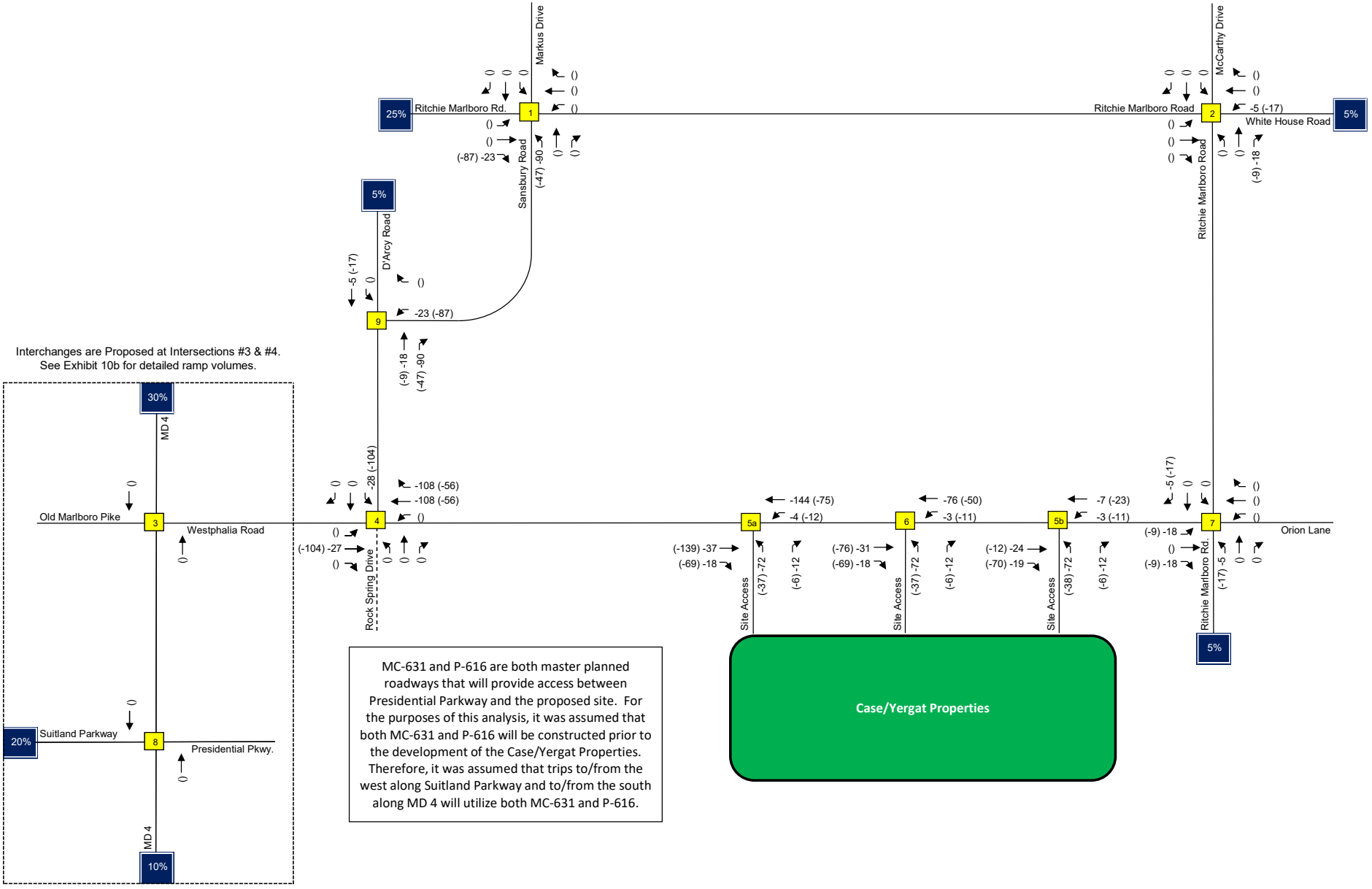
Total Trip Assignment for Proposed Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 9f



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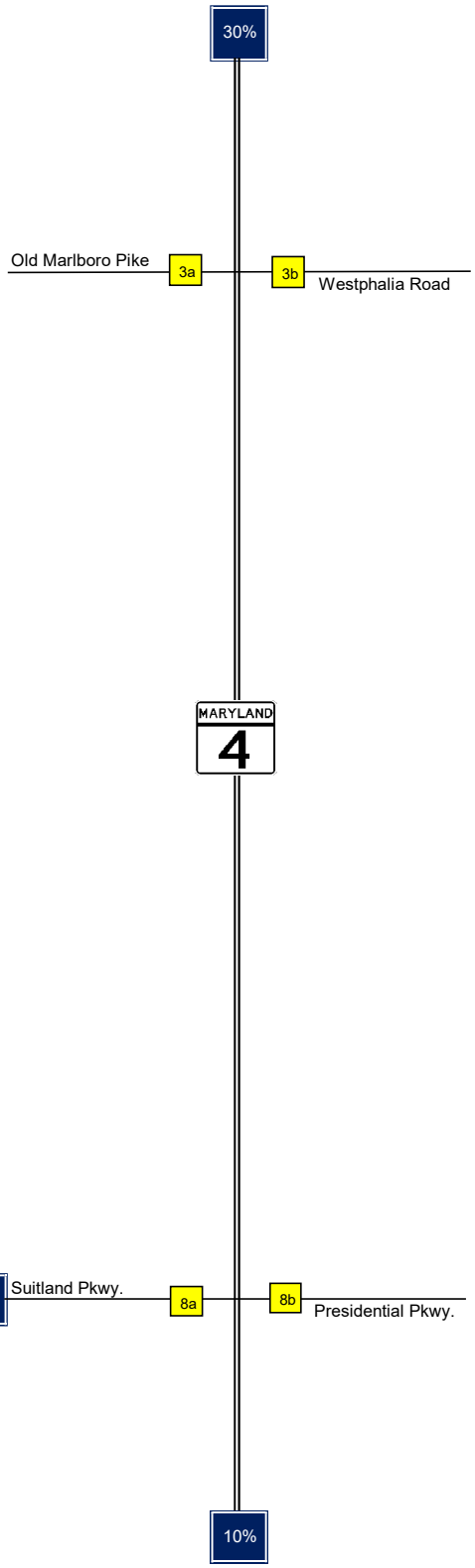
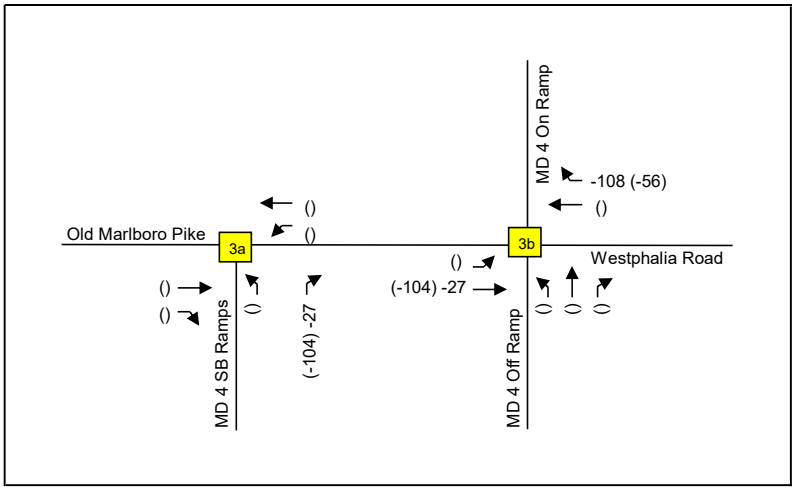
Removal of Trips Associated with Previously Approved Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 10a





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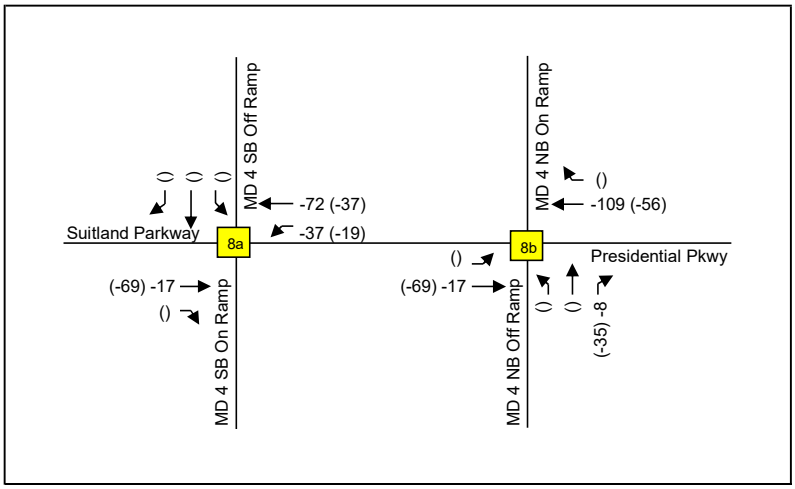
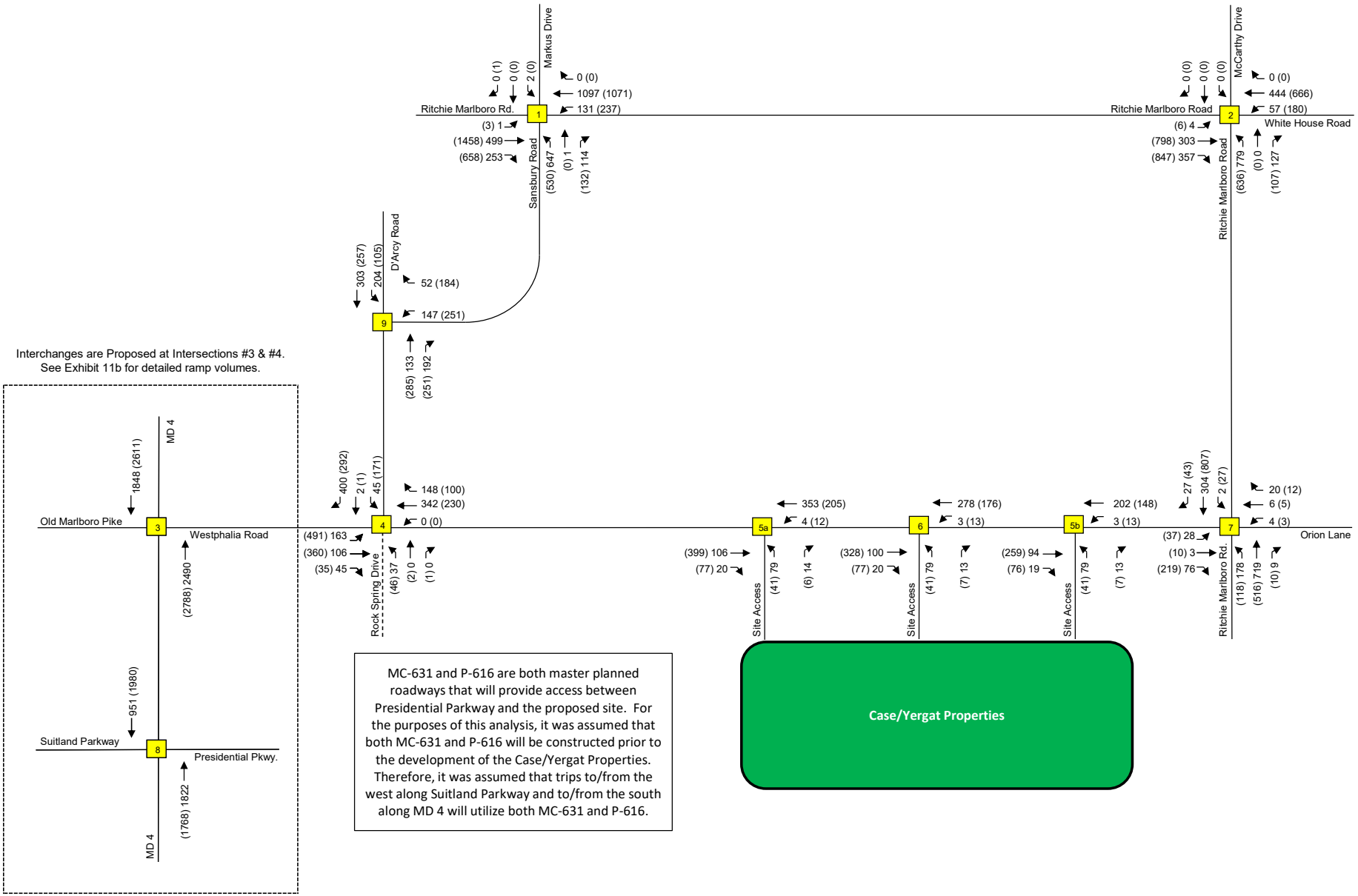


Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Removal of Trips Associated with Previously Approved Density on Case/Yergat Properties Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Exhibit 10b**



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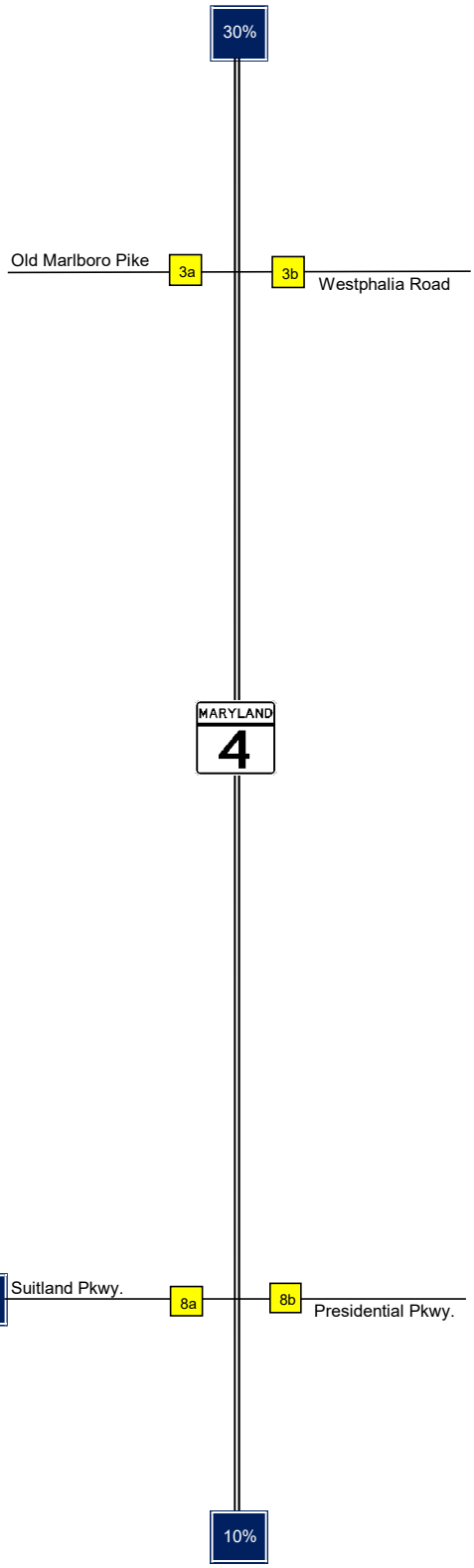
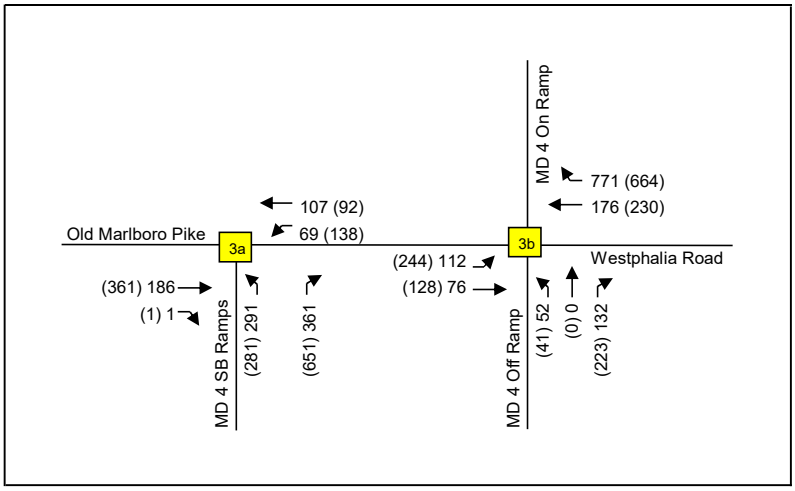
Total Peak Hour Volumes

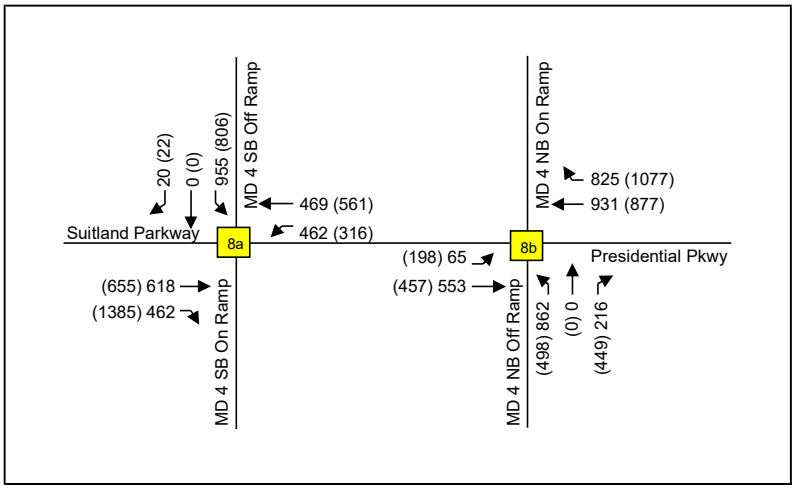
Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 11a





The traffic volumes at the MD 4 & Presidential/Suitland Parkway interchange are based on latest geometry shown in the MDOT SHA design plans. It is understood that MDOT SHA is re-evaluating the potential for a "flyover ramp" from northbound MD 4 onto westbound Suitland Parkway however, this has not yet been finalized. The assumptions made in this study provide a conservative analysis.



Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
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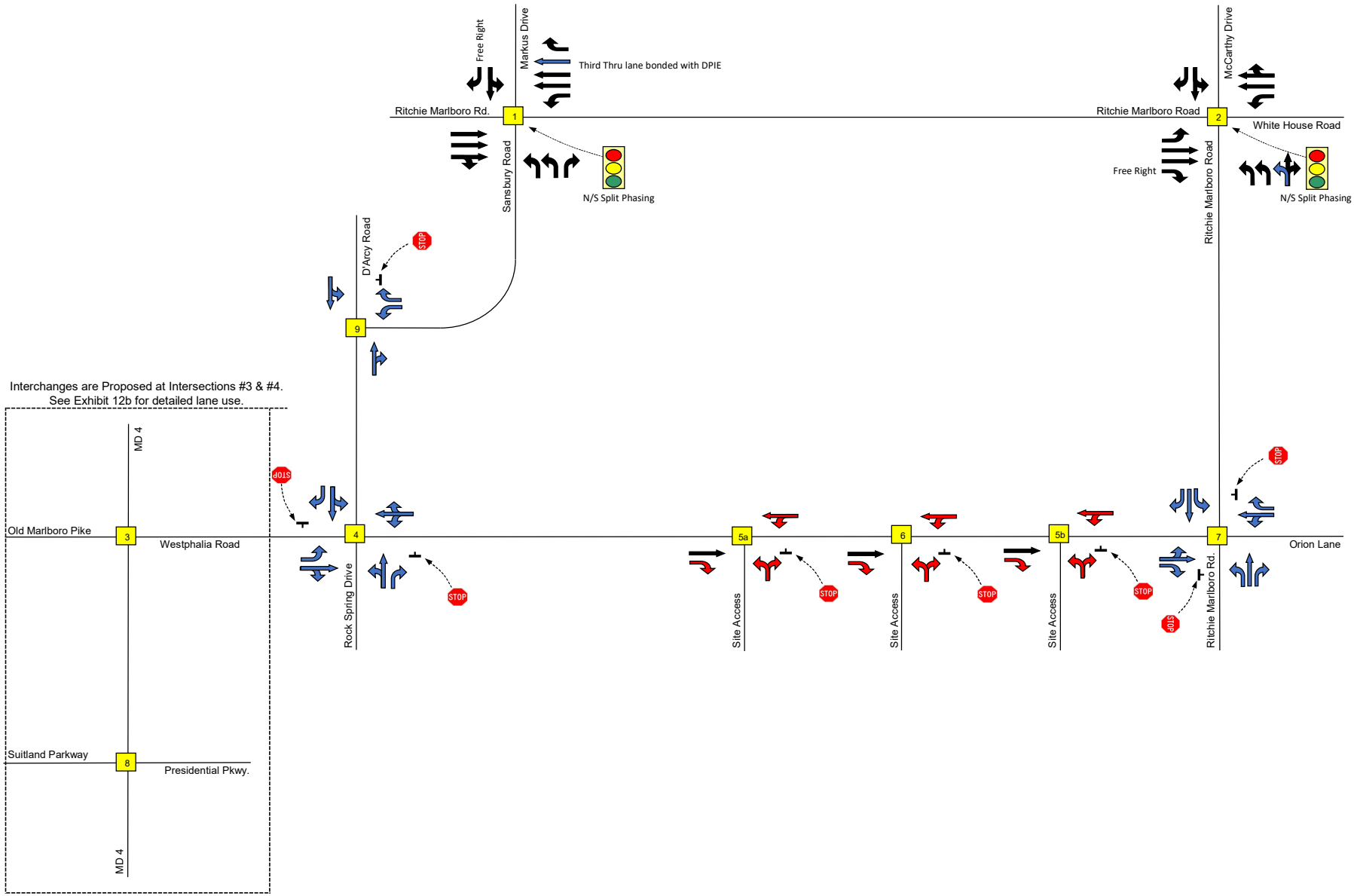
SEVERNA PARK, MD 21146
www.lenharttraffic.com

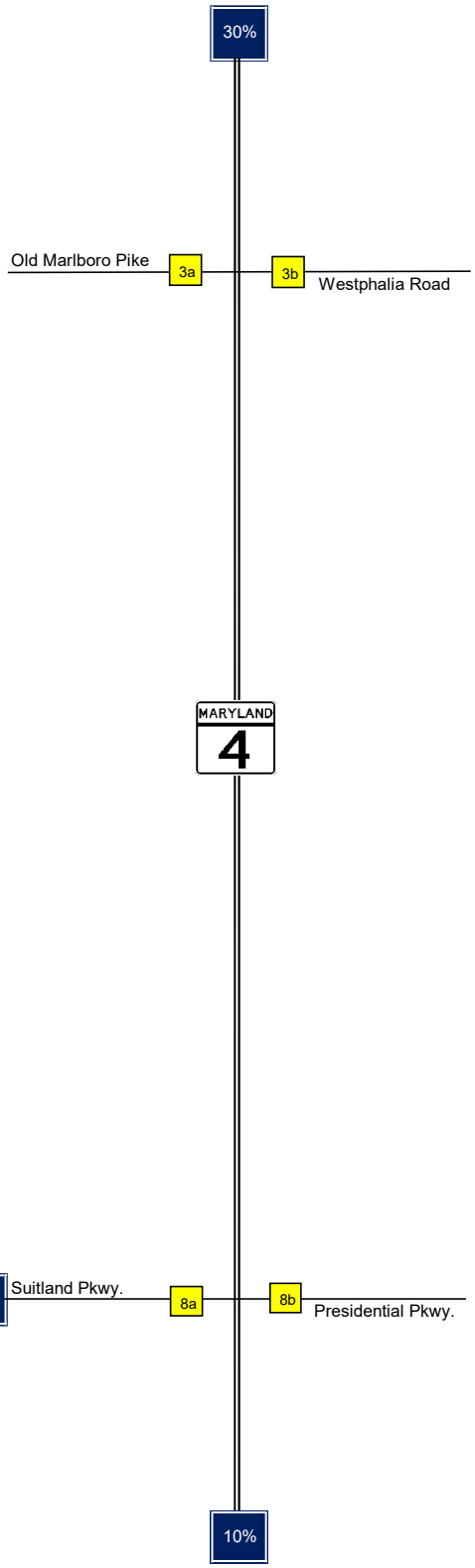
Total Peak Hour Volumes at Future Interchanges

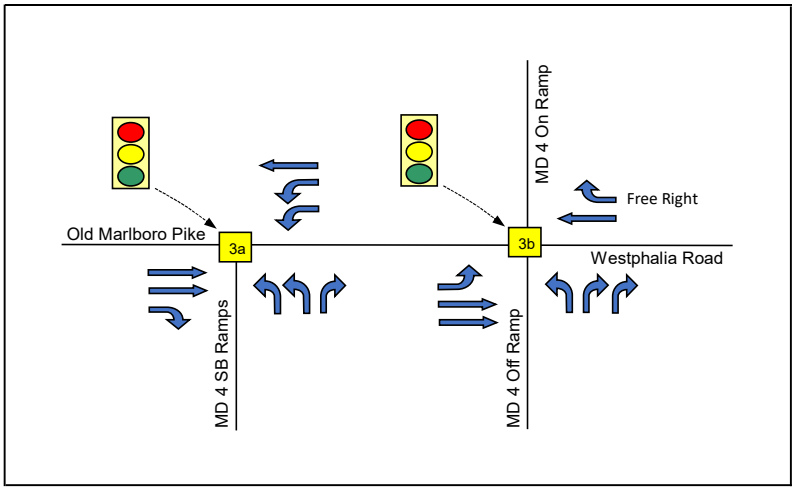
Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Exhibit 11b

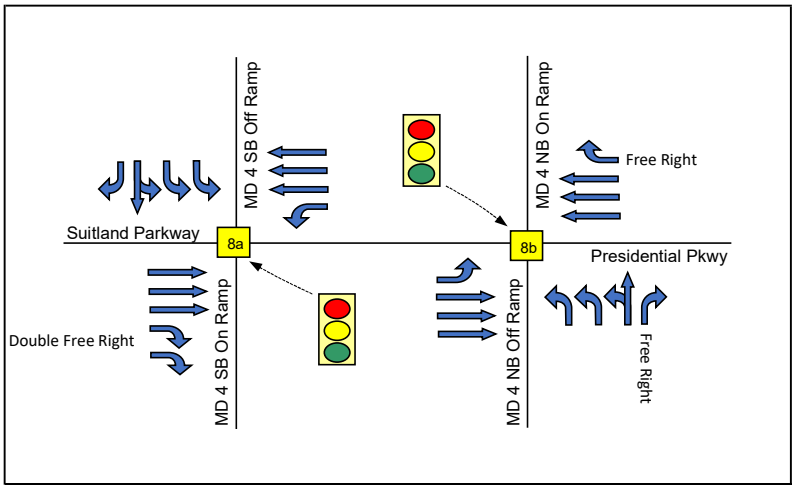


Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Future Lane Use & Traffic Control Devices - Existing Lane Use - Improvement by Others - Improvement by Applicant	**Exhibit 12a**





The traffic volumes at the MD 4 & Presidential/Suitland Parkway interchange are based on latest geometry shown in the MDOT SHA design plans. It is understood that MDOT SHA is re-evaluating the potential for a "flyover ramp" from northbound MD 4 onto westbound Suitland Parkway however, this has not yet been finalized. The assumptions made in this study provide a conservative analysis.



Traffic Impact Analysis

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SEVERNA PARK, MD 21146
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Future Lane Use &
Traffic Control Devices

Exhibit 12b

Level of Service Results

Morning Peak Hour		Existing LOS	Background LOS	Total LOS	Passes Adequacy Test?
1). Ritchie Marlboro Road & Sansbury Road	(Signalized)	A / 627	A / 794	A / 799	**Y**
2). Ritchie Marlboro Road & White House Road	(Signalized)	A / 580	A / 655	A / 656	**Y**
3). MD 4 & Westphalia Road/Old Marlboro Pike	(Signalized)	A / 860	--	--	**--**
3a). MD 4 SB Ramps & Old Marlboro Pike		--	A / 461	A / 463	**Y**
3b). MD 4 NB Ramps & Westphalia Rd		--	A / 361	A / 361	**Y**
4). Westphalia Road & D'Arcy Road	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		11.0 sec.	233.9 sec.	272.9 sec.	N
Tier 2 - Minor Street Volume Test (veh.)		--	>100 veh	>100 veh	N
Tier 3 - CLV Test		--	A / 906	A / 927	Y
5a). Westphalia Road & West Site Access	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		--	--	12.8 sec.	Y
Tier 2 - Minor Street Volume Test (veh.)		--	--	--	--
Tier 3 - CLV Test		--	--	--	--
5b). Westphalia Road & East Site Access	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		--	--	11.1 sec.	Y
Tier 2 - Minor Street Volume Test (veh.)		--	--	--	--
Tier 3 - CLV Test		--	--	--	--
6). Westphalia Road & Main Site Access	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		--	--	11.9 sec.	Y
Tier 2 - Minor Street Volume Test (veh.)		--	--	--	--
Tier 3 - CLV Test		--	--	--	--
7). Ritchie Marlboro Road & Westphalia Road	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		12.7 sec.	28.7 sec.	29.8 sec.	Y
Tier 2 - Minor Street Volume Test (veh.)		--	--	--	--
Tier 3 - CLV Test		--	--	--	--
8). MD 4 & Suitland Pkwy/Presidential Pkwy	(Signalized)	B / 1093	--	--	**--**
8a). MD 4 SB Ramps & Suitland Pkwy		--	B / 1119	B / 1121	**Y**
8b). MD 4 NB Ramps & Presidential Pkwy		--	A / 795	A / 797	**Y**
9). D'Arcy Road & Sansbury Road	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		10.3 sec.	56.8 sec.	59.9 sec.	N
Tier 2 - Minor Street Volume Test (veh.)		--	>100 veh	>100 veh	N
Tier 3 - CLV Test		--	A / 856	A / 858	Y

NOTES:

1. Signalized intersections in the Developing Tier have a CLV standard of 1,450 per M-NCPPC Guidelines.
2. Unsignalized intersections are subject to a three tier test of adequacy. An intersection meeting the requirements of any one of the three tiers is considered adequate. Tier one of the test considers an intersection adequate if HCM delay is less than 50 seconds for all movements. If an intersection fails tier one of the test, tier two of the test considers the intersection adequate if the minor street approach volumes are less than 100 vehicles during the peak hour. If an intersection also fails tier two of the test, tier three of the test considers the intersection adequate if the CLV is less than 1,150.

Level of Service Results

Evening Peak Hour		Existing LOS	Background LOS	Total LOS	Passes Adequacy Test?
1). Ritchie Marlboro Road & Sansbury Road	(Signalized)	A / 833	D / 1333	D / 1338	**Y**
2). Ritchie Marlboro Road & White House Road	(Signalized)	A / 815	A / 951	A / 953	**Y**
3). MD 4 & Westphalia Road/Old Marlboro Pike	(Signalized)	C / 1293	--	--	**--**
3a). MD 4 SB Ramps & Old Marlboro Pike		--	A / 839	A / 850	**Y**
3b). MD 4 NB Ramps & Westphalia Rd		--	A / 597	A / 597	**Y**
4). Westphalia Road & D'Arcy Road	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		18.8 sec.	1182.5 sec.	1265.3 sec.	N
Tier 2 - Minor Street Volume Test (veh.)		--	>100 veh	>100 veh	N
Tier 3 - CLV Test		--	B / 1064	B / 1086	Y
5a). Westphalia Road & West Site Access	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		--	--	13.4 sec.	Y
Tier 2 - Minor Street Volume Test (veh.)		--	--	--	--
Tier 3 - CLV Test		--	--	--	--
5b). Westphalia Road & East Site Access	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		--	--	9.5 sec.	Y
Tier 2 - Minor Street Volume Test (veh.)		--	--	--	--
Tier 3 - CLV Test		--	--	--	--
6). Westphalia Road & Main Site Access	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		--	--	11.0 sec.	Y
Tier 2 - Minor Street Volume Test (veh.)		--	--	--	--
Tier 3 - CLV Test		--	--	--	--
7). Ritchie Marlboro Road & Westphalia Road	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		23.1 sec.	20.2 sec.	66.3 sec.	N
Tier 2 - Minor Street Volume Test (veh.)		--	--	>100 veh	N
Tier 3 - CLV Test		--	--	B / 1029	Y
8). MD 4 & Suitland Pkwy/Presidential Pkwy	(Signalized)	E / 1591	--	--	**--**
8a). MD 4 SB Ramps & Suitland Pkwy		--	A / 917	A / 921	**Y**
8b). MD 4 NB Ramps & Presidential Pkwy		--	A / 744	A / 746	**Y**
9). D'Arcy Road & Sansbury Road	(Unsignalized)				**Y**
Tier 1 - HCM Delay Test (sec.)		11.3 sec.	105.7 sec.	120.2 sec.	N
Tier 2 - Minor Street Volume Test (veh.)		--	>100 veh	>100 veh	N
Tier 3 - CLV Test		--	A / 878	A / 892	Y

NOTES:

1. Signalized intersections in the Developing Tier have a CLV standard of 1,450 per M-NCPPC Guidelines.
2. Unsignalized intersections are subject to a three tier test of adequacy. An intersection meeting the requirements of any one of the three tiers is considered adequate. Tier one of the test considers an intersection adequate if HCM delay is less than 50 seconds for all movements. If an intersection fails tier one of the test, tier two of the test considers the intersection adequate if the minor street approach volumes are less than 100 vehicles during the peak hour. If an intersection also fails tier two of the test, tier three of the test considers the intersection adequate if the CLV is less than 1,150.

Section 5 Conclusions / Recommendations

5.1 Results of Analysis

This Traffic Impact Analysis was prepared to support the proposed Zoning Map Amendment (ZMA) for the Case / Yergat properties along the southside of Westphalia Road just west of Ritchie Marlboro Road. The Case / Yergat properties encompass a total of 158.56 acres. Exhibit 1 shows the location of the two properties for which the ZMA is proposed. The current ZMA (A-9973) for the properties allows for 3.8 to 4.0 units per acre while the proposed ZMA seeks a slight modification and increase in the unit mix and density.

The current concept development plan includes up a maximum of 661 residential units (574 SFUs and 87 Townhouses) which results in a density of 4.17 units per acre.

Based on the analyses contained in this report all intersections will meet adequacy standards, specifically:

- Intersection 1, Ritchie Marlboro Road & Sansbury Road meets the CLV requirement of 1,450 for signalized intersections.
- Intersection 2, Ritchie Marlboro Road & White House Road meets the CLV requirement of 1,450 for signalized intersections.
- Intersection 3, MD 4 & Westphalia Road / Old Marlboro Pike is planned to be upgraded to a grade separated interchange.
    - With these improvements, both of the proposed signalized intersections are projected to meet the CLV requirement of 1,450 for signalized intersections.
- Intersection 4, Westphalia Road & D'Arcy Road meets the third tier of the three-tiered test for adequacy with a CLV less than 1,150 under total conditions.
- Intersections 5a, 5b, and 6 (the three proposed site access intersections) are all projected to operate with delay less than 50 seconds thereby meeting tier one of the three-tiered test for adequacy for unsignalized intersections.
- Intersection 7, Ritchie Marlboro Road & Westphalia Road meets the three-tiered test for adequacy. The AM peak hour is projected to operate with delays lower than 50 seconds thereby meeting tier one and the PM peak hour is projected to operate with a CLV less than 1,150 thereby meeting tier three.

- Intersection 8, MD 4 & Suitland Parkway / Presidential Parkway is planned to be upgraded to a grade separated interchange.
    - With these improvements, both of the proposed signalized intersections are projected to meet the CLV requirement of 1,450 for signalized intersections.

In conclusion, all of the intersections are projected to pass the adequate public facilities requirements, and the proposed ZMA with the modifications to the unit mix and density will not have a substantial impact on the transportation network.

In light of the results of this study and the recommendations noted above, this project will satisfy the APFO requirements of Prince George's County and the ZMA should be approved.

Appendix A

Supplemental Information
Turning Movement Counts

Table 1: Traffic Impact Study Scoping Agreement

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Transportation Planning Section, Countywide Planning Commission

This form must be completed prior to commencing a traffic impact study (TIS). The completed and signed scoping agreement should be submitted to the Transportation Planning Section (TPS) by the traffic consultant for concurrence and signature. TPS will return a signed copy with any comments to the traffic consultant for inclusion in the TIS. Failure to conduct the study in accordance with the guidelines and the signed scoping agreement may be grounds for rejection of the study, thereby necessitating an addendum or a new study prior to the start of staff review.

Project Name:	Case/Yergat Properties
Policy Tier (Developed, Developing, or Rural): Please note if in center or corridor:	Developing
Type of Application (see Table 3):	Zoning Map Amendment (Previous Case A-9973)
Project Location:	South of Westphalia Road between Darcy Road and Westphalia Road
Traffic Consultant Name: Contact Number(s):	Mike Lenhart (P): 410.216.3333 (F): 443.782.2288

Describe the Proposal Under Study: Residential—Number & Type of Units: Commercial—Amount & Type of Space: Other Uses and Quantity:	574 Single Family Units 87 Townhome Units		
Are pass-by trip rates in accordance with the guidelines? (circle one)	(Yes)	No	If No, please provide explanation on separate sheet.
Are there diverted trips? (circle one)	Yes	(No)	If Yes, please provide explanation on separate sheet.
Will a TOD credit be used? (Section 4 of the Guidelines) (circle one)	Yes	(No)	Note that all development in centers and corridors will be evaluated for TOD.
Will a transit facilities credit be used? (Section 5 of the Guidelines) (circle one)	Yes	(No)	Need/nexus must be justified in study, and it must be supported by operating agency.
Will a bike/ped facilities credit be used? (Section 6 of the Guidelines) (circle one)	Yes	(No)	Need/nexus must be justified in study, and it must be supported by operating agency.
Are additional trip reductions (internal trips, transit trips, etc.) proposed? (circle one)	Yes	(No)	If Yes, please provide explanation on separate sheet.(Internal Trips)

Attach a map (or maps) showing the study area network with included intersections and links, estimated site trip distribution, and growth factors for through traffic.

SHA/DPW&T capital program improvements assumed:	N/A	
Other improvements assumed:	MD 4 at Westphalia Road PFFIP MD 4 at Suitland Road CTP (Fully Funded)	
Is Mitigation (Section 8 of the Guidelines) to be proffered? (circle one)	Yes (No)	Note the locational criteria in Section 8, and please note the clarifications regarding mitigation included in Section 3, Subsection E.
Is a cooperative funding arrangement (such as a SCRP, PFFIP, or some other pro rata) to be used? (circle one)	(Yes) No	If Yes, please provide explanation on separate sheet, and note limitations in Section 3, Subsection E.
Will summer counts be used? (circle one)	Yes (No)	The use of summer counts must have specific concurrence of TPS staff.
Have there been discussions with the permitting agency (DPW&T and/or SHA) regarding access to this site and the analysis requirements? (circle one)	Yes (No)	Section 1, Subsection E, strongly advises that these discussions occur early in the development review process. Note that driveway access onto arterial facilities must be justified and approved by the Planning Board as a part of the subdivision process.
Has a listing of background development been developed? (circle one) See attached. Note that unit totals will be updated based on individual development status.	(Yes) No	If Yes, please provide the list so that TPS staff may either concur with it or provide changes.
Have the costs and feasibility of potential off-site transportation improvements been evaluated? (circle one)	Yes (No)	If No, bear in mind that Section 3, Subsection D, requires that any recommended physical off-site improvements include an evaluation of feasibility.

SIGNED: _____ March 25, 2021
Traffic Consultant — Date

APPROVED: _____ 4/12/2021
TPS Coordinator (or Supervisor) — Date

This form is not required for sites that do not require a TIS.

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Transportation Pre-Submittal Checklist for Development Applications

The Checklist is for the purpose of determining whether a traffic study or counts will be needed in support of an application, and to ensure that basic access issues are considered early in the process.This Checklist is required ONLY for the following:

- Subdivisions (4- applications, or 5- applications being done pursuant to 24-111(c))
- Rezoning requests for a comprehensive design or a mixed-use zone (A- applications)
- Comprehensive Design Plans (CDP- applications) • Conceptual Site Plans (CSP- applications)
- Detailed Site Plans ONLY within the Central US 1 Corridor Sector Plan area
- Special Exceptions involving the following uses:
  - Amusement Park
  - Asphalt Mixing Plant
  - Concrete Batching Plant
  - Concrete Mixing Plant
  - Sand & Gravel Wet Processing Plant
  - Surface Mining

In lieu of a signed Checklist, a signed Scoping Agreement or the actual traffic counts or traffic study may be provided to the Development Review Division.

Project Name Case/Yergat Properties Applicant's Name _____

Application Type Zoning Map Amendment Case Number (if available) Previous Case A-9973

Contact/Agent Mike Lenhart Phone No. 410-216-3333

E-mail Address mlenhart@lenharttraffic.com

Please provide a concept plan on letter-sized paper. The concept plan must show a general layout of the proposed uses, proposed points of access, and sufficient detail of nearby public streets, properties, and/or environmental features to allow the property to be located and assessed by staff.

Please describe the current development proposal in terms of size and access:

Residential:

574	Single family residences (number)	87	Townhouse residences (number)
	Apartment or Condominium residences (number)		
	Number of residences that will be age-restricted (limited to elderly persons or families)		

Non-Residential:

	Square feet office	(describe) _____
	Square feet retail	(describe) _____
	Square feet industrial	(describe) _____

Other Uses:

This includes places of worship, day care facilities, private schools, hotels, and other types of proposals. Please describe the size of the proposal using square footage, number of units or students, or any other appropriate measure.

Access to the Site:

Describe how the site will be accessed. Indicate the number of access points, where they are proposed, if existing streets or aprons will be used, and if any streets or aprons will be modified. This should match your concept plan.

The site will be accessed via Westphalia Road by three newly constructed access points.

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

DO NOT COMPLETE – For Staff Use Only

Estimated Trip Generation	AM:492		PM:587	Other:
Data Need	**Yes**	**No**	**Requirement for this Application**	
Traffic Study	X		If YES, have a traffic consultant scope the study using the Scoping Agreement and standards provided in "Transportation Review Guidelines, Part 1." The traffic study must be submitted during the pre-application review process.	
Traffic Count		X	If YES, counts in lieu of a full study are required at the intersection(s) identified on the comment line below. Counts must be taken in accordance with the procedures in "Transportation Review Guidelines, Part 1." Any required counts must be submitted during the pre-application review process.	
Other Transportation Study		X	If YES, please see comment line below.	
Transportation Adequacy Finding Not Required by Application or De Minimus		X	None, unless other information is requested by comments above.	
The site is proposed to have driveways accessing an arterial or higher-classification facility		X	If YES, it is recommended that the plan be revised to minimize access to the high-classification facility, as noted below. If that is not possible, a variation from Section 24-121(a)(3) must be reviewed and granted by the Planning Board during the subdivision process.	
Insufficient information to make determination		X	If YES, please see comment line below and resubmit with sufficient information.	

TPS Comments:

4/12/2021

Transportation Staffperson Signature Date

Bryan Barnett-Woods

Transportation Staffperson's Name (printed)

Bryan.BarnettWoods@ppd.mncppc.org

Transportation Staffperson's Phone and E-mail

This is an initial assessment of the data required to complete review of the application. However, if the development proposal changes or if new information is determined during a detailed review of the application after its formal acceptance, the transportation staff shall reserve the right to request additional information in accordance with the findings required for the application.

NOTE

Please submit this Checklist (both pages with the required concept plan) and any Scoping Agreements to the Transportation Planning Section. If submitted as a PDF by email, please send to tom.masog@ppd.mncppc.org, glen.burton@ppd.mncppc.org, and bryan.barnettwoods@ppd.mncppc.org. Hardcopies may be mailed or brought to our office.

The rear side of this page should be completed by the Transportation Planning Section and returned to the applicant within five (5) working days.

Case / Yergat Program

- 87 - 20ft. Towns RG
- 402 - 40'x110'ft. SFD Lots
- 137 - 50'x110ft. SFD Potential Walk-out Lots (172 @ 40ft. Lot width)

626 - 661 - Total Units based on number of walk-outs

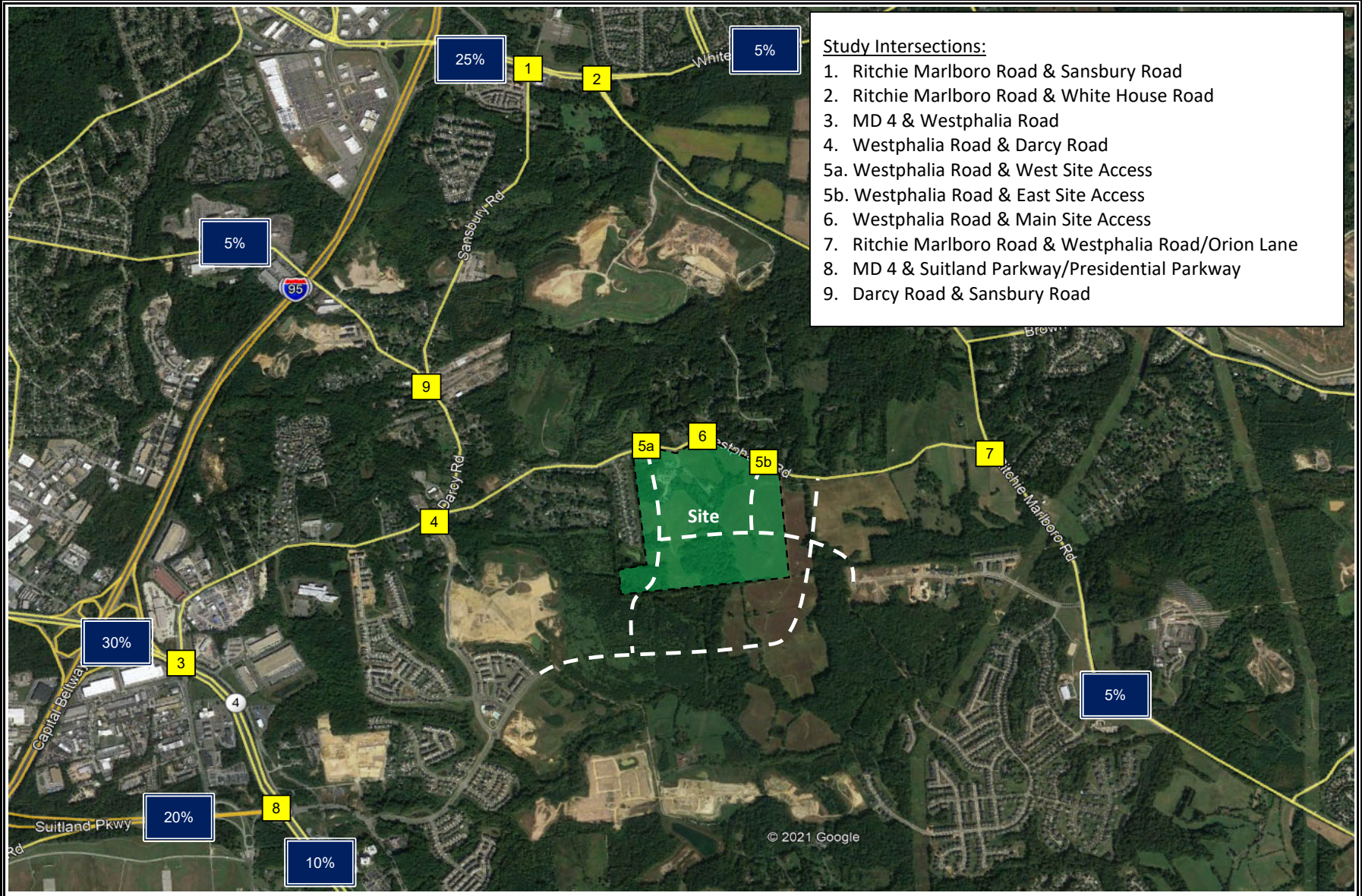
Conceptual Design Layout

Case / Yergat Properties

Prince Georges County, Maryland

revised Dec. 16, 2020

Dewberry



Traffic Impact Analysis	Site Location Map	**Exhibit 1**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Trip Generation Rates

	Trip Distribution (In/Out)
Single-Family Housing (Prince George's County Rates)	
Morning Trips = 0.75 x Units	20/80
Evening Trips = 0.90 x Units	65/35
Townhouse (Prince George's County Rates)	**Trip Distribution (In/Out)**
Morning Trips = 0.70 x Units	20/80
Evening Trips = 0.80 x Units	65/35
Apartments (garden and mid-rise, Prince George's County Rates)	**Trip Distribution (In/Out)**
Morning Trips = 0.52 x Units	20/80
Evening Trips = 0.60 x Units	65/35

Trip Generation Totals for Approved Density @ 4.0 Units/Acre

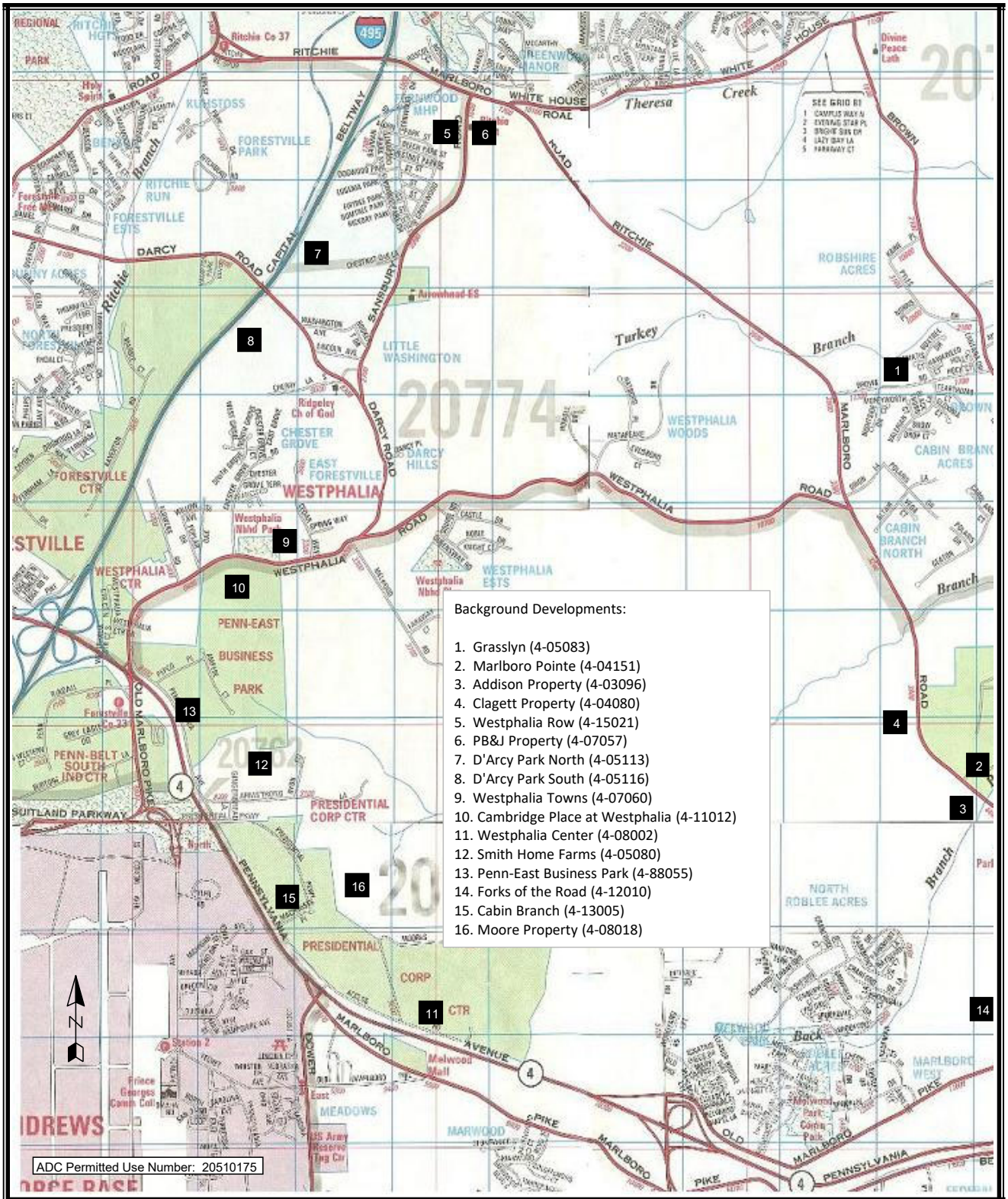
			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	381	units	57	229	286	223	120	343
Townhouse (Prince George's County Rates)	190	units	27	106	133	99	53	152
Apartments (garden and mid-rise, Prince George's County Rates)	63	units	7	26	33	25	13	38
Total Trips Based on Approved Density / Unit Mix (see Note 2):			**91**	**361**	**452**	**347**	**186**	**533**

Trip Generation Totals for Proposed Density @ 4.17 Units/Acre

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Single-Family Housing (Prince George's County Rates)	574	units	86	345	431	336	181	517
Townhouse (Prince George's County Rates)	87	units	12	49	61	46	24	70
Total Trips Based on Proposed Density / Unit Mix (See Note 3):			**98**	**394**	**492**	**382**	**205**	**587**

NOTES:

1. Trip Generation Rates obtained from MNCPPC Guidelines.
2. Per PG Atlas, the Case / Yergat properties occupy a total of 158.56 acres. Based on Zoning Map Amendment A-9973, the properties can be developed at density of 4.0 units/acre for a total of 634 units (158.56 acres X 4.0 units/acre = 634 units). The assumed unit mix was taken from A-9973, which utilized a unit mix of 60% single-family homes, 30% townhomes, and 10% condominiums.
3. The proposed development plan for the Case / Yergat properties is not yet finalized and a range of 626 - 661 units is expected. For the purposes of this study and to provide a conservative analysis, the higher development density (661 units) was evaluated. This results in a density of 4.17 units/acre (661 units / 158.56 acres = 4.17 units/acre). Of the 661 total units, 87 townhomes are proposed (13%) and 574 single-family homes are proposed (87%).
4. The units associated with the previously approved density were included as part of background conditions.



Background Development Map

Exhibit
3

Trip Generation Totals

				AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
1	Grasslyn	Single-Family Housing (Prince Georges County Rates)	85 units	13	51	64	50	27	77
2	Marlboro Pointe	Single-Family Housing (Prince Georges County Rates)	93 units remaining	14	56	70	55	29	84
3	Addison Property	Single-Family Housing (Prince Georges County Rates)	75 units remaining	11	45	56	44	24	68
4	Marlboro Ridge	Single-Family Housing (Prince Georges County Rates)	163 units remaining	24	98	122	96	51	147
		Townhouse (Prince Georges County Rates)	71 units remaining	10	40	50	37	20	57
5	Westphalia Row	Townhouse (Prince Georges County Rates)	70 units remaining	10	39	49	36	20	56
		Retail (ksf, ITE-820) (After subtracting 50% pass-by trips)	10,000 sq.ft. (Primary Trips)	3	2	5	9	10	19
6	PB&J	Trip Cap from Resolution (4-07057)		106	101	207	133	136	269
7	D'Arcy Park N	Single-Family Housing (Prince Georges County Rates)	329 units	49	198	247	192	104	296
		Apartments (garden and mid-rise, Prince Georges County Rates)	168 units	17	70	87	66	35	101
8	D'Arcy Park S	Single-Family Housing (Prince Georges County Rates)	383 units	57	230	287	224	121	345
		Apartments (garden and mid-rise, Prince Georges County Rates)	176 units	18	74	92	69	37	106
9	Westphalia Towns	Single-Family Housing (Prince Georges County Rates)	5 units	1	3	4	3	2	5
		Townhouse (Prince Georges County Rates)	200 units	28	112	140	104	56	160
10	Cambridge Pl @ Westphalia	Parcel 1 Trip Cap from 4-11012	301 MF units	31	126	157	118	63	181
		Parcel 2 Trip Cap from 4-11012 (Ex. Vacant Building)	142,500 sq.ft. Lt. Industrial	99	24	123	24	99	123
11	Westphalia Town Ctr	Phase I Trip Cap from 4-08002		1350	260	1610	385	1334	1719
12	Smith Home Farm	Trip Cap from Resolution (4-05080)		404	1443	1847	1194	532	1726
		Single-Family Housing (Prince Georges County Rates)	-103 units built	-15	-62	-77	-60	-33	-93
		Townhouse (Prince Georges County Rates)	-143 units built	-20	-80	-100	-74	-40	-114
			Remaining Trips	369	1301	1670	1060	459	1519
13	Penn East Business Pk	Industrial (Light Service, Prince Georges County Rates)	75,583 sq.ft. Lt. Industrial	52	13	65	13	52	65
		Warehousing (0.3 FAR, Prince Georges County Rates)	11,300 sq.ft.	4	1	5	1	4	5
14	Forks of The Road	Trip Cap from Resolution (4-12010)	59,156 sq.ft. Commercial/Retail	137	92	229	125	151	276
15	Cabin Branch	Townhouse (Prince Georges County Rates)	212 units remaining	30	118	148	111	59	170
		Retail (ksf, ITE-820) (After subtracting 60% pass-by trips)	8,600 sq.ft. (Primary Trips)	3	2	5	10	10	20
16	Moore Property	Apartments (garden and mid-rise, Prince Georges County Rates)	640 units	67	266	333	250	134	384

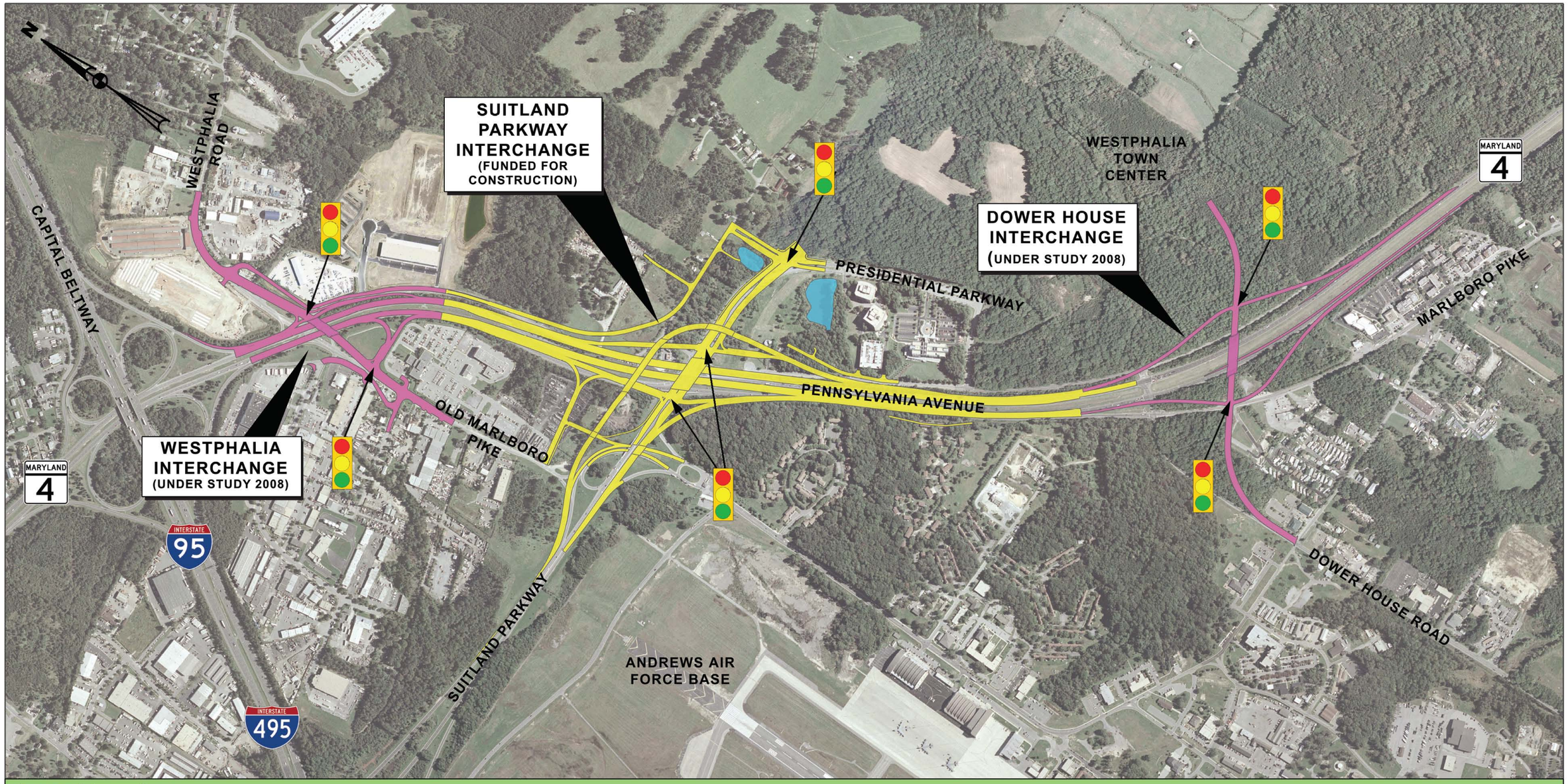
NOTE: Trip Generation Rates obtained from Prince George's County Transportation Review Guidelines and/or ITE Trip Generation Manual, 10th Edition as specified in the Guidelines

Traffic Impact Analysis

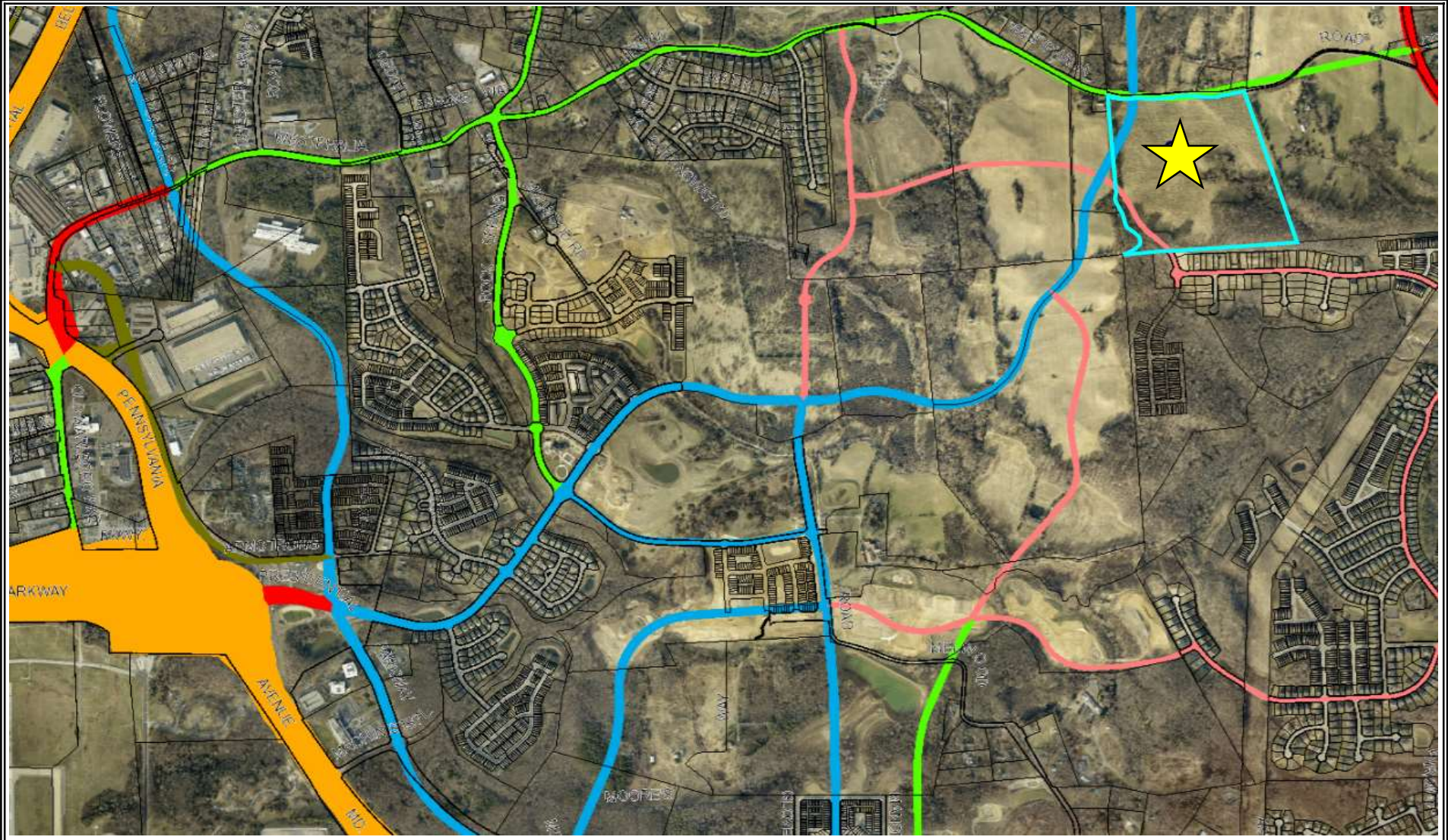
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Generation for Background Developments

Exhibit 4



MD 4 INTERCHANGE CONCEPTS AND DESIGN (APRIL 2008)



Traffic Impact Analysis	Master Plan in Vicinity of Site	**Exhibit A-1**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

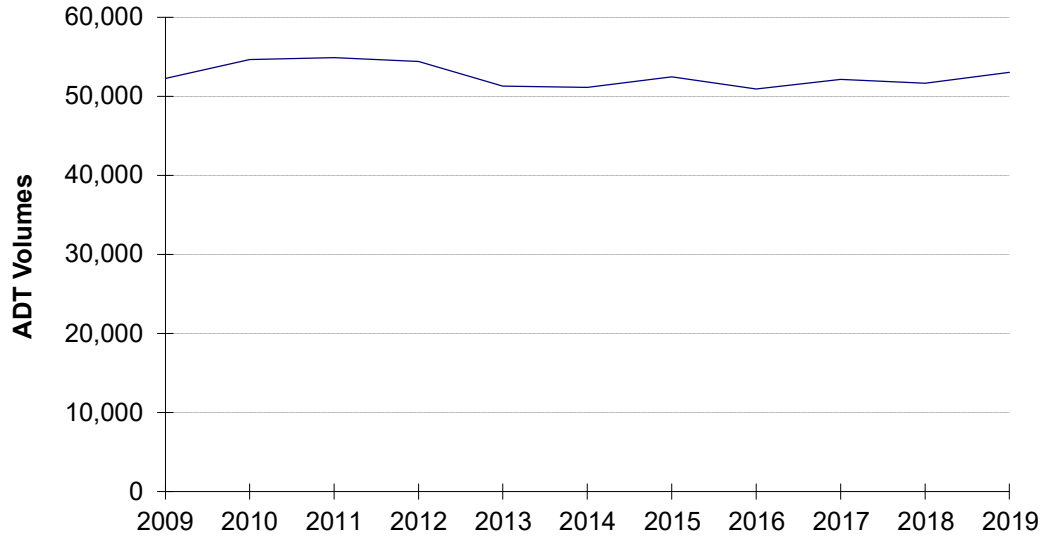
TRAFFIC GROWTH PROJECTION

LOCATION: **MD 4 just south of Westphalia Road**

REPORT DATE: 29-Mar-21

AVERAGE GROWTH:	0.19%
MATHEMATICAL GROWTH:	0.14%

Year	ADT Volume	Vol. increase	% increase	Average %
2009	52,262			
2010	54,650	2,388	4.57%	4.57%
2011	54,871	221	0.40%	2.49%
2012	54,432	-439	-0.80%	1.39%
2013	51,270	-3,162	-5.81%	-0.41%
2014	51,121	-149	-0.29%	-0.39%
2015	52,452	1,331	2.60%	0.11%
2016	50,920	-1,532	-2.92%	-0.32%
2017	52,141	1,221	2.40%	0.02%
2018	51,672	-469	-0.90%	-0.08%
2019	53,020	1,348	2.61%	0.19%



TRAFFIC GROWTH
MD 4 just south of Westphalia Road

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	Sansbury Road Northbound					Markus Drive Southbound					Ritchie Marlboro Road Eastbound					Ritchie Marlboro Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	33	0	6	0	0	0	0	0	0	0	0	87	17	0	4	10	250	0	0	407
6:45-7:00	0	45	0	5	0	0	0	0	0	0	0	0	94	24	0	6	12	195	0	0	381
7:00-7:15	0	36	0	8	0	0	0	0	0	0	0	0	75	18	0	3	11	201	0	0	352
7:15-7:30	0	41	0	9	0	0	0	0	0	0	0	0	88	23	0	9	15	228	0	0	413
7:30-7:45	0	60	0	16	0	0	0	0	0	0	0	0	98	28	0	5	18	223	0	0	448
7:45-8:00	1	56	1	8	0	0	0	0	0	0	1	0	120	26	0	5	14	226	0	0	458
8:00-8:15	0	38	0	10	0	0	0	0	0	0	0	0	101	19	0	10	9	201	0	0	388
8:15-8:30	0	46	0	10	0	0	2	0	0	0	0	0	109	26	0	14	8	224	0	0	439
8:30-8:45	0	62	0	10	0	0	0	0	0	0	1	0	96	18	0	8	4	181	0	0	380
8:45-9:00	0	48	0	14	0	0	0	0	0	0	0	0	130	23	0	8	14	202	0	0	439
9:00-9:15	1	38	0	13	0	0	0	0	0	0	0	0	130	29	0	8	12	180	0	0	411
9:15-9:30	1	51	0	14	0	0	0	0	0	0	0	0	123	22	0	4	15	173	0	0	403
Hourly Totals																					
6:30-7:30	0	155	0	28	0	0	0	0	0	0	0	0	344	82	0	22	48	874	0	0	1553
6:45-7:45	0	182	0	38	0	0	0	0	0	0	0	0	355	93	0	23	56	847	0	0	1594
7:00-8:00	1	193	1	41	0	0	0	0	0	0	1	0	381	95	0	22	58	878	0	0	1671
7:15-8:15	1	195	1	43	0	0	0	0	0	0	1	0	407	96	0	29	56	878	0	0	1707
7:30-8:30	1	200	1	44	0	0	2	0	0	0	1	0	428	99	0	34	49	874	0	0	1733
7:45-8:45	1	202	1	38	0	0	2	0	0	0	2	0	426	89	0	37	35	832	0	0	1665
8:00-9:00	0	194	0	44	0	0	2	0	0	0	1	0	436	86	0	40	35	808	0	0	1646
8:15-9:15	1	194	0	47	0	0	2	0	0	0	1	0	465	96	0	38	38	787	0	0	1669
8:30-9:30	2	199	0	51	0	0	0	0	0	0	1	0	479	92	0	28	45	736	0	0	1633

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:30-8:30	**1**	**200**	**1**	**44**	**0**	**0**	**2**	**0**	**0**	**0**	**1**	**0**	**428**	**99**	**0**	**34**	**49**	**874**	**0**	**0**	**1733**

Weekday Evening Peak Hour (4 pm - 7 pm)

	Sansbury Road Northbound					Markus Drive Southbound					Ritchie Marlboro Road Eastbound					Ritchie Marlboro Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	60	1	39	0	0	0	0	0	0	0	0	262	45	0	8	23	201	0	0	639
4:15-4:30	0	56	0	15	0	0	0	0	1	0	2	0	314	52	0	5	37	225	0	0	707
4:30-4:45	0	59	0	29	0	0	0	0	0	0	1	0	311	46	0	5	29	212	0	0	692
4:45-5:00	0	69	0	16	0	0	0	0	0	0	0	0	291	56	0	13	24	235	0	0	704
5:00-5:15	0	49	0	22	0	0	0	0	0	0	0	0	304	45	0	10	14	253	0	0	697
5:15-5:30	0	58	0	24	0	0	0	0	0	0	2	0	245	52	0	7	31	222	0	0	641
5:30-5:45	0	62	0	35	0	0	0	0	0	0	0	0	231	50	0	9	28	173	0	0	588
5:45-6:00	0	69	0	26	0	0	0	0	0	0	0	0	278	41	0	7	21	216	0	0	658
6:00-6:15	0	42	1	21	0	0	0	0	0	0	0	0	291	65	0	7	21	252	0	0	700
6:15-6:30	1	52	0	18	1	0	0	0	0	0	0	0	258	46	0	7	28	238	0	0	648
6:30-6:45	0	64	0	12	0	0	0	0	0	0	0	0	253	42	0	17	11	234	0	0	633
6:45-7:00	0	40	0	14	1	0	0	0	0	0	0	0	275	44	0	10	12	193	0	0	588
Hourly Totals																					
4:00-5:00	0	244	1	99	0	0	0	0	1	0	3	0	1178	199	0	31	113	873	0	0	2742
4:15-5:15	0	233	0	82	0	0	0	0	1	0	3	0	1220	199	0	33	104	925	0	0	2800
4:30-5:30	0	235	0	91	0	0	0	0	0	0	3	0	1151	199	0	35	98	922	0	0	2734
4:45-5:45	0	238	0	97	0	0	0	0	0	0	2	0	1071	203	0	39	97	883	0	0	2630
5:00-6:00	0	238	0	107	0	0	0	0	0	0	2	0	1058	188	0	33	94	864	0	0	2584
5:15-6:15	0	231	1	106	0	0	0	0	0	0	2	0	1045	208	0	30	101	863	0	0	2587
5:30-6:30	1	225	1	100	1	0	0	0	0	0	0	0	1058	202	0	30	98	879	0	0	2595
5:45-6:45	1	227	1	77	1	0	0	0	0	0	0	0	1080	194	0	38	81	940	0	0	2640
6:00-7:00	1	198	1	65	2	0	0	0	0	0	0	0	1077	197	0	41	72	917	0	0	2571

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:15-5:15	**0**	**233**	**0**	**82**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	**0**	**1220**	**199**	**0**	**33**	**104**	**925**	**0**	**0**	**2800**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: Sansbury Road & Ritchie Marlboro Road
Weather: Clear
Count by: CountCAM - ZW
Count Day/Date: Thursday, November 19, 2020
County: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	Ritchie Marlboro Road Northbound					McCarthy Drive Southbound					White House Road Eastbound					White House Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	159	0	3	0	0	0	0	0	0	2	0	29	66	0	0	3	103	0	0	365
6:45-7:00	0	144	0	7	0	0	0	0	0	0	1	0	51	53	0	0	4	68	0	0	328
7:00-7:15	0	123	0	6	0	0	0	0	0	0	0	0	38	48	0	0	4	92	0	0	311
7:15-7:30	0	156	0	7	2	0	0	0	0	0	0	0	43	63	0	0	6	96	0	0	371
7:30-7:45	0	151	0	10	0	0	0	0	0	0	2	0	43	74	0	0	7	93	0	0	380
7:45-8:00	0	147	0	14	0	0	0	0	0	0	1	0	57	75	0	0	5	97	0	0	396
8:00-8:15	0	130	0	11	0	0	0	0	0	0	1	0	48	72	0	0	9	89	0	0	360
8:15-8:30	0	150	0	12	0	0	0	0	0	0	0	0	60	75	0	0	9	96	0	0	402
8:30-8:45	0	121	0	10	1	0	0	0	0	0	1	0	46	67	0	1	15	71	0	0	332
8:45-9:00	0	118	0	14	0	0	0	0	0	0	0	0	93	59	0	1	6	106	0	0	397
9:00-9:15	0	109	0	12	0	0	0	0	0	0	1	0	100	50	0	0	18	90	0	0	380
9:15-9:30	0	110	0	19	0	0	0	0	0	0	0	0	59	82	0	0	6	82	0	0	358
Hourly Totals																					
6:30-7:30	0	582	0	23	2	0	0	0	0	0	3	0	161	230	0	0	17	359	0	0	1377
6:45-7:45	0	574	0	30	2	0	0	0	0	0	3	0	175	238	0	0	21	349	0	0	1392
7:00-8:00	0	577	0	37	2	0	0	0	0	0	3	0	181	260	0	0	22	378	0	0	1460
7:15-8:15	0	584	0	42	2	0	0	0	0	0	4	0	191	284	0	0	27	375	0	0	1509
7:30-8:30	0	578	0	47	0	0	0	0	0	0	4	0	208	296	0	0	30	375	0	0	1538
7:45-8:45	0	548	0	47	1	0	0	0	0	0	3	0	211	289	0	1	38	353	0	0	1491
8:00-9:00	0	519	0	47	1	0	0	0	0	0	2	0	247	273	0	2	39	362	0	0	1492
8:15-9:15	0	498	0	48	1	0	0	0	0	0	2	0	299	251	0	2	48	363	0	0	1512
8:30-9:30	0	458	0	55	1	0	0	0	0	0	2	0	298	258	0	2	45	349	0	0	1468

AM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:30-8:30	**0**	**578**	**0**	**47**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**208**	**296**	**0**	**0**	**30**	**375**	**0**	**0**	**1538**

Weekday Evening Peak Hour (4 pm - 7 pm)

	Ritchie Marlboro Road Northbound					McCarthy Drive Southbound					White House Road Eastbound					White House Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	107	0	13	0	0	0	0	0	0	3	0	149	157	0	0	19	122	0	0	570
4:15-4:30	0	136	0	13	1	0	0	0	0	0	0	0	156	178	0	0	20	131	0	0	634
4:30-4:45	0	118	0	15	0	0	0	0	0	0	1	0	177	167	0	0	25	127	0	0	630
4:45-5:00	0	128	0	12	1	0	0	0	0	0	2	0	169	149	0	1	17	142	0	0	620
5:00-5:15	0	137	0	19	2	0	0	0	0	0	3	0	177	156	0	0	36	137	0	0	665
5:15-5:30	0	143	0	19	0	0	0	0	0	0	0	0	144	132	0	0	33	117	0	0	588
5:30-5:45	0	99	0	21	1	0	0	0	0	0	1	0	149	125	0	0	28	110	0	0	533
5:45-6:00	0	137	0	18	0	0	0	0	0	0	1	0	156	154	0	0	27	106	0	0	599
6:00-6:15	0	114	0	16	0	0	0	0	0	0	7	0	173	139	0	0	25	159	0	0	633
6:15-6:30	0	120	0	9	0	0	0	0	0	0	3	0	139	141	0	1	31	150	0	0	594
6:30-6:45	0	121	0	7	0	0	0	0	0	0	4	0	148	130	0	0	17	137	0	0	564
6:45-7:00	0	75	0	6	0	0	0	0	0	0	2	0	160	137	0	1	26	138	0	0	545
Hourly Totals																					
4:00-5:00	0	489	0	53	2	0	0	0	0	0	6	0	651	651	0	1	81	522	0	0	2456
4:15-5:15	0	519	0	59	4	0	0	0	0	0	6	0	679	650	0	1	98	537	0	0	2553
4:30-5:30	0	526	0	65	3	0	0	0	0	0	6	0	667	604	0	1	111	523	0	0	2506
4:45-5:45	0	507	0	71	4	0	0	0	0	0	6	0	639	562	0	1	114	506	0	0	2410
5:00-6:00	0	516	0	77	3	0	0	0	0	0	5	0	626	567	0	0	124	470	0	0	2388
5:15-6:15	0	493	0	74	1	0	0	0	0	0	9	0	622	550	0	0	113	492	0	0	2354
5:30-6:30	0	470	0	64	1	0	0	0	0	0	12	0	617	559	0	1	111	525	0	0	2360
5:45-6:45	0	492	0	50	0	0	0	0	0	0	15	0	616	564	0	1	100	552	0	0	2390
6:00-7:00	0	430	0	38	0	0	0	0	0	0	16	0	620	547	0	2	99	584	0	0	2336

PM	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:15-5:15	**0**	**519**	**0**	**59**	**4**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**679**	**650**	**0**	**1**	**98**	**537**	**0**	**0**	**2553**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: Ritchie Marlboro Road & White House Road
Weather: Clear
Count by: CountCAM - ZW
Count Day/Date: October, 28th, 2020
County: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 4 Northbound					MD 4 Southbound					Old Marlboro Pike Eastbound					Westphalia Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	16	349	13	0	1	20	121	43	0	0	26	3	0	0	0	4	15	38	0	649
6:45-7:00	1	33	340	30	0	1	30	171	83	0	0	24	15	0	0	0	10	7	31	0	776
7:00-7:15	0	16	313	15	0	1	29	151	46	0	0	21	8	0	0	0	10	8	48	0	666
7:15-7:30	0	16	387	15	0	2	16	213	57	0	0	8	5	0	0	0	6	5	37	0	767
7:30-7:45	0	13	376	29	0	1	21	189	55	1	0	30	11	0	0	0	3	13	37	1	778
7:45-8:00	1	14	375	17	0	1	18	207	86	0	0	18	17	1	0	0	7	21	47	0	830
8:00-8:15	0	11	407	25	0	1	30	229	67	0	0	26	15	0	0	0	7	8	56	0	882
8:15-8:30	1	13	418	24	0	1	25	219	59	0	0	30	2	0	0	0	6	14	47	0	859
8:30-8:45	0	8	442	20	0	0	22	253	48	0	0	31	10	0	0	0	17	16	41	0	908
8:45-9:00	0	15	313	17	0	1	23	208	62	0	0	37	11	0	0	0	9	14	40	0	750
9:00-9:15	0	8	300	18	0	1	29	197	42	1	0	31	7	0	0	0	4	13	44	0	694
9:15-9:30	0	8	267	13	0	1	30	149	43	0	0	29	12	0	0	0	3	10	32	0	597
Hourly Totals																					
6:30-7:30	1	81	1389	73	0	5	95	656	229	0	0	79	31	0	0	0	30	35	154	0	2858
6:45-7:45	1	78	1416	89	0	5	96	724	241	1	0	83	39	0	0	0	29	33	153	1	2989
7:00-8:00	1	59	1451	76	0	5	84	760	244	1	0	77	41	1	0	0	26	47	169	1	3043
7:15-8:15	1	54	1545	86	0	5	85	838	265	1	0	82	48	1	0	0	23	47	177	1	3259
7:30-8:30	2	51	1576	95	0	4	94	844	267	1	0	104	45	1	0	0	23	56	187	1	3351
7:45-8:45	2	46	1642	86	0	3	95	908	260	0	0	105	44	1	0	0	37	59	191	0	3479
8:00-9:00	1	47	1580	86	0	3	100	909	236	0	0	124	38	0	0	0	39	52	184	0	3399
8:15-9:15	1	44	1473	79	0	3	99	877	211	1	0	129	30	0	0	0	36	57	172	0	3212
8:30-9:30	0	39	1322	68	0	3	104	807	195	1	0	128	40	0	0	0	33	53	157	0	2950

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
7:45-8:45	**2**	**46**	**1642**	**86**	**0**	**3**	**95**	**908**	**260**	**0**	**0**	**105**	**44**	**1**	**0**	**0**	**37**	**59**	**191**	**0**	**3479**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 4 Northbound					MD 4 Southbound					Old Marlboro Pike Eastbound					Westphalia Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	9	425	37	0	2	32	484	57	0	0	55	10	0	0	0	17	13	76	0	1217
4:15-4:30	1	8	436	50	1	5	24	460	58	0	0	38	14	0	0	0	19	10	54	0	1177
4:30-4:45	3	6	432	45	0	5	32	382	60	0	0	82	18	0	0	0	31	17	69	0	1182
4:45-5:00	0	12	444	42	0	2	42	453	60	0	0	46	20	1	0	0	15	11	50	0	1198
5:00-5:15	0	8	446	44	0	3	28	495	40	0	0	62	17	0	0	0	19	11	63	0	1236
5:15-5:30	0	6	403	35	1	2	26	412	41	0	0	35	18	0	0	0	22	16	61	0	1077
5:30-5:45	1	13	371	29	0	3	40	420	45	0	0	35	14	0	0	0	26	19	66	0	1082
5:45-6:00	1	5	447	24	0	2	33	494	55	0	0	23	15	0	0	0	10	14	45	0	1168
6:00-6:15	0	4	361	34	0	1	35	459	51	0	0	28	15	0	0	0	16	10	60	0	1074
6:15-6:30	0	1	324	26	0	4	29	385	40	1	0	29	15	0	0	0	24	8	63	0	948
6:30-6:45	1	2	394	31	0	2	42	414	42	0	0	21	8	0	0	0	12	5	48	0	1022
6:45-7:00	1	7	338	25	0	1	35	361	42	0	0	22	6	0	0	0	13	8	24	0	883
Hourly Totals																					
4:00-5:00	4	35	1737	174	1	14	130	1779	235	0	0	221	62	1	0	0	82	51	249	0	4775
4:15-5:15	4	34	1758	181	1	15	126	1790	218	0	0	228	69	1	0	0	84	49	236	0	4794
4:30-5:30	3	32	1725	166	1	12	128	1742	201	0	0	225	73	1	0	0	87	55	243	0	4694
4:45-5:45	1	39	1664	150	1	10	136	1780	186	0	0	178	69	1	0	0	82	57	240	0	4594
5:00-6:00	2	32	1667	132	1	10	127	1821	181	0	0	155	64	0	0	0	77	60	235	0	4564
5:15-6:15	2	28	1582	122	1	8	134	1785	192	0	0	121	62	0	0	0	74	59	232	0	4402
5:30-6:30	2	23	1503	113	0	10	137	1758	191	1	0	115	59	0	0	0	76	51	234	0	4273
5:45-6:45	2	12	1526	115	0	9	139	1752	188	1	0	101	53	0	0	0	62	37	216	0	4213
6:00-7:00	2	14	1417	116	0	8	141	1619	175	1	0	100	44	0	0	0	65	31	195	0	3928

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:15-5:15	**4**	**34**	**1758**	**181**	**1**	**15**	**126**	**1790**	**218**	**0**	**0**	**228**	**69**	**1**	**0**	**0**	**84**	**49**	**236**	**0**	**4794**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: MD 4 & Westphalia Road
Weather: Clear
Count by: CountCAM - DSS
Count Day/Date: Wednesday, October 28, 2020
County: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	N/A Northbound					D'Arcy Road Southbound					Westphalia Road Eastbound					Westphalia Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	0	0	0		0	3	0	18		0	19	5	0		0	0	18	17		80
6:45-7:00	0	0	0	0		0	1	1	20		0	22	9	1		0	1	23	18		96
7:00-7:15	0	0	0	0		0	2	0	23		0	20	6	0		0	0	21	15		87
7:15-7:30	0	0	1	0		0	3	0	24		0	18	7	0		0	0	20	20		93
7:30-7:45	0	2	1	0		0	1	0	34		0	22	3	0		0	0	20	9		92
7:45-8:00	0	0	0	0		0	2	0	38		0	15	11	0		0	0	26	6		98
8:00-8:15	0	0	0	0		0	2	0	28		0	21	7	0		0	0	26	5		89
8:15-8:30	0	0	0	0		0	4	1	32		0	22	10	0		0	0	16	6		91
8:30-8:45	0	0	0	0		0	6	1	28		0	18	15	0		0	0	25	10		103
8:45-9:00	0	0	0	0		0	3	0	29		0	19	10	0		0	0	12	9		82
9:00-9:15	0	0	0	0		0	6	0	22		0	24	13	2		0	0	24	2		93
9:15-9:30	0	0	1	0		0	3	0	23		0	21	5	0		0	0	21	3		77

Hourly Totals

6:30-7:30	0	0	1	0	0	0	9	1	85	0	0	79	27	1	0	0	1	82	70	0	356
6:45-7:45	0	2	2	0	0	0	7	1	101	0	0	82	25	1	0	0	1	84	62	0	368
7:00-8:00	0	2	2	0	0	0	8	0	119	0	0	75	27	0	0	0	0	87	50	0	370
7:15-8:15	0	2	2	0	0	0	8	0	124	0	0	76	28	0	0	0	0	92	40	0	372
7:30-8:30	0	2	1	0	0	0	9	1	132	0	0	80	31	0	0	0	0	88	26	0	370
7:45-8:45	0	0	0	0	0	0	14	2	126	0	0	76	43	0	0	0	0	93	27	0	381
8:00-9:00	0	0	0	0	0	0	15	2	117	0	0	80	42	0	0	0	0	79	30	0	365
8:15-9:15	0	0	0	0	0	0	19	2	111	0	0	83	48	2	0	0	0	77	27	0	369
8:30-9:30	0	0	1	0	0	0	18	1	102	0	0	82	43	2	0	0	0	82	24	0	355

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:45-8:45	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**2**	**126**	**0**	**0**	**76**	**43**	**0**	**0**	**0**	**0**	**93**	**27**	**0**	**381**

Weekday Evening Peak Hour (4 pm - 7 pm)

	N/A Northbound					D'Arcy Road Southbound					Westphalia Road Eastbound					Westphalia Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	0	1	0		0	21	0	50		0	45	25	0		0	0	27	6		175
4:15-4:30	0	0	0	0		0	12	0	50		0	32	17	1		0	0	19	7		138
4:30-4:45	0	2	0	1		0	15	0	55		0	39	18	1		0	0	22	12		165
4:45-5:00	0	0	0	0		0	11	0	34		0	42	27	2		0	0	28	6		150
5:00-5:15	0	2	0	1		0	8	0	43		0	40	20	5		0	0	27	6		152
5:15-5:30	0	1	0	0		0	16	1	31		0	30	43	0		0	0	35	8		165
5:30-5:45	0	0	0	0		0	10	0	38		0	69	27	0		0	0	28	11		183
5:45-6:00	0	0	1	1		0	8	0	29		0	53	20	0		0	0	24	9		145
6:00-6:15	0	0	1	0		0	18	0	37		0	58	30	1		0	0	12	9		166
6:15-6:30	0	0	0	0		0	7	0	37		0	30	25	0		0	0	15	8		122
6:30-6:45	0	0	2	0		0	12	1	28		0	31	22	0		0	0	18	4		118
6:45-7:00	0	0	0	0		0	13	0	31		0	35	29	0		0	0	16	5		129

Hourly Totals

4:00-5:00	0	2	1	1	0	0	59	0	189	0	0	158	87	4	0	0	0	96	31	0	628
4:15-5:15	0	4	0	2	0	0	46	0	182	0	0	153	82	9	0	0	0	96	31	0	605
4:30-5:30	0	5	0	2	0	0	50	1	163	0	0	151	108	8	0	0	0	112	32	0	632
4:45-5:45	0	3	0	1	0	0	45	1	146	0	0	181	117	7	0	0	0	118	31	0	650
5:00-6:00	0	3	1	2	0	0	42	1	141	0	0	192	110	5	0	0	0	114	34	0	645
5:15-6:15	0	1	2	1	0	0	52	1	135	0	0	210	120	1	0	0	0	99	37	0	659
5:30-6:30	0	0	2	1	0	0	43	0	141	0	0	210	102	1	0	0	0	79	37	0	616
5:45-6:45	0	0	4	1	0	0	45	1	131	0	0	172	97	1	0	0	0	69	30	0	551
6:00-7:00	0	0	3	0	0	0	50	1	133	0	0	154	106	1	0	0	0	61	26	0	535

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
5:15-6:15	**0**	**1**	**2**	**1**	**0**	**0**	**52**	**1**	**135**	**0**	**0**	**210**	**120**	**1**	**0**	**0**	**0**	**99**	**37**	**0**	**659**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: Westphalia Road & D'Arcy Road
Weather: Clear
Count by: CountCam - DCM
Count Day/Date: Thursday, November 19, 2020
County: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	Ritchie Marlboro Road Northbound					Ritchie Marlboro Road Southbound					Westphalia Road Eastbound					N/A Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	15	100		0	0		41	2	0	0	1		4	0					0	163
6:45-7:00	0	20	123		0	0		27	2	0	0	1		1	0					0	174
7:00-7:15	0	23	109		0	0		34	1	0	0	0		3	0					0	170
7:15-7:30	0	14	126		0	0		37	5	0	0	1		5	0					0	188
7:30-7:45	0	17	127		0	0		61	2	0	0	2		6	0					0	215
7:45-8:00	0	17	117		0	0		47	4	0	0	2		4	0					0	191
8:00-8:15	0	14	124		0	0		68	4	0	0	4		6	0					0	220
8:15-8:30	0	6	129		0	0		62	6	0	0	0		8	0					0	211
8:30-8:45	0	11	135		0	0		60	3	0	0	4		6	0					0	219
8:45-9:00	0	12	95		0	0		53	5	0	0	2		4	0					0	171
9:00-9:15	0	10	92		0	0		46	1	0	0	2		11	0					0	162
9:15-9:30	0	8	91		0	0		51	3	0	0	3		3	0					0	159
Hourly Totals																					
6:30-7:30	0	72	458		0	0		139	10	0	0	3		13	0					0	695
6:45-7:45	0	74	485		0	0		159	10	0	0	4		15	0					0	747
7:00-8:00	0	71	479		0	0		179	12	0	0	5		18	0					0	764
7:15-8:15	0	62	494		0	0		213	15	0	0	9		21	0					0	814
7:30-8:30	0	54	497		0	0		238	16	0	0	8		24	0					0	837
7:45-8:45	0	48	505		0	0		237	17	0	0	10		24	0					0	841
8:00-9:00	0	43	483		0	0		243	18	0	0	10		24	0					0	821
8:15-9:15	0	39	451		0	0		221	15	0	0	8		29	0					0	763
8:30-9:30	0	41	413		0	0		210	12	0	0	11		24	0					0	711

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:45-8:45	**0**	**48**	**505**		**0**	**0**		**237**	**17**	**0**	**0**	**10**		**24**	**0**					**0**	**841**

Weekday Evening Peak Hour (4 pm - 7 pm)

	Ritchie Marlboro Road Northbound					Ritchie Marlboro Road Southbound					Westphalia Road Eastbound					N/A Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	12	110		0	0		139	1	0	0	8		29	0					0	299
4:15-4:30	0	2	99		0	0		167	7	0	0	6		19	0					0	300
4:30-4:45	0	11	89		0	0		155	8	0	0	9		21	0					0	293
4:45-5:00	0	11	98		0	0		130	5	0	0	9		20	0					0	273
5:00-5:15	0	5	110		0	0		132	6	0	0	9		19	0					0	281
5:15-5:30	0	10	93		0	0		158	8	1	0	9		15	0					0	293
5:30-5:45	0	8	120		0	0		127	4	0	0	10		18	0					0	287
5:45-6:00	0	9	74		0	0		99	7	0	0	5		10	0					0	204
6:00-6:15	0	13	86		0	0		122	8	1	0	4		20	0					0	253
6:15-6:30	0	9	84		0	0		109	3	0	0	5		15	0					0	225
6:30-6:45	0	7	64		0	0		99	7	0	0	5		18	0					0	200
6:45-7:00	0	5	68		0	0		103	2	0	0	2		13	0					0	193
Hourly Totals																					
4:00-5:00	0	36	396		0	0		591	21	0	0	32		89	0					0	1165
4:15-5:15	0	29	396		0	0		584	26	0	0	33		79	0					0	1147
4:30-5:30	0	37	390		0	0		575	27	1	0	36		75	0					0	1141
4:45-5:45	0	34	421		0	0		547	23	1	0	37		72	0					0	1135
5:00-6:00	0	32	397		0	0		516	25	1	0	33		62	0					0	1066
5:15-6:15	0	40	373		0	0		506	27	2	0	28		63	0					0	1039
5:30-6:30	0	39	364		0	0		457	22	1	0	24		63	0					0	970
5:45-6:45	0	38	308		0	0		429	25	1	0	19		63	0					0	883
6:00-7:00	0	34	302		0	0		433	20	1	0	16		66	0					0	872

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:00-5:00	**0**	**36**	**396**		**0**	**0**		**591**	**21**	**0**	**0**	**32**		**89**	**0**					**0**	**1165**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: Ritchie Marlboro Road & Westphalia Road
Weather: Clear
Count by: CountCAM - ZW
Count Day/Date: October, 28th, 2020
County: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	Ritchie Marlboro Road Northbound					Ritchie Marlboro Road Southbound					N/A Eastbound					Orion Lane Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0			0	0	0	0			0						0	0		1	0	1
6:45-7:00	0			0	0	0	0			0						0	0		1	0	1
7:00-7:15	0			0	0	0	1			0						0	1		3	0	5
7:15-7:30	0			0	0	0	1			0						0	1		4	0	6
7:30-7:45	0			0	0	0	1			0						0	2		3	0	6
7:45-8:00	0			2	0	0	0			0						0	2		8	0	12
8:00-8:15	0			2	0	0	2			0						0	1		3	0	8
8:15-8:30	0			3	0	0	0			0						0	5		2	0	10
8:30-8:45	0			2	0	0	0			0						0	2		5	0	9
8:45-9:00	0			2	0	0	0			0						0	6		2	0	10
9:00-9:15	0			1	0	0	1			0						0	1		2	0	5
9:15-9:30	0			4	0	0	1			0						0	2		2	0	9

Hourly Totals

6:30-7:30	0			0	0	0	2			0						0	2		9	0	13
6:45-7:45	0			0	0	0	3			0						0	4		11	0	18
7:00-8:00	0			2	0	0	3			0						0	6		18	0	29
7:15-8:15	0			4	0	0	4			0						0	6		18	0	32
7:30-8:30	0			7	0	0	3			0						0	10		16	0	36
7:45-8:45	0			9	0	0	2			0						0	10		18	0	39
8:00-9:00	0			9	0	0	2			0						0	14		12	0	37
8:15-9:15	0			8	0	0	1			0						0	14		11	0	34
8:30-9:30	0			9	0	0	2			0						0	11		11	0	33

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:45-8:45	**0**			**9**	**0**	**0**	**2**			**0**						**0**	**10**		**18**	**0**	**39**

Weekday Evening Peak Hour (4 pm - 7 pm)

	Ritchie Marlboro Road Northbound					Ritchie Marlboro Road Southbound					N/A Eastbound					Orion Lane Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0			2	0	0	5			0						0	0		5	0	12
4:15-4:30	0			4	0	0	4			0						0	1		1	0	10
4:30-4:45	0			1	0	0	2			0						0	1		2	0	6
4:45-5:00	0			5	0	0	5			0						0	0		2	0	12
5:00-5:15	0			1	0	0	5			0						0	4		4	0	14
5:15-5:30	0			2	0	0	8			0						0	2		5	0	17
5:30-5:45	0			2	0	0	7			0						0	2		1	0	12
5:45-6:00	0			2	0	0	4			0						0	1		1	0	8
6:00-6:15	0			0	0	0	2			0						0	0		3	0	5
6:15-6:30	0			2	0	0	3			0						0	1		4	0	10
6:30-6:45	0			2	0	0	4			0						0	0		1	0	7
6:45-7:00	0			1	0	0	5			0						0	1		2	0	9

Hourly Totals

4:00-5:00	0			12	0	0	16			0						0	2		10	0	40
4:15-5:15	0			11	0	0	16			0						0	6		9	0	42
4:30-5:30	0			9	0	0	20			0						0	7		13	0	49
4:45-5:45	0			10	0	0	25			0						0	8		12	0	55
5:00-6:00	0			7	0	0	24			0						0	9		11	0	51
5:15-6:15	0			6	0	0	21			0						0	5		10	0	42
5:30-6:30	0			6	0	0	16			0						0	4		9	0	35
5:45-6:45	0			6	0	0	13			0						0	2		9	0	30
6:00-7:00	0			5	0	0	14			0						0	2		10	0	31

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:45-5:45	**0**			**10**	**0**	**0**	**25**			**0**						**0**	**8**		**12**	**0**	**55**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: Ritchie Marlboro Road at Orion Lane
Weather: Clear
Count by: Count CAM ZW
Count Day/Date: October, 28th, 2020
County: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	MD 4 Northbound					MD 4 Southbound					Suitland Parkway Eastbound					Suitland Parkway Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	1	208	374	5	0	0	13	132	3	0	1	7	3	71	0	0	0	12	31	0	861
6:45-7:00	0	223	367	7	0	2	19	117	3	0	0	17	5	73	0	0	4	9	21	0	867
7:00-7:15	0	142	326	2	0	2	21	161	2	0	0	9	7	105	0	0	3	13	28	0	821
7:15-7:30	0	233	361	4	0	2	21	172	5	0	0	5	7	90	0	0	2	16	24	0	942
7:30-7:45	0	240	394	8	0	1	22	174	1	0	0	19	11	105	0	0	3	20	24	0	1022
7:45-8:00	0	189	405	2	0	0	23	215	3	0	0	15	7	119	0	0	4	15	23	0	1020
8:00-8:15	0	195	385	5	0	1	36	205	4	0	0	13	8	103	0	0	6	16	32	0	1009
8:15-8:30	0	177	430	6	0	2	22	195	4	0	0	16	14	114	0	0	11	19	33	0	1043
8:30-8:45	0	244	417	9	0	0	32	206	7	0	0	17	6	95	0	0	3	10	30	0	1076
8:45-9:00	0	161	319	7	0	0	28	225	1	0	0	9	8	86	0	0	3	13	24	0	884
9:00-9:15	0	143	272	8	0	0	31	188	0	0	2	8	9	70	0	0	2	12	26	0	771
9:15-9:30	0	121	288	7	0	2	20	155	1	0	0	13	3	75	0	0	6	7	33	0	731
Hourly Totals																					
6:30-7:30	1	806	1428	18	0	6	74	582	13	0	1	38	22	339	0	0	9	50	104	0	3491
6:45-7:45	0	838	1448	21	0	7	83	624	11	0	0	50	30	373	0	0	12	58	97	0	3652
7:00-8:00	0	804	1486	16	0	5	87	722	11	0	0	48	32	419	0	0	12	64	99	0	3805
7:15-8:15	0	857	1545	19	0	4	102	766	13	0	0	52	33	417	0	0	15	67	103	0	3993
7:30-8:30	0	801	1614	21	0	4	103	789	12	0	0	63	40	441	0	0	24	70	112	0	4094
7:45-8:45	0	805	1637	22	0	3	113	821	18	0	0	61	35	431	0	0	24	60	118	0	4148
8:00-9:00	0	777	1551	27	0	3	118	831	16	0	0	55	36	398	0	0	23	58	119	0	4012
8:15-9:15	0	725	1438	30	0	2	113	814	12	0	2	50	37	365	0	0	19	54	113	0	3774
8:30-9:30	0	669	1296	31	0	2	111	774	9	0	2	47	26	326	0	0	14	42	113	0	3462

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:45-8:45	**0**	**805**	**1637**	**22**	**0**	**3**	**113**	**821**	**18**	**0**	**0**	**61**	**35**	**431**	**0**	**0**	**24**	**60**	**118**	**0**	**4148**

Weekday Evening Peak Hour (4 pm - 7 pm)

	MD 4 Northbound					MD 4 Southbound					Suitland Parkway Eastbound					Suitland Parkway Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	1	104	302	11	0	2	50	427	5	0	0	48	12	295	0	0	11	16	79	0	1363
4:15-4:30	0	117	416	15	0	2	33	492	6	0	0	44	24	325	0	0	19	9	67	0	1569
4:30-4:45	0	105	398	9	0	2	37	434	6	0	0	35	17	346	0	0	7	12	59	0	1467
4:45-5:00	0	102	371	16	0	1	28	415	2	0	1	65	20	303	0	0	16	12	54	0	1406
5:00-5:15	0	140	396	15	0	4	39	426	6	0	0	40	16	318	0	0	15	4	30	0	1449
5:15-5:30	0	100	408	17	0	2	44	454	4	0	1	30	14	250	0	0	9	7	61	0	1401
5:30-5:45	0	97	361	14	0	3	50	436	7	0	0	25	17	310	0	0	16	7	48	0	1391
5:45-6:00	0	107	333	16	0	6	45	395	6	0	0	35	19	278	0	0	22	9	42	0	1313
6:00-6:15	0	117	367	9	0	4	43	420	5	0	0	23	11	198	0	0	3	10	44	0	1254
6:15-6:30	1	94	299	13	0	2	47	422	8	0	1	17	15	208	0	0	4	5	25	0	1161
6:30-6:45	0	89	346	14	0	0	36	355	1	0	0	28	16	182	0	0	12	9	46	0	1134
6:45-7:00	1	96	316	11	0	1	31	330	2	0	1	25	10	156	0	0	3	9	33	0	1025
Hourly Totals																					
4:00-5:00	1	428	1487	51	0	7	148	1768	19	0	1	192	73	1269	0	0	53	49	259	0	5805
4:15-5:15	0	464	1581	55	0	9	137	1767	20	0	1	184	77	1292	0	0	57	37	210	0	5891
4:30-5:30	0	447	1573	57	0	9	148	1729	18	0	2	170	67	1217	0	0	47	35	204	0	5723
4:45-5:45	0	439	1536	62	0	10	161	1731	19	0	2	160	67	1181	0	0	56	30	193	0	5647
5:00-6:00	0	444	1498	62	0	15	178	1711	23	0	1	130	66	1156	0	0	62	27	181	0	5554
5:15-6:15	0	421	1469	56	0	15	182	1705	22	0	1	113	61	1036	0	0	50	33	195	0	5359
5:30-6:30	1	415	1360	52	0	15	185	1673	26	0	1	100	62	994	0	0	45	31	159	0	5119
5:45-6:45	1	407	1345	52	0	12	171	1592	20	0	1	103	61	866	0	0	41	33	157	0	4862
6:00-7:00	2	396	1328	47	0	7	157	1527	16	0	2	93	52	744	0	0	22	33	148	0	4574

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:15-5:15	**0**	**464**	**1581**	**55**	**0**	**9**	**137**	**1767**	**20**	**0**	**1**	**184**	**77**	**1292**	**0**	**0**	**57**	**37**	**210**	**0**	**5891**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: MD 4 & Suitland Parkway
Weather: Clear
Count by: CountCAM - DSS
Count Day/Date: October, 28th, 2020
County: Prince George's

Weekday Morning Peak Hour (6:30 am - 9:30 am)

	D'Arcy Road Northbound					D'Arcy Road Southbound					Church Eastbound					Sansbury Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	0	23	13	0	0	2	10	0	0	0	0	0	0	0	0	12	0	2	0	62
6:45-7:00	0	0	20	19	0	0	1	15	0	0	0	0	0	0	0	0	9	1	0	0	65
7:00-7:15	0	0	19	17	0	0	1	13	0	0	0	0	0	0	0	0	17	0	1	0	68
7:15-7:30	0	0	22	14	0	0	0	13	0	0	0	0	0	0	0	0	21	0	1	0	71
7:30-7:45	0	0	17	16	0	0	4	9	0	0	0	0	1	0	0	0	23	0	0	0	70
7:45-8:00	0	0	8	14	0	0	6	16	0	0	0	0	0	0	0	0	25	0	3	0	72
8:00-8:15	0	0	18	15	0	0	4	16	0	0	0	0	0	0	0	0	19	0	1	0	73
8:15-8:30	0	0	11	17	0	0	6	23	0	0	0	0	0	0	0	0	13	0	2	0	72
8:30-8:45	0	0	13	20	0	0	1	14	0	0	0	0	0	0	0	0	13	0	0	0	61
8:45-9:00	0	0	12	18	0	0	2	14	0	0	0	0	0	0	0	0	21	0	2	0	69
9:00-9:15	0	0	12	15	0	0	6	18	0	0	0	0	0	0	0	0	15	0	2	0	68
9:15-9:30	0	0	14	22	0	0	4	11	0	0	0	0	0	0	0	0	22	0	1	0	74
Hourly Totals																					
6:30-7:30	0	0	84	63	0	0	4	51	0	0	0	0	0	0	0	0	59	1	4	0	266
6:45-7:45	0	0	78	66	0	0	6	50	0	0	0	0	1	0	0	0	70	1	2	0	274
7:00-8:00	0	0	66	61	0	0	11	51	0	0	0	0	1	0	0	0	86	0	5	0	281
7:15-8:15	0	0	65	59	0	0	14	54	0	0	0	0	1	0	0	0	88	0	5	0	286
7:30-8:30	0	0	54	62	0	0	20	64	0	0	0	0	1	0	0	0	80	0	6	0	287
7:45-8:45	0	0	50	66	0	0	17	69	0	0	0	0	0	0	0	0	70	0	6	0	278
8:00-9:00	0	0	54	70	0	0	13	67	0	0	0	0	0	0	0	0	66	0	5	0	275
8:15-9:15	0	0	48	70	0	0	15	69	0	0	0	0	0	0	0	0	62	0	6	0	270
8:30-9:30	0	0	51	75	0	0	13	57	0	0	0	0	0	0	0	0	71	0	5	0	272

AM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
7:30-8:30	**0**	**0**	**54**	**62**	**0**	**0**	**20**	**64**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**80**	**0**	**6**	**0**	**287**

Weekday Evening Peak Hour (4 pm - 7 pm)

	Sansbury Road Northbound					D'Arcy Road Southbound					Church Eastbound					Sansbury Road Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	0	15	38	0	0	4	38	0	0	0	0	0	0	0	0	22	0	4	0	121
4:15-4:30	0	0	13	32	0	0	0	26	0	0	0	0	0	0	0	0	35	0	3	0	109
4:30-4:45	0	0	13	39	0	0	2	31	0	0	0	0	0	0	0	0	31	0	1	0	117
4:45-5:00	0	0	10	34	0	0	4	17	0	0	0	0	0	0	0	0	28	0	0	0	93
5:00-5:15	0	0	13	33	0	0	0	26	0	0	0	0	0	0	0	0	21	0	2	0	95
5:15-5:30	0	0	14	23	0	0	0	17	0	0	0	0	0	0	0	0	26	0	2	0	82
5:30-5:45	0	0	25	49	0	0	3	26	0	0	0	0	0	0	0	0	22	0	0	0	125
5:45-6:00	0	0	24	42	0	0	1	17	0	0	0	0	0	0	0	0	18	0	1	0	103
6:00-6:15	0	0	27	33	0	0	1	23	0	0	0	0	0	0	0	0	25	0	1	0	110
6:15-6:30	0	0	23	18	0	0	4	16	0	0	0	0	0	0	0	0	27	0	3	0	91
6:30-6:45	0	0	13	21	0	0	3	22	0	0	0	0	0	0	0	0	25	0	1	0	85
6:45-7:00	0	0	15	12	0	0	1	16	0	0	0	0	0	0	0	0	15	0	0	0	59
Hourly Totals																					
4:00-5:00	0	0	51	143	0	0	10	112	0	0	0	0	0	0	0	0	116	0	8	0	440
4:15-5:15	0	0	49	138	0	0	6	100	0	0	0	0	0	0	0	0	115	0	6	0	414
4:30-5:30	0	0	50	129	0	0	6	91	0	0	0	0	0	0	0	0	106	0	5	0	387
4:45-5:45	0	0	62	139	0	0	7	86	0	0	0	0	0	0	0	0	97	0	4	0	395
5:00-6:00	0	0	76	147	0	0	4	86	0	0	0	0	0	0	0	0	87	0	5	0	405
5:15-6:15	0	0	90	147	0	0	5	83	0	0	0	0	0	0	0	0	91	0	4	0	420
5:30-6:30	0	0	99	142	0	0	9	82	0	0	0	0	0	0	0	0	92	0	5	0	429
5:45-6:45	0	0	87	114	0	0	9	78	0	0	0	0	0	0	0	0	95	0	6	0	389
6:00-7:00	0	0	78	84	0	0	9	77	0	0	0	0	0	0	0	0	92	0	5	0	345

PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**U-Turn**	**Left**	**Thru**	**Right**	**Peds**	**Total**
4:00-5:00	**0**	**0**	**51**	**143**	**0**	**0**	**10**	**112**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**116**	**0**	**8**	**0**	**440**

Peak Hour
Turning Movement Count

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: D'Arcy Road & Sansbury Road
Weather: Clear
Count by: CountCAM - ZW
Count Day/Date: Thursday, November 19, 2020
County: Prince George's

Appendix B

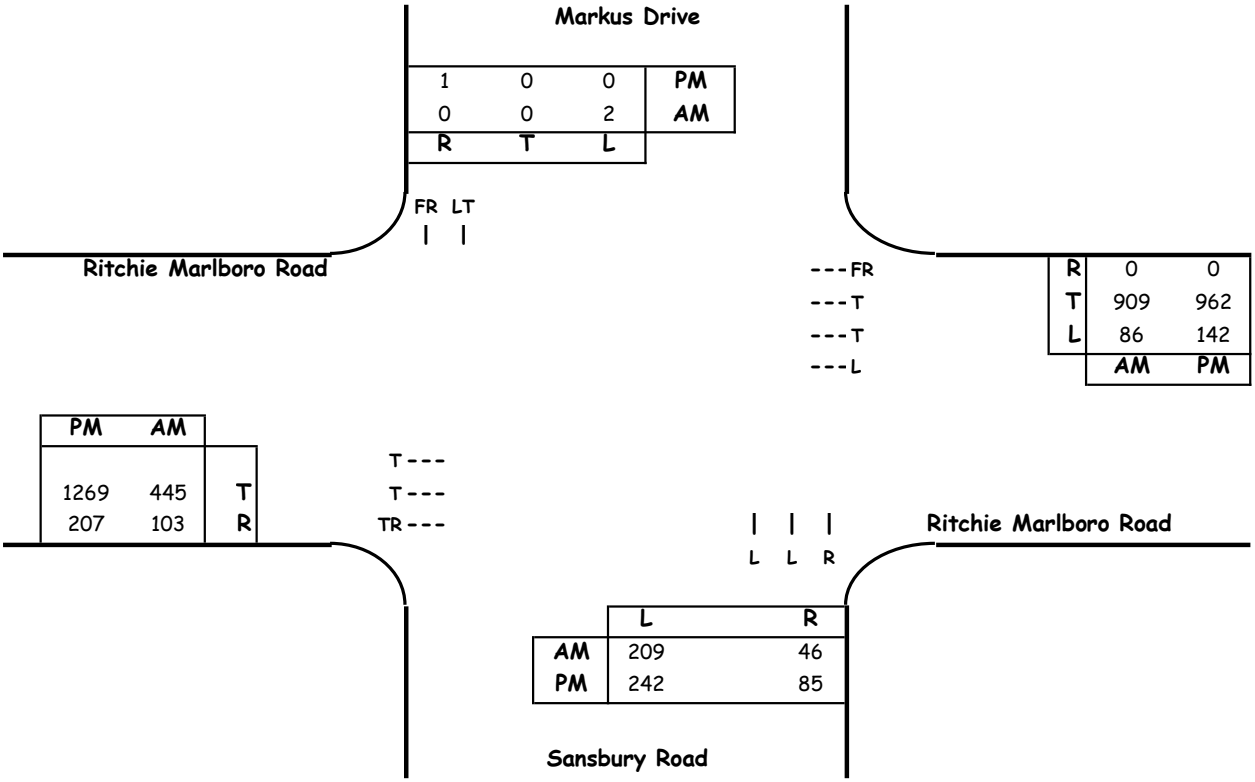
Level of Service (CLV & HCM) Worksheets

CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Ritchie Marlboro Road
and: Sansbury Road
Conditions: Existing Traffic **Analyst:** Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	209	0.6	125				125
SB	2	1	2				2
EB	548	0.37	203	86	1	86	500
WB	909	0.55	500				
						CLV TOTAL=	627
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	242	0.6	145				145
SB	0	1.0	0				0
EB	1476	0.37	546	142	1	142	688
WB	962	0.55	529				
						CLV TOTAL=	833
						Level of Service (LOS)=	A

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Ritchie Marlboro Road &
Sansbury Road
(Existing Traffic)

Intersection
1

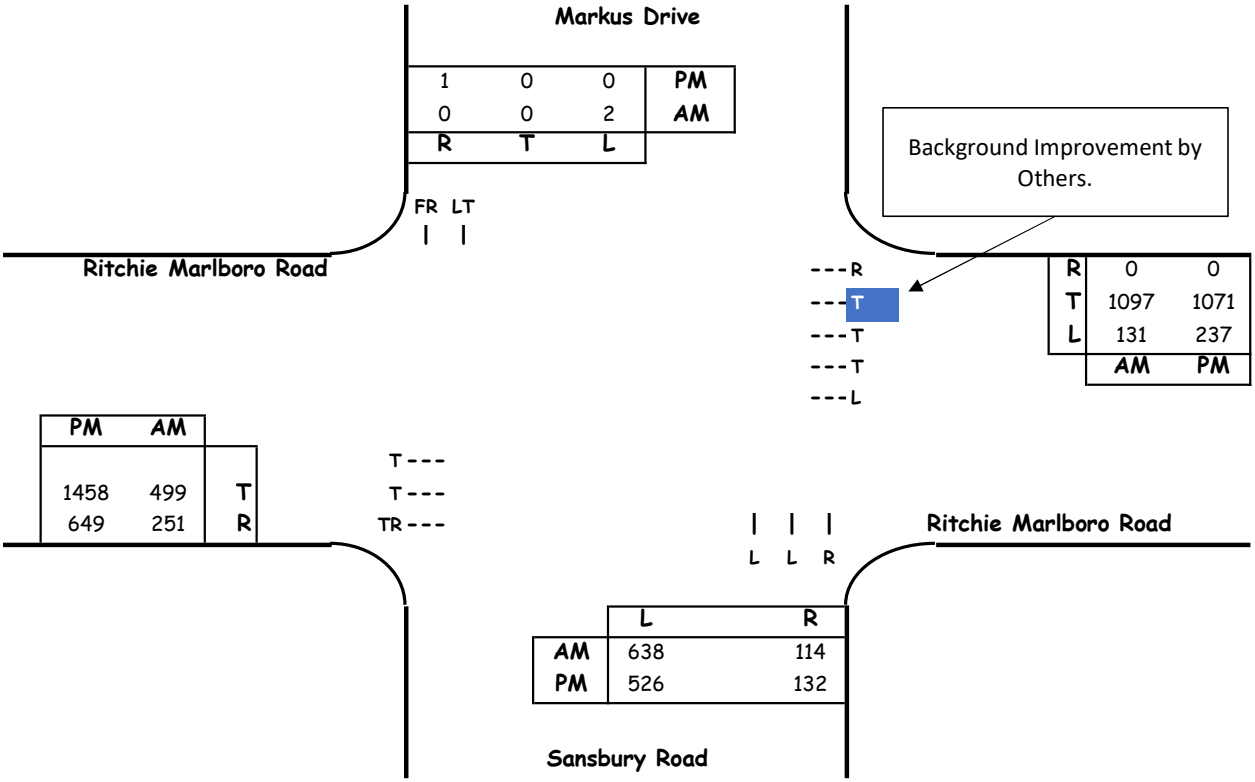
CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Ritchie Marlboro Road
and: Sansbury Road
Conditions: Background Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	638	0.6	383				383
SB	2	1	2				2
EB	750	0.37	278	131	1	131	409
WB	1097	0.37	406				
						CLV TOTAL=	794
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	526	0.6	316				316
SB	0	1.0	0				0
EB	2107	0.37	780	237	1	237	1017
WB	1071	0.37	396				
						CLV TOTAL=	1333
						Level of Service (LOS)=	D

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
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SEVERNA PARK, MD 21146
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Ritchie Marlboro Road & Sansbury Road
(Background Traffic)

Intersection 1

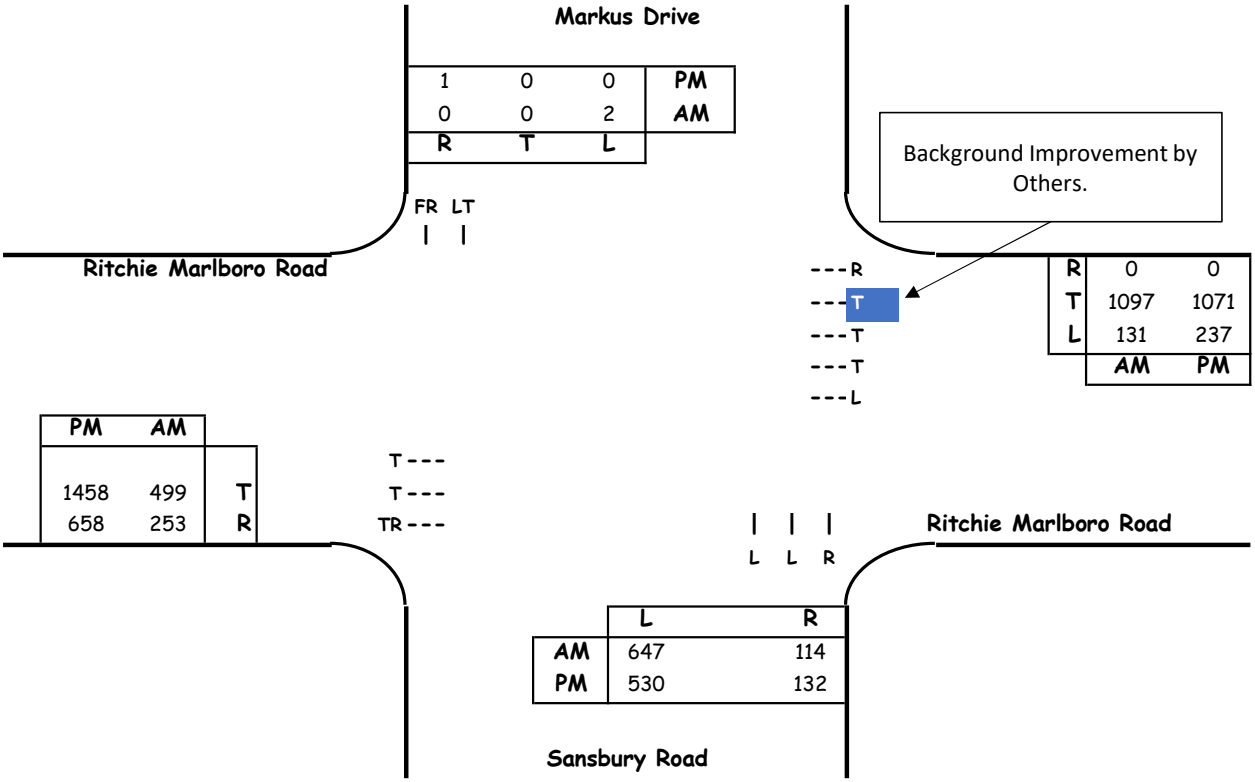
CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Ritchie Marlboro Road
and: Sansbury Road
Conditions: Total Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	647	0.6	388				388
SB	2	1	2				2
EB	752	0.37	278	131	1	131	409
WB	1097	0.37	406				
						CLV TOTAL=	799
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	530	0.6	318				318
SB	0	1.0	0				0
EB	2116	0.37	783	237	1	237	1020
WB	1071	0.37	396				
						CLV TOTAL=	1338
						Level of Service (LOS)=	D

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
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SEVERNA PARK, MD 21146
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Ritchie Marlboro Road &
Sansbury Road
(Total Traffic)

Intersection
1

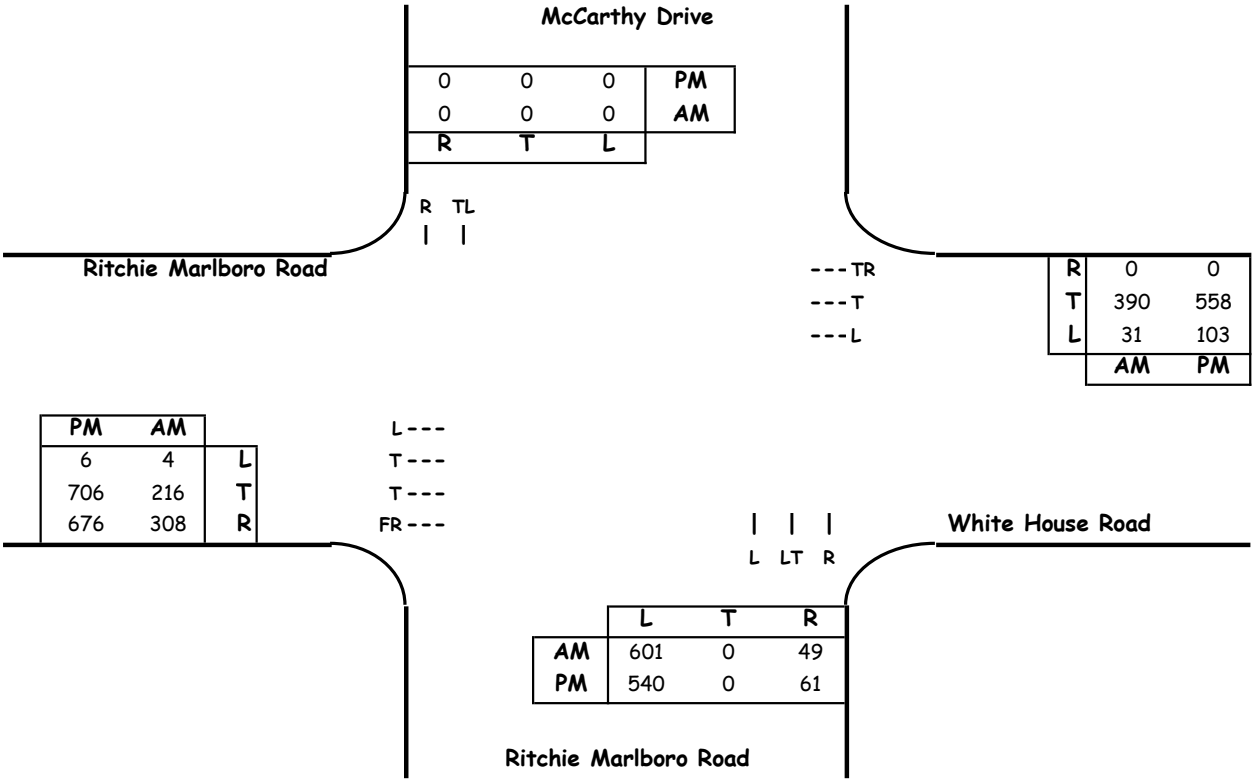
CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Ritchie Marlboro Road
and: White House Road
Conditions: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	601	0.6	361				361
SB	0	1	0				0
EB	216	0.55	119	31	1	31	219
WB	390	0.55	215	4	1	4	
						CLV TOTAL=	580
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	540	0.6	324				324
SB	0	1	0				0
EB	706	0.55	388	103	1	103	491
WB	558	0.55	307	6	1	6	
						CLV TOTAL=	815
						Level of Service (LOS)=	A

Critical Lane Volume Analysis

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Ritchie Marlboro Road &
White House Road
(Existing Traffic)

Intersection
2

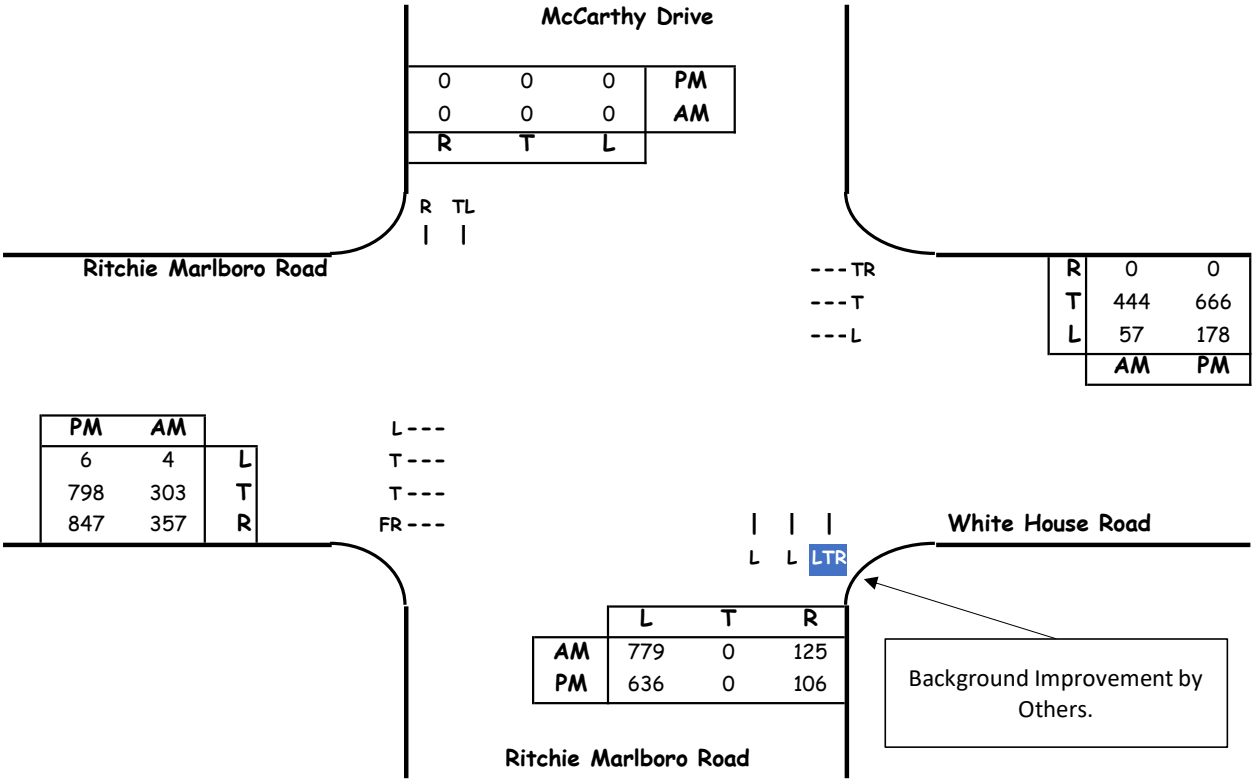
CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Ritchie Marlboro Road
and: White House Road
Conditions: Background Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	904	0.45	407				407
SB	0	1	0				0
EB	303	0.55	167	57	1	57	248
WB	444	0.55	244	4	1	4	
						CLV TOTAL=	655
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	742	0.45	334				334
SB	0	1	0				0
EB	798	0.55	439	178	1	178	617
WB	666	0.55	366	6	1	6	
						CLV TOTAL=	951
						Level of Service (LOS)=	A

Critical Lane Volume Analysis

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Ritchie Marlboro Road & White House Road
(Background Traffic)

Intersection 2

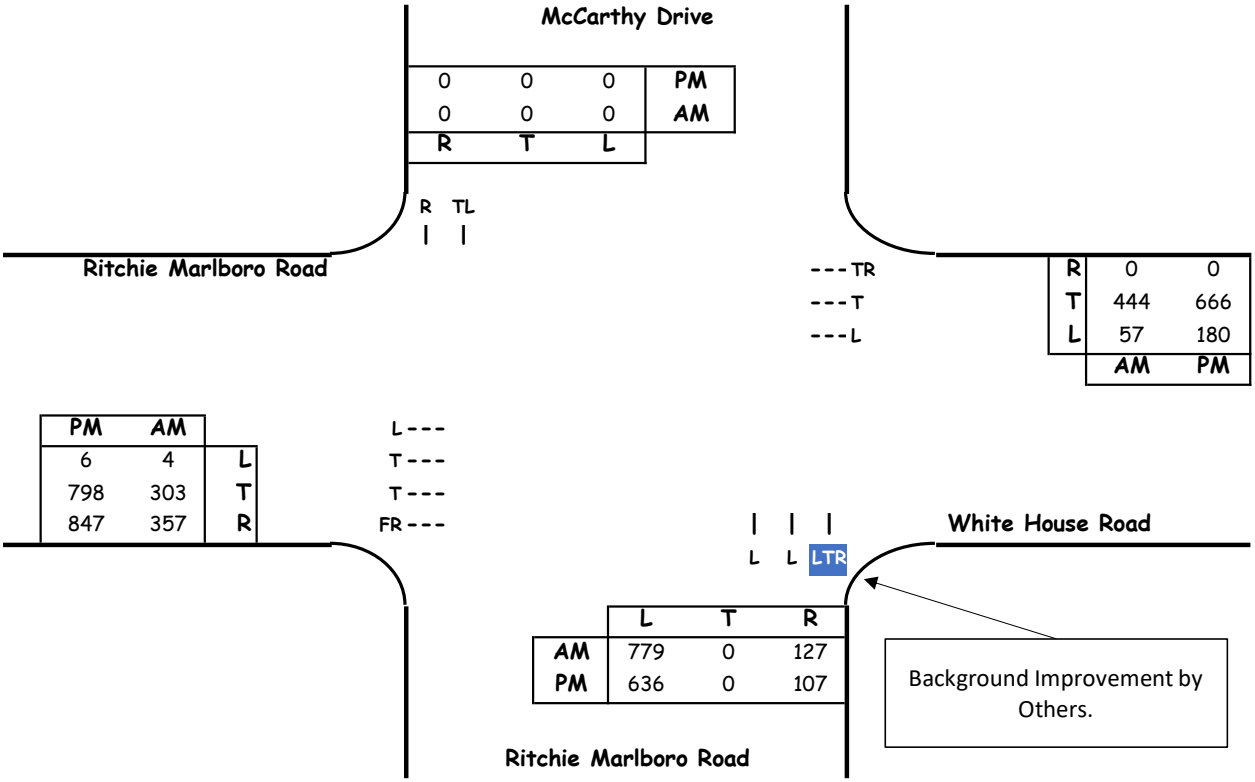
CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Ritchie Marlboro Road
and: White House Road
Conditions: Total Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	906	0.45	408				408
SB	0	1	0				0
EB	303	0.55	167	57	1	57	248
WB	444	0.55	244	4	1	4	
						CLV TOTAL=	656
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	743	0.45	334				334
SB	0	1	0				0
EB	798	0.55	439	180	1	180	619
WB	666	0.55	366	6	1	6	
						CLV TOTAL=	953
						Level of Service (LOS)=	A

Critical Lane Volume Analysis

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SEVERNA PARK, MD 21146
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Ritchie Marlboro Road & White House Road
(Total Traffic)

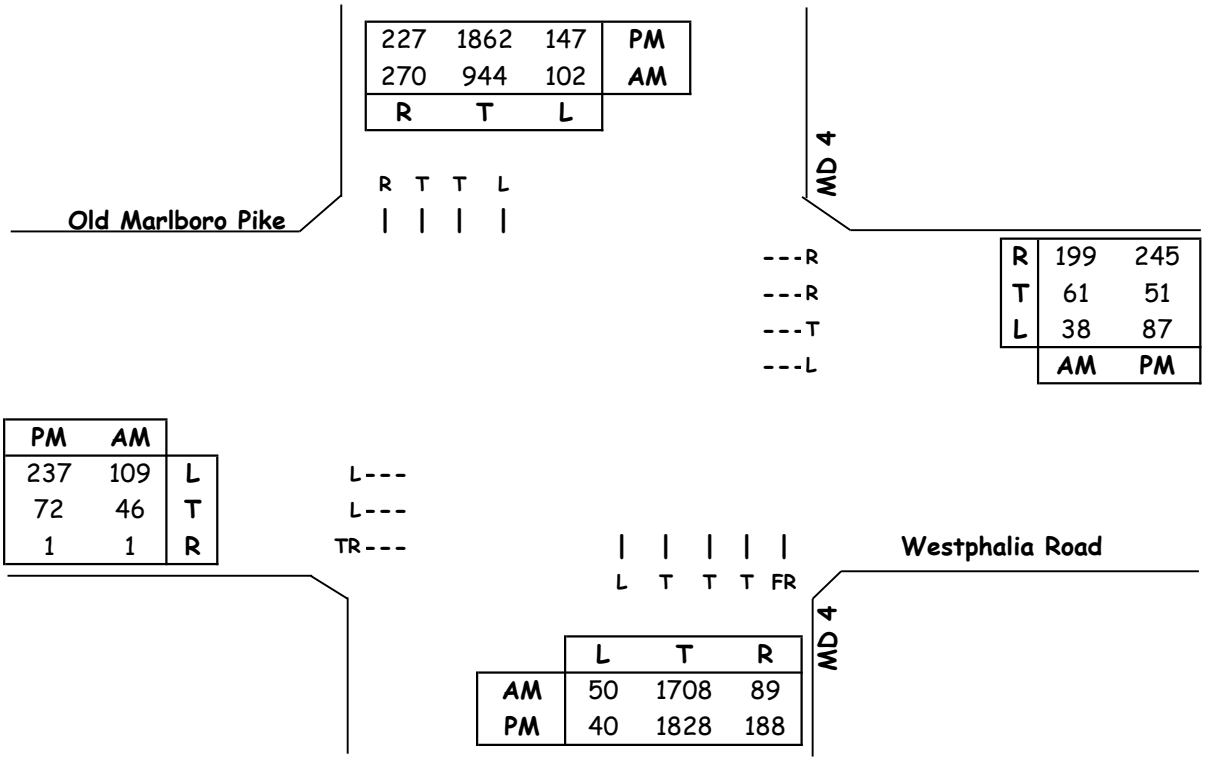
Intersection 2

Critical Lane Volume (CLV) Methodology for Prince Georges County

Main Line: MD 4
Minor Street: Westphalia Road
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Traffic Signal Phasing includes East/West Split Phase

AM Peak Hour

Dir	Through Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	109	0.60	65				65
WB	61	1.00	61				61
NB	1708	0.37	632	102	1.00	102	734
SB	944	0.55	519	50	1.00	50	

CLV TOTAL= **860**
Level of Service (LOS)= **A**

PM Peak Hour

Dir	Through Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	237	0.60	142				142
WB	87	1.00	87				87
NB	1828	0.37	676	147	1.00	147	1064
SB	1862	0.55	1024	40	1.00	40	

CLV TOTAL= **1293**
Level of Service (LOS)= **C**

Critical Lane Volume Analysis

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MD 4 &
Westphalia Road
(Existing Traffic)

Intersection
3

Critical Lane Volume (CLV) Methodology for MSHA

Main Line: Old Marlboro Pike
Minor Street: SB MD 4 ON & OFF Ramps
Study Period: Background Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

OLD MARLBORO PIKE

---T
---L
---L

	AM	PM
T	107	92
L	69	138

PM	AM	
361	186	T
1	1	R

T---
T---
R---

SB MD 4 ON & OFF Ramps

OLD MARLBORO PIKE

| | | |

L L R

	L	R
AM	291	359
PM	281	640

Background Improvements by Others.

Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	318	1.00	318				318
EB	186	0.55	102	69	0.60	41	143
WB	107	1.00	107				
					CLV TOTAL=		461
					Level of Service (LOS)=		A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	557	1.00	557				557
EB	361	0.55	199	138	0.60	83	282
WB	92	1.00	92				
					CLV TOTAL=		839
					Level of Service (LOS)=		A

Critical Lane Volume Analysis

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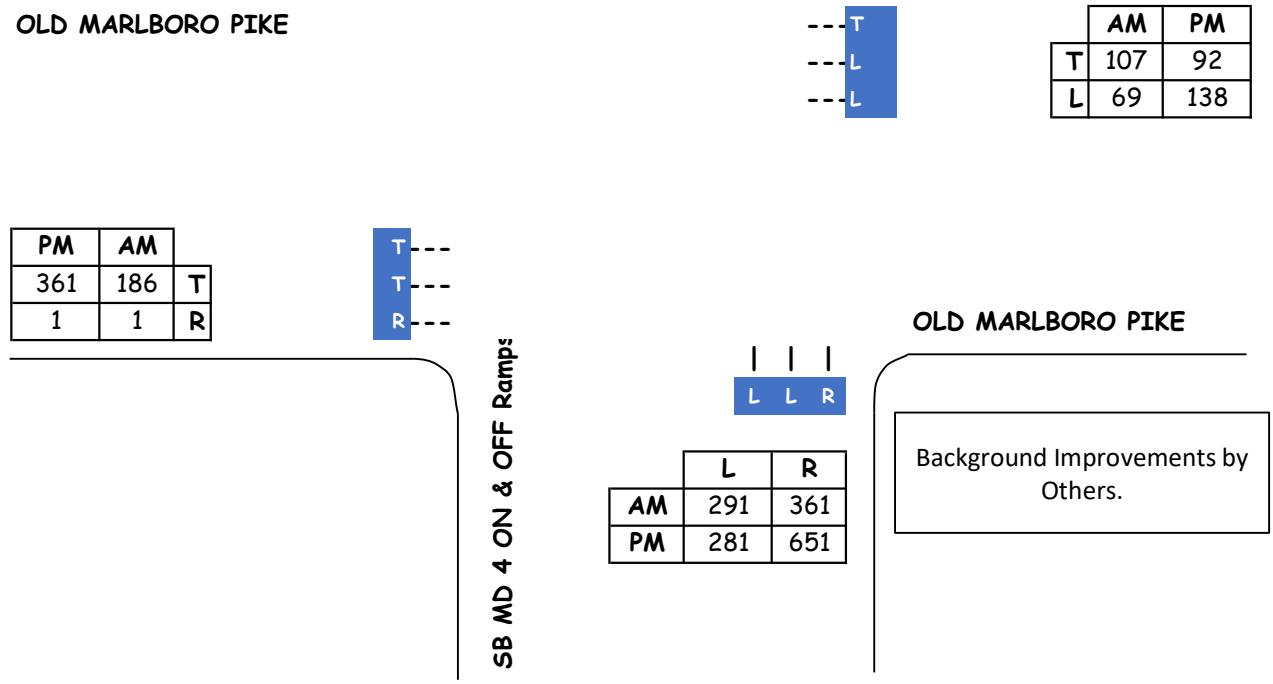
Old Marlboro Pike &
SB MD 4 ON & OFF Ramps
(Background Traffic)

Intersection
3a

Critical Lane Volume (CLV) Methodology for MSHA

Main Line: Old Marlboro Pike
Minor Street: SB MD 4 ON & OFF Ramps
Study Period: Total Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	320	1.00	320				320
EB	186	0.55	102	69	0.60	41	143
WB	107	1.00	107				
						CLV TOTAL=	463
						Level of Service (LOS)=	A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	568	1.00	568				568
EB	361	0.55	199	138	0.60	83	282
WB	92	1.00	92				
						CLV TOTAL=	850
						Level of Service (LOS)=	A

Critical Lane Volume Analysis

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SEVERNA PARK, MD 21146
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Old Marlboro Pike &
SB MD 4 ON & OFF Ramps
(Total Traffic)

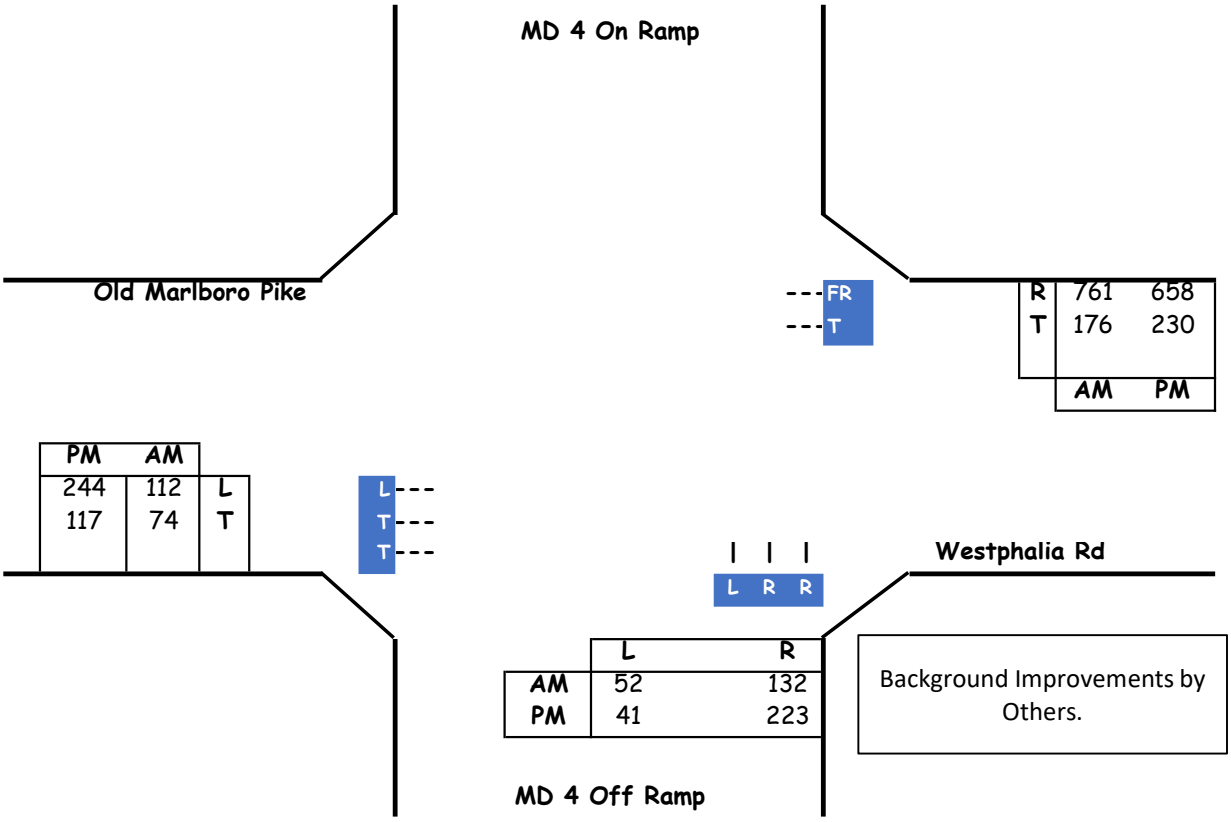
Intersection
3a

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 4 On Ramp
Minor Street: Westphalia Rd
Study Period: Background Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	132	0.55	73				73
SB							
EB	74	0.55	41				288
WB	176	1.0	176	112	1	112	
					CLV TOTAL=		361
					Level of Service (LOS)=		A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	223	0.55	123				123
SB							
EB	117	0.55	64				474
WB	230	1.0	230	244	1	244	
					CLV TOTAL=		597
					Level of Service (LOS)=		A

Critical Lane Volume Analysis

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MD 4 On Ramp & Westphalia Rd
(Background Traffic)

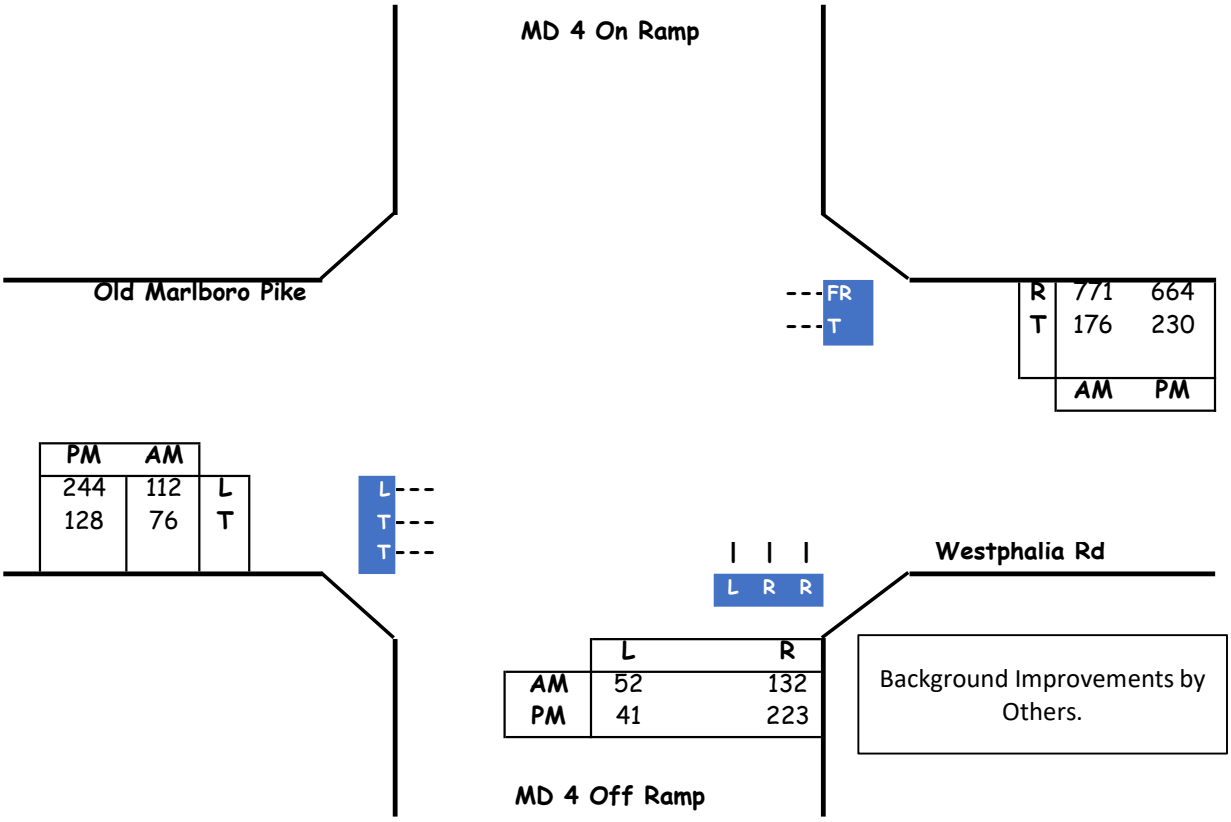
Intersection 3b

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: MD 4 On Ramp
Minor Street: Westphalia Rd
Study Period: Total Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	132	0.55	73				73
SB							
EB	76	0.55	42				288
WB	176	1.0	176	112	1	112	
					CLV TOTAL=		361
					Level of Service (LOS)=		A

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	223	0.55	123				123
SB							
EB	128	0.55	70				474
WB	230	1.0	230	244	1	244	
					CLV TOTAL=		597
					Level of Service (LOS)=		A

Critical Lane Volume Analysis

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MD 4 On Ramp & Westphalia Rd
(Total Traffic)

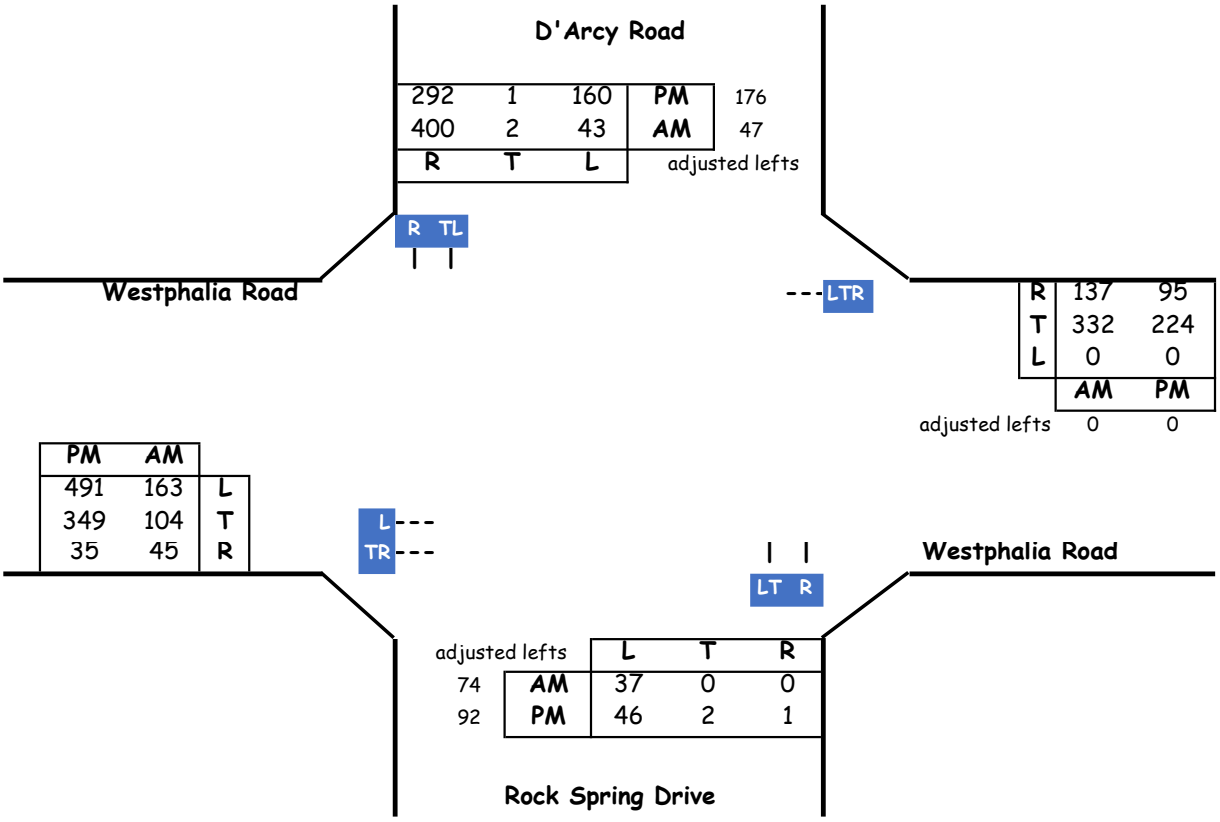
Intersection 3b

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Westphalia Road
Minor Street: D'Arcy Road
Study Period: Background Traffic with Imps. by Others

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	74	1.00	74	43	1	43	274
SB	237	1.00	237	37	1	37	
EB	149	1	149	0	1	0	632
WB	469	1	469	163	1	163	

CLV TOTAL= **906**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	94	1.00	94	160	1	160	254
SB	177	1.00	177	46	1	46	
EB	384	1	384	0	1	0	810
WB	319	1	319	491	1	491	

CLV TOTAL= **1064**
Level of Service (LOS)= **B**

Critical Lane Volume Analysis

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Westphalia Road & D'Arcy Road
(Background Traffic)

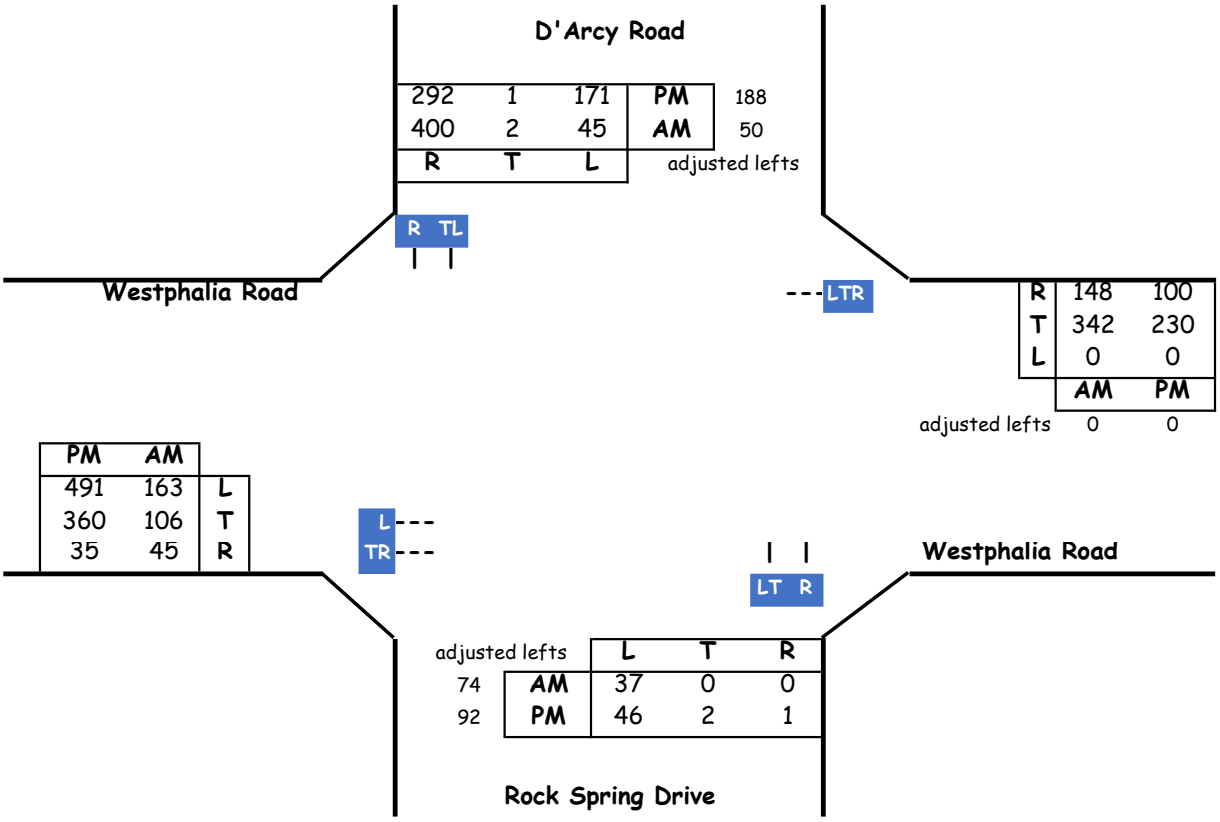
Intersection 4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Westphalia Road
Minor Street: D'Arcy Road
Study Period: Total Traffic with Imps. by Others

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	74	1.00	74	45	1	45	274
SB	237	1.00	237	37	1	37	
EB	151	1	151	0	1	0	653
WB	490	1	490	163	1	163	

CLV TOTAL= **927**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	94	1.00	94	171	1	171	265
SB	189	1.00	189	46	1	46	
EB	395	1	395	0	1	0	821
WB	330	1	330	491	1	491	

CLV TOTAL= **1086**
Level of Service (LOS)= **B**

Critical Lane Volume Analysis

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Westphalia Road & D'Arcy Road
(Total Traffic)

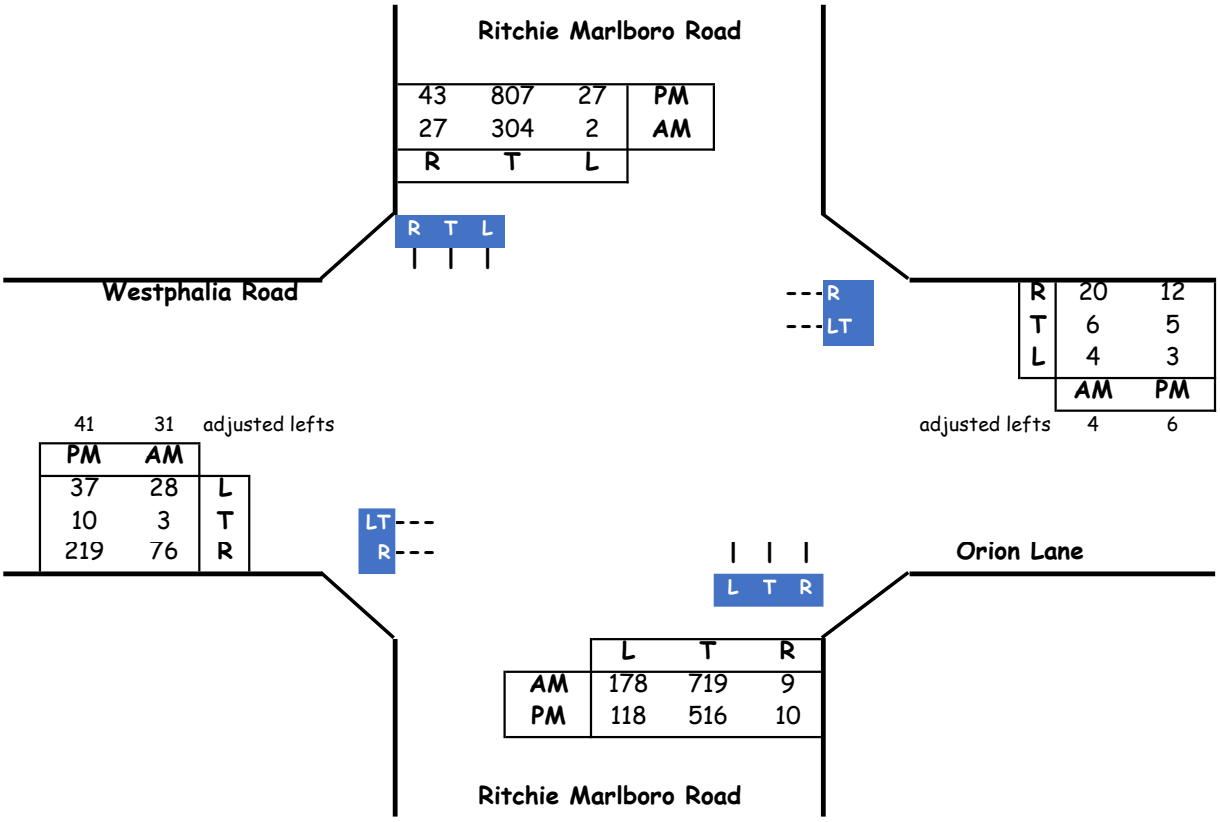
Intersection 4

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Main Line: Orion Lane
Minor Street: Ritchie Marlboro Road
Study Period: Total Traffic with Imps. by Others

Analyst: Lenhart Traffic

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	719	1.00	719	2	1	2	721
SB	304	1.00	304	178	1	178	
EB	34	1	34	4	1	4	46
WB	18	1	18	28	1	28	

CLV TOTAL= **767**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	516	1.00	516	27	1	27	925
SB	807	1.00	807	118	1	118	
EB	101	1	101	3	1	3	104
WB	11	1	11	37	1	37	

CLV TOTAL= **1029**
Level of Service (LOS)= **B**

Critical Lane Volume Analysis

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Orion Lane &
Ritchie Marlboro Road
(Total Traffic)

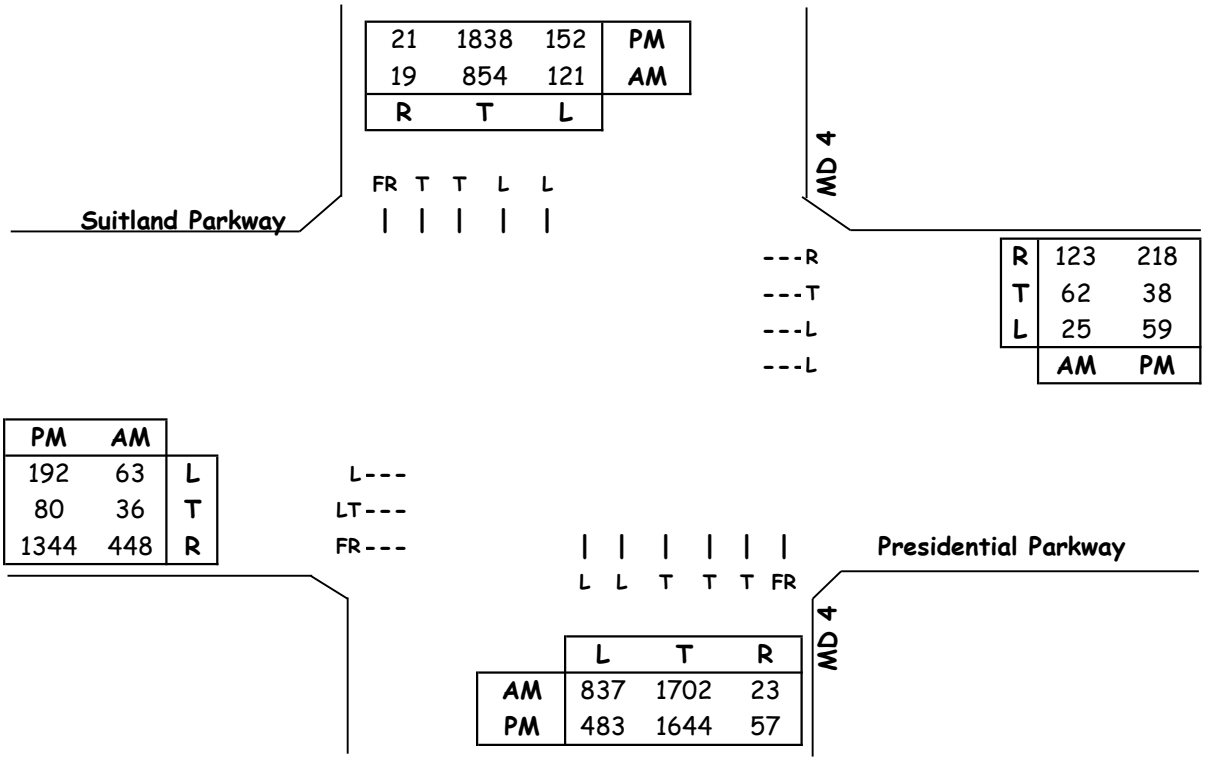
Intersection 7

Critical Lane Volume (CLV) Methodology for Prince Georges County

Main Line: MD 4
Minor Street: Presidential Parkway
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Traffic Signal Phasing includes East/West Split Phase

AM Peak Hour

Dir	Through Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
EB	99	0.60	59				59
WB	62	1.00	62				62
NB	1702	0.37	630	121	0.60	73	972
SB	854	0.55	470	837	0.60	502	

CLV TOTAL= **1093**
Level of Service (LOS)= **B**

PM Peak Hour

Dir	Through Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
EB	272	0.60	163				163
WB	127	1.00	127				127
NB	1644	0.37	608	152	0.60	91	1301
SB	1838	0.55	1011	483	0.60	290	

CLV TOTAL= **1591**
Level of Service (LOS)= **E**

Critical Lane Volume Analysis

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MD 4 &
Presidential Parkway
(Existing Traffic)

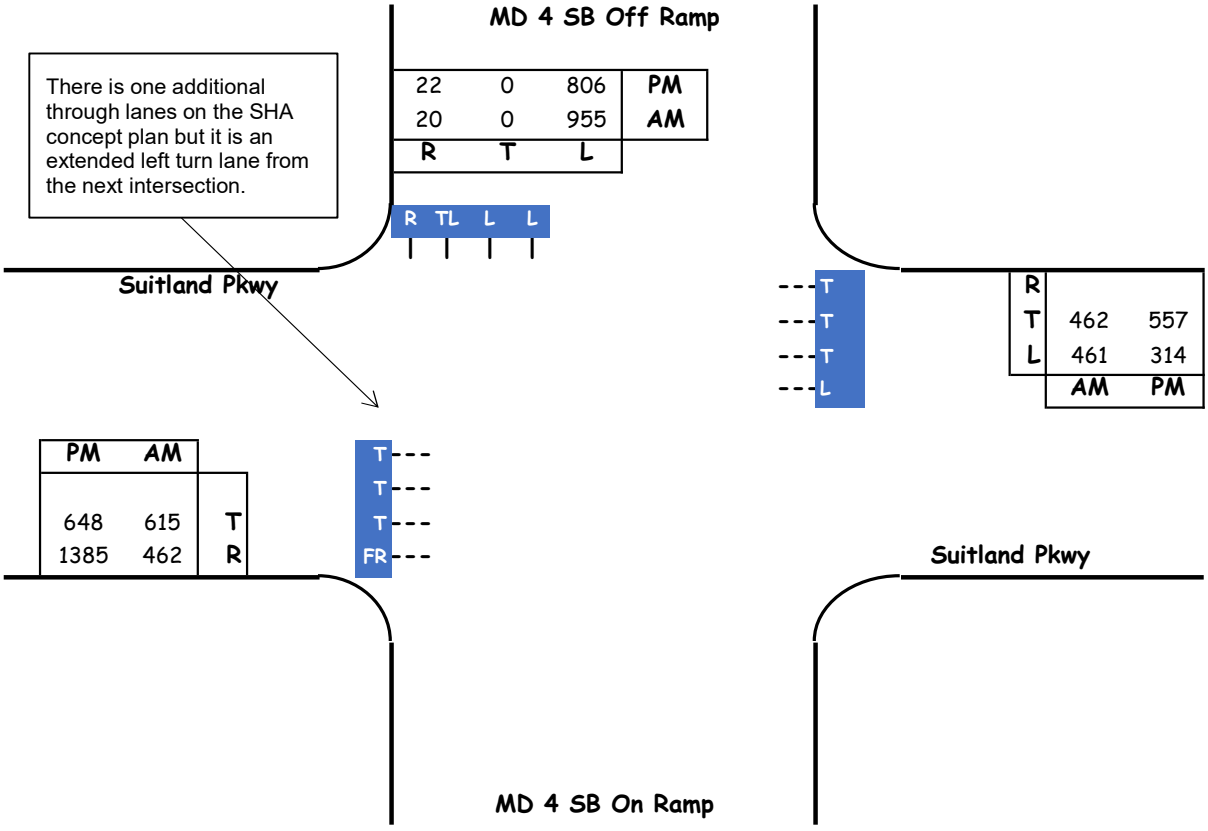
Intersection
8

CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Suitland Pkwy
and: MD 4 SB Off Ramp
Conditions: Background Traffic with Imps. by Others
Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB							
SB	955	0.45	430				430
EB	615	0.37	228	461	1.0	461	689
WB	462	0.37	171				

CLV TOTAL= **1119**
Level of Service (LOS)= **B**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB							
SB	806	0.45	363				363
EB	648	0.37	240	314	1.0	314	554
WB	557	0.37	206				

CLV TOTAL= **917**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
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Suitland Pkwy &
MD 4 SB Off Ramp
(Background Traffic)

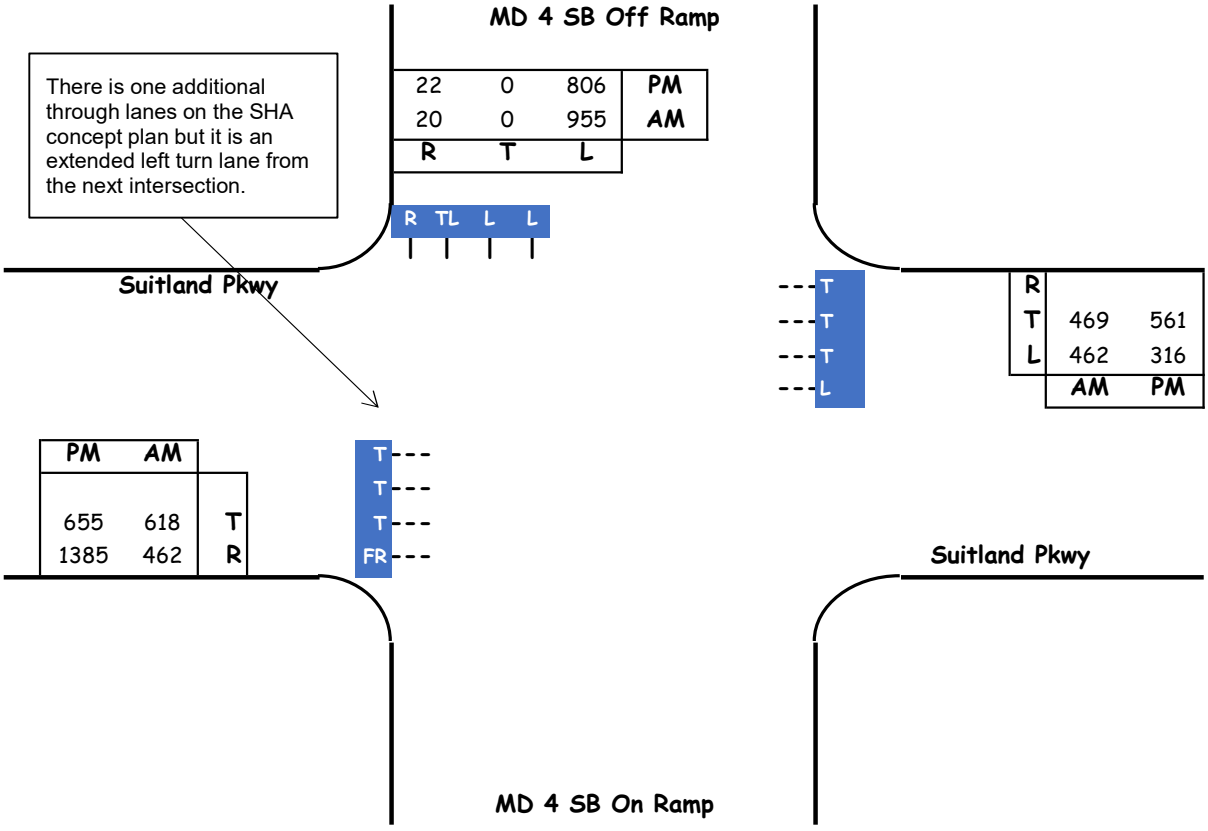
Intersection
8a

CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Suitland Pkwy
and: MD 4 SB Off Ramp
Conditions: Total Traffic with Imps. by Others
Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB							
SB	955	0.45	430				430
EB	618	0.37	229	462	1.0	462	691
WB	469	0.37	174				
					CLV TOTAL=		1121
					Level of Service (LOS)=		B

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB							
SB	806	0.45	363				363
EB	655	0.37	242	316	1.0	316	558
WB	561	0.37	208				
					CLV TOTAL=		921
					Level of Service (LOS)=		A

Critical Lane Volume Analysis

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Suitland Pkwy &
MD 4 SB Off Ramp
(Total Traffic)

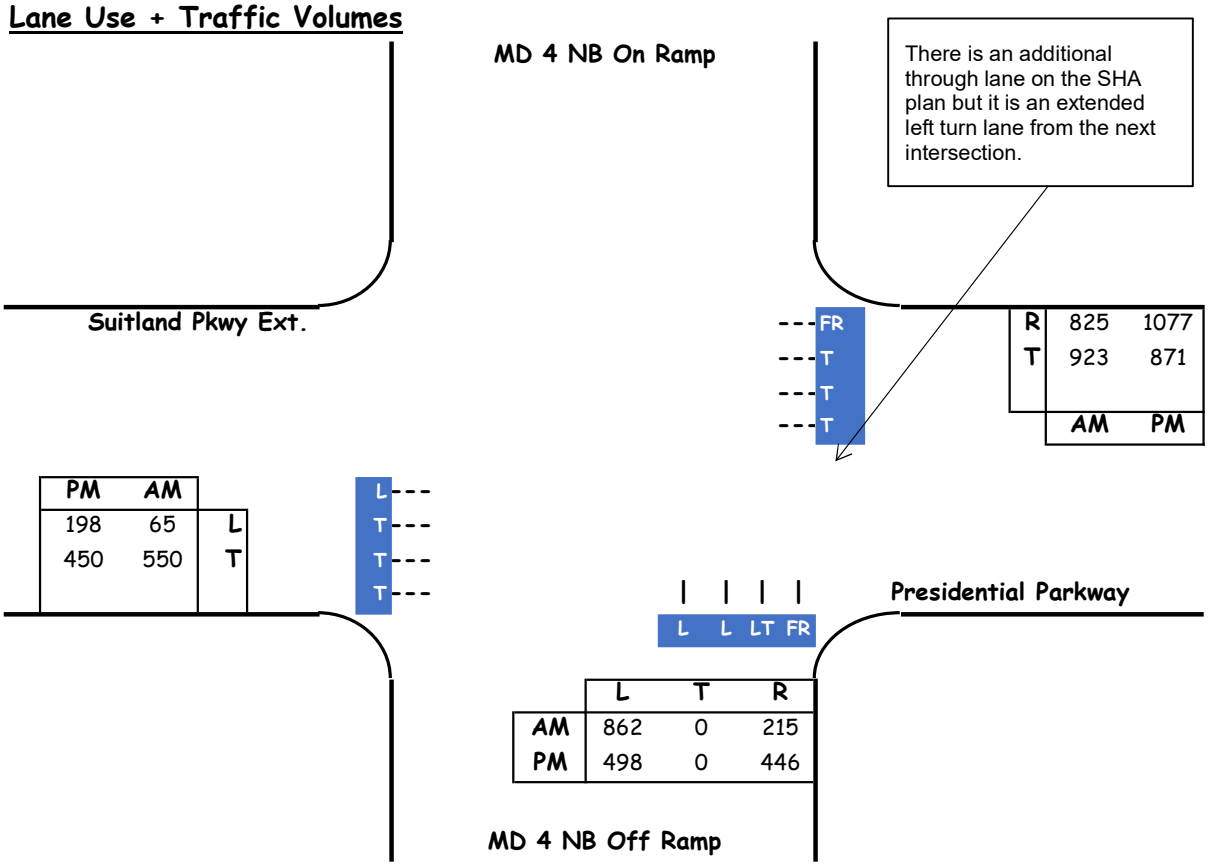
Intersection
8a

CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Suitland Pkwy Ext.
and: MD 4 NB On Ramp
Conditions: Background Traffic with Imps. by Others
Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	862	0.45	388				388
SB							
EB	550	0.37	204				407
WB	923	0.37	342	65	1	65	

CLV TOTAL= **795**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	498	0.45	224				224
SB							
EB	450	0.37	167				520
WB	871	0.37	322	198	1	198	

CLV TOTAL= **744**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
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N

Suitland Pkwy Ext. &
MD 4 NB On Ramp
(Background Traffic)

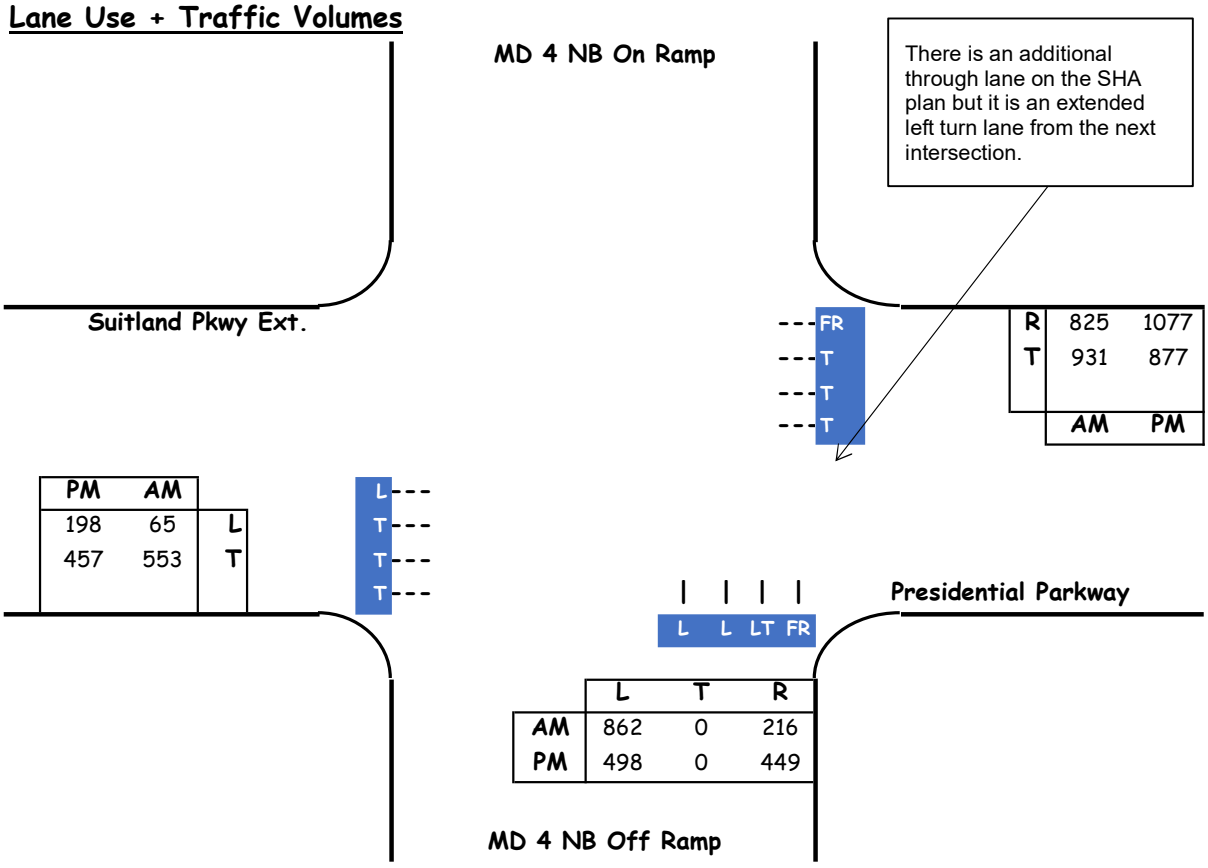
Intersection
8b

CRITICAL LANE VOLUME (CLV) METHODOLOGY

for Prince Georges County

Intersection of: Suitland Pkwy Ext.
and: MD 4 NB On Ramp
Conditions: Total Traffic with Imps. by Others
Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis - North/South Split

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
NB	862	0.45	388				388
SB							
EB	553	0.37	205				409
WB	931	0.37	344	65	1	65	

CLV TOTAL= **797**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
NB	498	0.45	224				224
SB							
EB	457	0.37	169				522
WB	877	0.37	324	198	1	198	

CLV TOTAL= **746**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

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N

Suitland Pkwy Ext. &
MD 4 NB On Ramp
(Total Traffic)

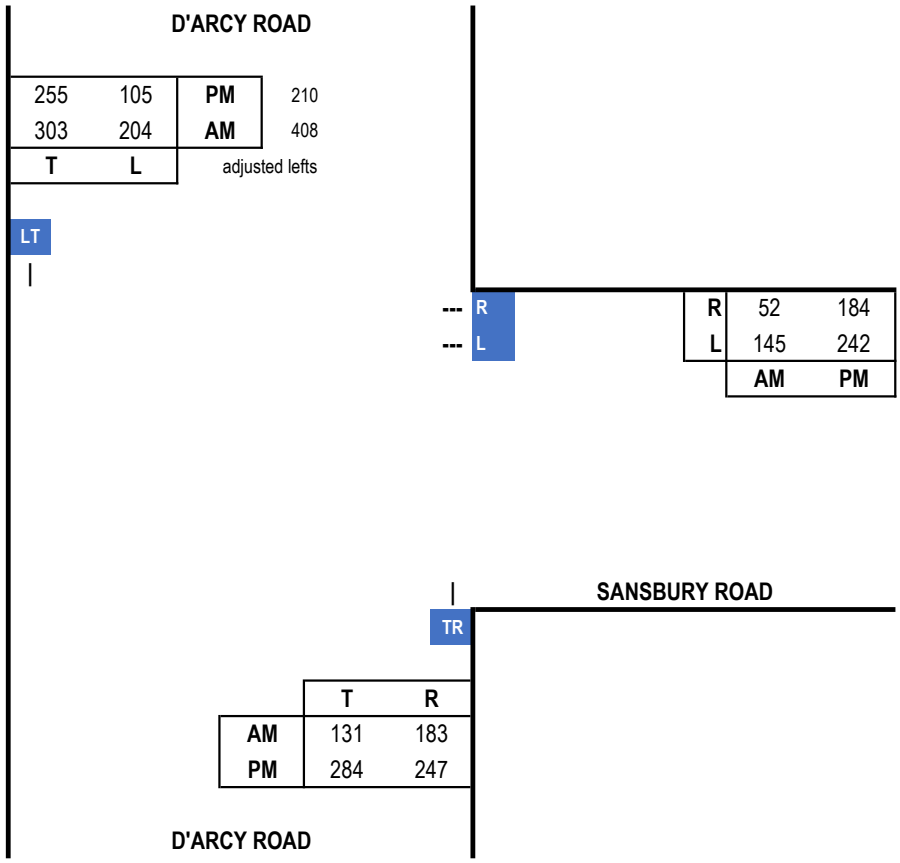
Intersection
8b

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Intersection of: D'Arcy Road
and: Sansbury Road
Conditions: Background Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
WB	145	1.00	145				145
NB	314	1.00	314	204	1.00	204	711
SB	711	1.00	711				

CLV TOTAL= **856**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
WB	242	1.00	242				242
NB	531	1.00	531	105	1.00	105	636
SB	465	1.00	465				

CLV TOTAL= **878**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
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N

D'Arcy Road & Sansbury Road
(Background Traffic)

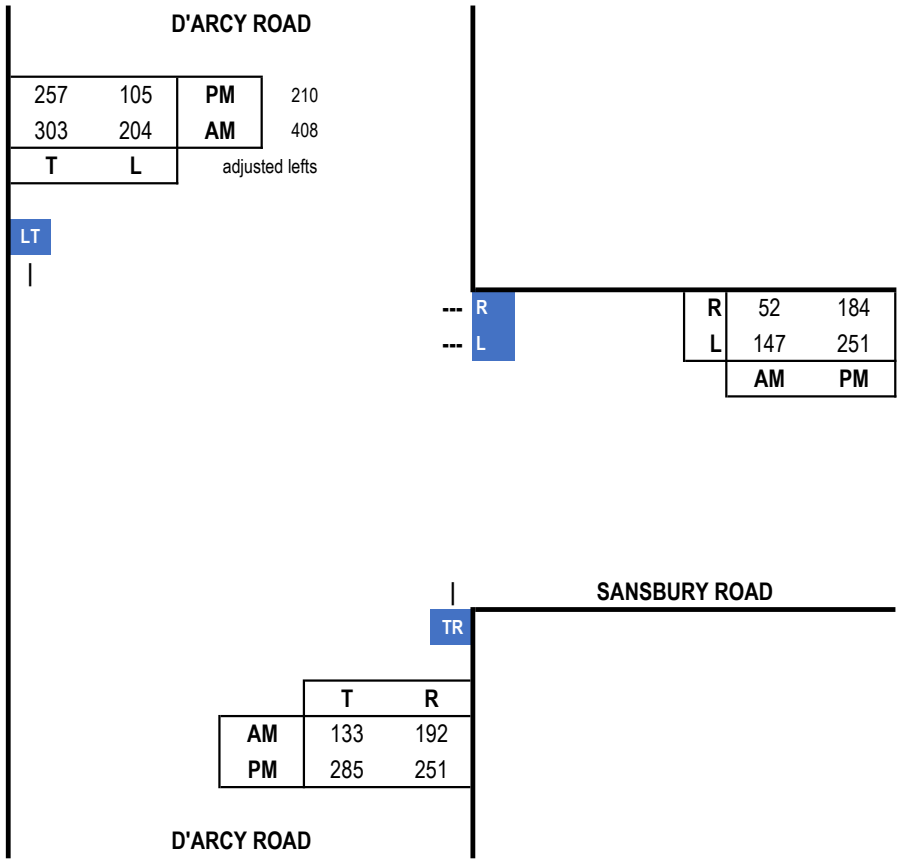
Intersection 9

CRITICAL LANE VOLUME (CLV) METHODOLOGY
for Prince Georges County

Intersection of: D'Arcy Road
and: Sansbury Road
Conditions: Total Traffic with Imps. by Others

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	AM CLV
WB	147	1.00	147				147
NB	325	1.00	325	204	1.00	204	711
SB	711	1.00	711				

CLV TOTAL= **858**
Level of Service (LOS)= **A**

Evening Peak Hour

Dir	Thru Volumes VOL	x LUF	= Total	+ Opposing Lefts VOL	x LUF	= Total	PM CLV
WB	251	1.00	251				251
NB	536	1.00	536	105	1.00	105	641
SB	467	1.00	467				

CLV TOTAL= **892**
Level of Service (LOS)= **A**

Critical Lane Volume Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
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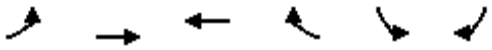
N

D'Arcy Road & Sansbury Road (Total Traffic)

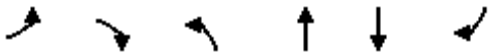
Intersection 9



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	79	45	97	28	15	131
Future Volume (Veh/h)	79	45	97	28	15	131
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	86	49	105	30	16	142
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	135				341	120
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	135				341	120
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	94				97	85
cM capacity (veh/h)	1449				616	931

Direction, Lane #	EB 1	WB 1	SB 1	SB 2
Volume Total	135	135	16	142
Volume Left	86	0	16	0
Volume Right	0	30	0	142
cSH	1449	1700	616	931
Volume to Capacity	0.06	0.08	0.03	0.15
Queue Length 95th (ft)	5	0	2	13
Control Delay (s)	5.0	0.0	11.0	9.6
Lane LOS	A		B	A
Approach Delay (s)	5.0	0.0	9.7	
Approach LOS			A	

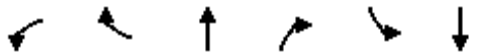
Intersection Summary			
Average Delay	5.2		
Intersection Capacity Utilization	26.9%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	10	25	50	525	246	18
Future Volume (Veh/h)	10	25	50	525	246	18
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	27	54	571	267	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	956	277	287			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	956	277	287			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	96	96	96			
cM capacity (veh/h)	274	762	1275			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	38	54	571	287
Volume Left	11	54	0	0
Volume Right	27	0	0	20
cSH	503	1275	1700	1700
Volume to Capacity	0.08	0.04	0.34	0.17
Queue Length 95th (ft)	6	3	0	0
Control Delay (s)	12.7	7.9	0.0	0.0
Lane LOS	B	A		
Approach Delay (s)	12.7	0.7		0.0
Approach LOS	B			

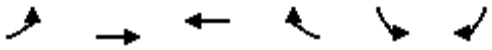
Intersection Summary			
Average Delay	1.0		
Intersection Capacity Utilization	37.6%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	83	6	56	64	21	67
Future Volume (Veh/h)	83	6	56	64	21	67
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	90	7	61	70	23	73
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	215	96			131	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	215	96			131	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	88	99			98	
cM capacity (veh/h)	761	960			1454	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	97	131	96
Volume Left	90	0	23
Volume Right	7	70	0
cSH	773	1700	1454
Volume to Capacity	0.13	0.08	0.02
Queue Length 95th (ft)	11	0	1
Control Delay (s)	10.3	0.0	1.9
Lane LOS	B		A
Approach Delay (s)	10.3	0.0	1.9
Approach LOS	B		

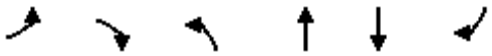
Intersection Summary			
Average Delay	3.7		
Intersection Capacity Utilization	23.0%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	218	125	103	38	54	140
Future Volume (Veh/h)	218	125	103	38	54	140
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	237	136	112	41	59	152
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	153				742	132
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	153				742	132
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	83				82	83
cM capacity (veh/h)	1428				319	917

Direction, Lane #	EB 1	WB 1	SB 1	SB 2
Volume Total	373	153	59	152
Volume Left	237	0	59	0
Volume Right	0	41	0	152
cSH	1428	1700	319	917
Volume to Capacity	0.17	0.09	0.18	0.17
Queue Length 95th (ft)	15	0	17	15
Control Delay (s)	5.6	0.0	18.8	9.7
Lane LOS	A		C	A
Approach Delay (s)	5.6	0.0	12.3	
Approach LOS			B	

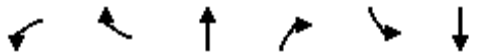
Intersection Summary			
Average Delay	6.4		
Intersection Capacity Utilization	39.7%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	33	93	37	412	615	22
Future Volume (Veh/h)	33	93	37	412	615	22
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	36	101	40	448	668	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1208	680	692			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1208	680	692			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	81	78	96			
cM capacity (veh/h)	193	451	903			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	137	40	448	692
Volume Left	36	40	0	0
Volume Right	101	0	0	24
cSH	334	903	1700	1700
Volume to Capacity	0.41	0.04	0.26	0.41
Queue Length 95th (ft)	48	3	0	0
Control Delay (s)	23.1	9.2	0.0	0.0
Lane LOS	C	A		
Approach Delay (s)	23.1	0.8		0.0
Approach LOS	C			

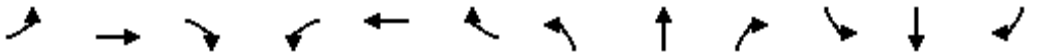
Intersection Summary			
Average Delay	2.7		
Intersection Capacity Utilization	47.9%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	121	8	53	149	10	116
Future Volume (Veh/h)	121	8	53	149	10	116
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	132	9	58	162	11	126
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	287	139			220	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	287	139			220	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	81	99			99	
cM capacity (veh/h)	698	909			1349	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	141	220	137
Volume Left	132	0	11
Volume Right	9	162	0
cSH	708	1700	1349
Volume to Capacity	0.20	0.13	0.01
Queue Length 95th (ft)	18	0	1
Control Delay (s)	11.3	0.0	0.7
Lane LOS	B		A
Approach Delay (s)	11.3	0.0	0.7
Approach LOS	B		

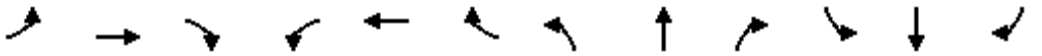
Intersection Summary			
Average Delay	3.4		
Intersection Capacity Utilization	28.2%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	163	104	44	0	332	137	37	0	0	43	2	400
Future Volume (Veh/h)	163	104	44	0	332	137	37	0	0	43	2	400
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	177	113	48	0	361	149	40	0	0	47	2	435
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												14
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	510			161			1145	1001	137	902	950	436
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	510			161			1145	1001	137	902	950	436
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	83			100			13	100	100	79	99	30
cM capacity (veh/h)	1055			1418			46	202	911	225	216	621

Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1
Volume Total	177	161	510	40	0	484
Volume Left	177	0	0	40	0	47
Volume Right	0	48	149	0	0	435
cSH	1055	1700	1418	46	1700	691
Volume to Capacity	0.17	0.09	0.00	0.87	0.00	0.70
Queue Length 95th (ft)	15	0	0	88	0	144
Control Delay (s)	9.1	0.0	0.0	233.9	0.0	23.5
Lane LOS	A			F	A	C
Approach Delay (s)	4.8		0.0	233.9		23.5
Approach LOS				F		C

Intersection Summary				
Average Delay	16.3			
Intersection Capacity Utilization	63.9%	ICU Level of Service		B
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	3	74	4	6	20	178	719	9	2	304	27
Future Volume (Veh/h)	26	3	74	4	6	20	178	719	9	2	304	27
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	28	3	80	4	7	22	193	782	10	2	330	29
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)			12			2						
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1506	1502	330	1504	1502	782	330			782		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1506	1502	330	1504	1502	782	330			782		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	64	97	89	95	93	94	84			100		
cM capacity (veh/h)	78	102	712	76	102	394	1229			836		

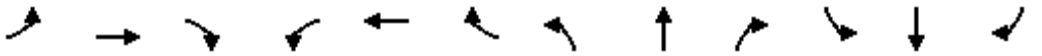
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	111	33	193	782	10	2	330	29
Volume Left	28	4	193	0	0	2	0	0
Volume Right	80	22	0	0	10	0	0	29
cSH	289	278	1229	1700	1700	836	1700	1700
Volume to Capacity	0.38	0.12	0.16	0.46	0.01	0.00	0.19	0.02
Queue Length 95th (ft)	43	10	14	0	0	0	0	0
Control Delay (s)	28.7	26.1	8.5	0.0	0.0	9.3	0.0	0.0
Lane LOS	D	D	A			A		
Approach Delay (s)	28.7	26.1	1.7			0.1		
Approach LOS	D	D						

Intersection Summary				
Average Delay	3.8			
Intersection Capacity Utilization	59.4%	ICU Level of Service	B	
Analysis Period (min)	15			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	145	52	131	183	204	303
Future Volume (Veh/h)	145	52	131	183	204	303
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	158	57	142	199	222	329
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1014	242			341	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1014	242			341	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	27	93			82	
cM capacity (veh/h)	216	797			1218	

Direction, Lane #	WB 1	WB 2	NB 1	SB 1
Volume Total	158	57	341	551
Volume Left	158	0	0	222
Volume Right	0	57	199	0
cSH	216	797	1700	1218
Volume to Capacity	0.73	0.07	0.20	0.18
Queue Length 95th (ft)	122	6	0	17
Control Delay (s)	56.8	9.9	0.0	4.6
Lane LOS	F	A		A
Approach Delay (s)	44.4		0.0	4.6
Approach LOS	E			

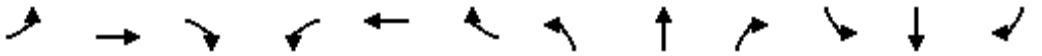
Intersection Summary			
Average Delay	10.9		
Intersection Capacity Utilization	63.4%	ICU Level of Service	B
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	491	349	35	0	224	95	46	2	1	160	1	292
Future Volume (Veh/h)	491	349	35	0	224	95	46	2	1	160	1	292
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	534	379	38	0	243	103	50	2	1	174	1	317
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												14
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	346			417			1920	1812	398	1744	1780	294
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	346			417			1920	1812	398	1744	1780	294
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	56			100			0	95	100	0	98	57
cM capacity (veh/h)	1213			1142			19	44	652	43	46	745

Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1
Volume Total	534	417	346	52	1	492
Volume Left	534	0	0	50	0	174
Volume Right	0	38	103	0	1	317
cSH	1213	1700	1142	19	652	111
Volume to Capacity	0.44	0.25	0.00	2.69	0.00	4.42
Queue Length 95th (ft)	57	0	0	173	0	Err
Control Delay (s)	10.3	0.0	0.0	1182.5	10.5	Err
Lane LOS	B			F	B	F
Approach Delay (s)	5.8		0.0	1160.4		Err
Approach LOS				F		F

Intersection Summary				
Average Delay	2707.1			
Intersection Capacity Utilization	70.4%	ICU Level of Service	C	
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	0	93	0	0	0	37	412	0	0	615	22
Future Volume (Veh/h)	33	0	93	0	0	0	37	412	0	0	615	22
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	36	0	101	0	0	0	40	448	0	0	668	24
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)			12			2						
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1196	1196	668	1196	1196	448	668			448		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1196	1196	668	1196	1196	448	668			448		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	77	100	78	100	100	100	96			100		
cM capacity (veh/h)	158	178	458	123	178	611	922			1112		

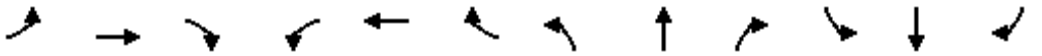
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	137	0	40	448	0	0	668	24
Volume Left	36	0	40	0	0	0	0	0
Volume Right	101	0	0	0	0	0	0	24
cSH	600	1700	922	1700	1700	1700	1700	1700
Volume to Capacity	0.23	0.12	0.04	0.26	0.01	0.00	0.39	0.01
Queue Length 95th (ft)	22	0	3	0	0	0	0	0
Control Delay (s)	20.2	0.0	9.1	0.0	0.0	0.0	0.0	0.0
Lane LOS	C	A	A					
Approach Delay (s)	20.2	0.0	0.7			0.0		
Approach LOS	C	A						

Intersection Summary					
Average Delay	2.4				
Intersection Capacity Utilization	44.8%	ICU Level of Service		A	
Analysis Period (min)	15				

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	242	184	284	247	105	255
Future Volume (Veh/h)	242	184	284	247	105	255
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	263	200	309	268	114	277
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	948	443			577	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	948	443			577	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	0	67			89	
cM capacity (veh/h)	256	615			996	

Direction, Lane #	WB 1	WB 2	NB 1	SB 1
Volume Total	263	200	577	391
Volume Left	263	0	0	114
Volume Right	0	200	268	0
cSH	256	615	1700	996
Volume to Capacity	1.03	0.33	0.34	0.11
Queue Length 95th (ft)	259	35	0	10
Control Delay (s)	105.7	13.7	0.0	3.5
Lane LOS	F	B		A
Approach Delay (s)	65.9		0.0	3.5
Approach LOS	F			

Intersection Summary			
Average Delay	22.3		
Intersection Capacity Utilization	72.7%	ICU Level of Service	C
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	163	106	44	0	342	148	37	0	0	45	2	400
Future Volume (Veh/h)	163	106	44	0	342	148	37	0	0	45	2	400
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	177	115	48	0	372	161	40	0	0	49	2	435
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												14
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	533			163			1164	1026	139	922	970	452
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	533			163			1164	1026	139	922	970	452
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	83			100			5	100	100	78	99	28
cM capacity (veh/h)	1035			1416			42	195	909	218	210	607

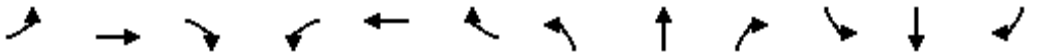
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1
Volume Total	177	163	533	40	0	486
Volume Left	177	0	0	40	0	49
Volume Right	0	48	161	0	0	435
cSH	1035	1700	1416	42	1700	678
Volume to Capacity	0.17	0.10	0.00	0.95	0.00	0.72
Queue Length 95th (ft)	15	0	0	94	0	151
Control Delay (s)	9.2	0.0	0.0	272.9	0.0	24.7
Lane LOS	A			F	A	C
Approach Delay (s)	4.8		0.0	272.9		24.7
Approach LOS				F		C

Intersection Summary				
Average Delay	17.5			
Intersection Capacity Utilization	65.1%	ICU Level of Service		C
Analysis Period (min)	15			

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	100	20	3	278	79	13
Future Volume (Veh/h)	100	20	3	278	79	13
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	109	22	3	302	86	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			131		417	109
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			131		417	109
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		85	99
cM capacity (veh/h)			1454		591	945

Direction, Lane #	EB 1	EB 2	WB 1	NB 1
Volume Total	109	22	305	100
Volume Left	0	0	3	86
Volume Right	0	22	0	14
cSH	1700	1700	1454	624
Volume to Capacity	0.06	0.01	0.00	0.16
Queue Length 95th (ft)	0	0	0	14
Control Delay (s)	0.0	0.0	0.1	11.9
Lane LOS			A	B
Approach Delay (s)	0.0		0.1	11.9
Approach LOS				B

Intersection Summary			
Average Delay	2.3		
Intersection Capacity Utilization	28.9%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	3	76	4	6	20	178	719	9	2	304	27
Future Volume (Veh/h)	28	3	76	4	6	20	178	719	9	2	304	27
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	30	3	83	4	7	22	193	782	10	2	330	29
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)			12			2						
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1506	1502	330	1504	1502	782	330			782		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1506	1502	330	1504	1502	782	330			782		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	62	97	88	95	93	94	84			100		
cM capacity (veh/h)	78	102	712	76	102	394	1229			836		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	116	33	193	782	10	2	330	29
Volume Left	30	4	193	0	0	2	0	0
Volume Right	83	22	0	0	10	0	0	29
cSH	283	278	1229	1700	1700	836	1700	1700
Volume to Capacity	0.41	0.12	0.16	0.46	0.01	0.00	0.19	0.02
Queue Length 95th (ft)	48	10	14	0	0	0	0	0
Control Delay (s)	29.8	26.1	8.5	0.0	0.0	9.3	0.0	0.0
Lane LOS	D	D	A			A		
Approach Delay (s)	29.8	26.1	1.7			0.1		
Approach LOS	D	D						

Intersection Summary				
Average Delay	4.0			
Intersection Capacity Utilization	59.6%	ICU Level of Service	B	
Analysis Period (min)	15			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	147	52	133	192	204	303
Future Volume (Veh/h)	147	52	133	192	204	303
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	160	57	145	209	222	329
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1022	250			354	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1022	250			354	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	25	93			82	
cM capacity (veh/h)	213	789			1205	

Direction, Lane #	WB 1	WB 2	NB 1	SB 1
Volume Total	160	57	354	551
Volume Left	160	0	0	222
Volume Right	0	57	209	0
cSH	213	789	1700	1205
Volume to Capacity	0.75	0.07	0.21	0.18
Queue Length 95th (ft)	128	6	0	17
Control Delay (s)	59.9	9.9	0.0	4.7
Lane LOS	F	A		A
Approach Delay (s)	46.8		0.0	4.7
Approach LOS	E			

Intersection Summary			
Average Delay	11.3		
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	106	20	4	353	79	14
Future Volume (Veh/h)	106	20	4	353	79	14
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	115	22	4	384	86	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			137		507	115
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			137		507	115
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		84	98
cM capacity (veh/h)			1447		524	937

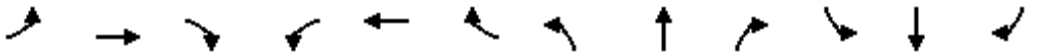
Direction, Lane #	EB 1	EB 2	WB 1	NB 1
Volume Total	115	22	388	101
Volume Left	0	0	4	86
Volume Right	0	22	0	15
cSH	1700	1700	1447	561
Volume to Capacity	0.07	0.01	0.00	0.18
Queue Length 95th (ft)	0	0	0	16
Control Delay (s)	0.0	0.0	0.1	12.8
Lane LOS			A	B
Approach Delay (s)	0.0		0.1	12.8
Approach LOS				B

Intersection Summary			
Average Delay	2.1		
Intersection Capacity Utilization	33.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	94	19	3	202	79	13
Future Volume (Veh/h)	94	19	3	202	79	13
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	102	21	3	220	86	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			123		328	102
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			123		328	102
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		87	99
cM capacity (veh/h)			1464		665	953

Direction, Lane #	EB 1	EB 2	WB 1	NB 1
Volume Total	102	21	223	100
Volume Left	0	0	3	86
Volume Right	0	21	0	14
cSH	1700	1700	1464	694
Volume to Capacity	0.06	0.01	0.00	0.14
Queue Length 95th (ft)	0	0	0	13
Control Delay (s)	0.0	0.0	0.1	11.1
Lane LOS			A	B
Approach Delay (s)	0.0		0.1	11.1
Approach LOS				B

Intersection Summary			
Average Delay	2.5		
Intersection Capacity Utilization	24.9%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	491	360	35	0	230	100	46	2	1	171	1	292
Future Volume (Veh/h)	491	360	35	0	230	100	46	2	1	171	1	292
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	534	391	38	0	250	109	50	2	1	186	1	317
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												14
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	359			429			1942	1837	410	1766	1802	304
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	359			429			1942	1837	410	1766	1802	304
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	55			100			0	95	100	0	98	57
cM capacity (veh/h)	1200			1130			18	42	642	41	44	735

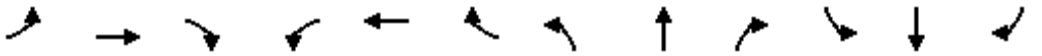
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	SB 1
Volume Total	534	429	359	52	1	504
Volume Left	534	0	0	50	0	186
Volume Right	0	38	109	0	1	317
cSH	1200	1700	1130	18	642	103
Volume to Capacity	0.45	0.25	0.00	2.84	0.00	4.91
Queue Length 95th (ft)	59	0	0	175	0	Err
Control Delay (s)	10.4	0.0	0.0	1265.3	10.6	Err
Lane LOS	B			F	B	F
Approach Delay (s)	5.8		0.0	1241.6		Err
Approach LOS				F		F

Intersection Summary				
Average Delay	2720.0			
Intersection Capacity Utilization	71.6%	ICU Level of Service	C	
Analysis Period (min)	15			

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	328	77	13	176	41	7
Future Volume (vph)	328	77	13	176	41	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	357	84	14	191	45	8

Direction, Lane #	EB 1	EB 2	WB 1	NB 1
Volume Total (vph)	357	84	205	53
Volume Left (vph)	0	0	14	45
Volume Right (vph)	0	84	0	8
Hadj (s)	0.03	-0.67	0.05	0.11
Departure Headway (s)	4.8	4.1	4.6	5.4
Degree Utilization, x	0.48	0.10	0.26	0.08
Capacity (veh/h)	733	849	752	601
Control Delay (s)	11.0	6.4	9.3	8.9
Approach Delay (s)	10.2		9.3	8.9
Approach LOS	B		A	A

Intersection Summary			
Delay	9.8		
Level of Service	A		
Intersection Capacity Utilization	30.0%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	37	10	219	3	5	12	118	516	10	27	807	43
Future Volume (Veh/h)	37	10	219	3	5	12	118	516	10	27	807	43
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	40	11	238	3	5	13	128	561	11	29	877	47
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)			12			2						
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1754	1752	877	1758	1752	561	877			561		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1754	1752	877	1758	1752	561	877			561		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	24	84	32	81	93	98	83			97		
cM capacity (veh/h)	52	69	348	16	69	527	770			1010		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	289	21	128	561	11	29	877	47
Volume Left	40	3	128	0	0	29	0	0
Volume Right	238	13	0	0	11	0	0	47
cSH	318	129	770	1700	1700	1010	1700	1700
Volume to Capacity	0.91	0.16	0.17	0.33	0.01	0.03	0.52	0.03
Queue Length 95th (ft)	219	14	15	0	0	2	0	0
Control Delay (s)	66.3	42.5	10.6	0.0	0.0	8.7	0.0	0.0
Lane LOS	F	E	B			A		
Approach Delay (s)	66.3	42.5	1.9			0.3		
Approach LOS	F	E						

Intersection Summary				
Average Delay	11.0			
Intersection Capacity Utilization	69.4%	ICU Level of Service	C	
Analysis Period (min)	15			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	251	184	285	251	105	257
Future Volume (Veh/h)	251	184	285	251	105	257
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	273	200	310	273	114	279
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	954	446			583	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	954	446			583	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	0	67			89	
cM capacity (veh/h)	254	612			991	

Direction, Lane #	WB 1	WB 2	NB 1	SB 1
Volume Total	273	200	583	393
Volume Left	273	0	0	114
Volume Right	0	200	273	0
cSH	254	612	1700	991
Volume to Capacity	1.07	0.33	0.34	0.11
Queue Length 95th (ft)	284	35	0	10
Control Delay (s)	120.2	13.7	0.0	3.5
Lane LOS	F	B		A
Approach Delay (s)	75.1		0.0	3.5
Approach LOS	F			

Intersection Summary			
Average Delay	25.5		
Intersection Capacity Utilization	73.6%	ICU Level of Service	D
Analysis Period (min)	15		

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	399	77	12	205	41	6
Future Volume (vph)	399	77	12	205	41	6
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	434	84	13	223	45	7

Direction, Lane #	EB 1	EB 2	WB 1	NB 1
Volume Total (vph)	434	84	236	52
Volume Left (vph)	0	0	13	45
Volume Right (vph)	0	84	0	7
Hadj (s)	0.03	-0.67	0.05	0.13
Departure Headway (s)	4.9	4.2	4.7	5.7
Degree Utilization, x	0.59	0.10	0.31	0.08
Capacity (veh/h)	730	844	740	569
Control Delay (s)	13.4	6.4	9.8	9.2
Approach Delay (s)	12.3		9.8	9.2
Approach LOS	B		A	A

Intersection Summary			
Delay	11.4		
Level of Service	B		
Intersection Capacity Utilization	31.0%	ICU Level of Service	A
Analysis Period (min)	15		

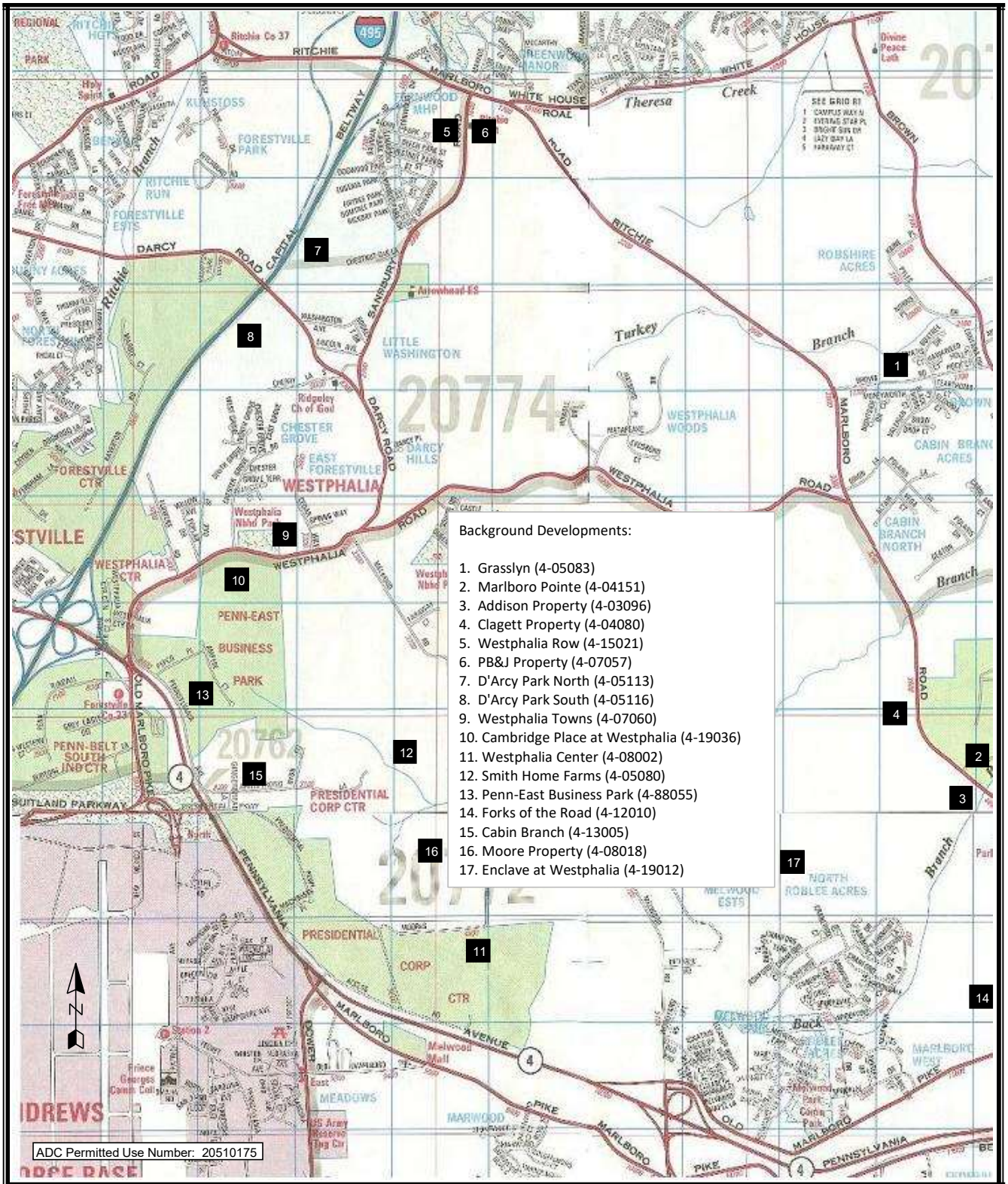
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	259	76	13	148	41	7
Future Volume (vph)	259	76	13	148	41	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	282	83	14	161	45	8

Direction, Lane #	EB 1	EB 2	WB 1	NB 1
Volume Total (vph)	282	83	175	53
Volume Left (vph)	0	0	14	45
Volume Right (vph)	0	83	0	8
Hadj (s)	0.03	-0.67	0.05	0.11
Departure Headway (s)	4.8	4.1	4.6	5.2
Degree Utilization, x	0.38	0.09	0.22	0.08
Capacity (veh/h)	737	855	766	635
Control Delay (s)	9.5	6.3	8.9	8.6
Approach Delay (s)	8.8		8.9	8.6
Approach LOS	A		A	A

Intersection Summary			
Delay	8.8		
Level of Service	A		
Intersection Capacity Utilization	28.6%	ICU Level of Service	A
Analysis Period (min)	15		

Appendix C

Background Developments



Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
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Background Development Map

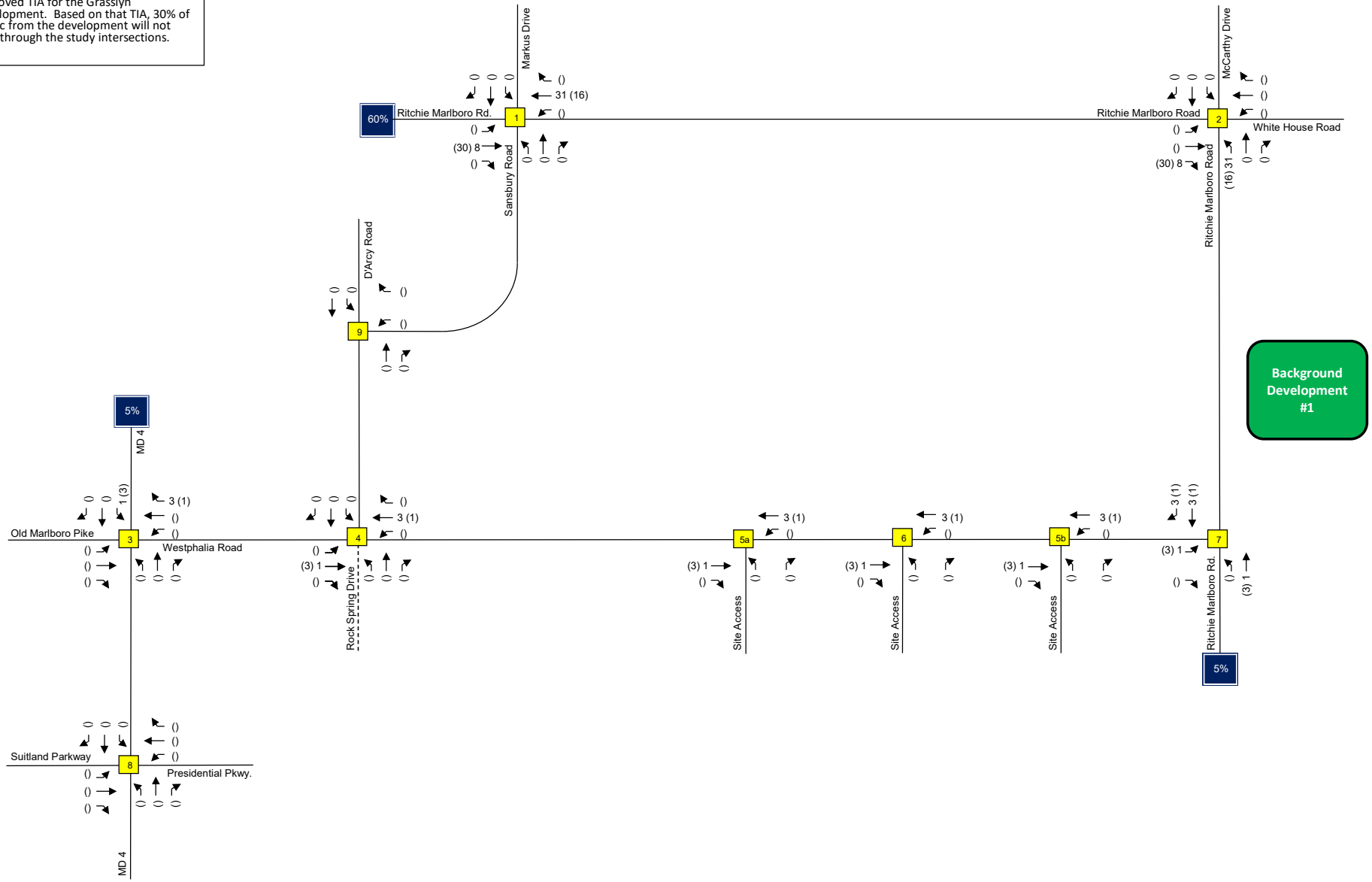
Appendix C1

Trip Generation Totals

				AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
1	Grasslyn	Single-Family Housing (Prince Georges County Rates)	85 units	13	51	64	50	27	77
2	Marlboro Pointe	Single-Family Housing (Prince Georges County Rates)	62 units remaining	9	38	47	36	20	56
3	Addison Property	Single-Family Housing (Prince Georges County Rates)	75 units remaining	11	45	56	44	24	68
4	Marlboro Ridge	Single-Family Housing (Prince Georges County Rates)	73 units remaining	11	44	55	43	23	66
		Townhouse (Prince Georges County Rates)	88 units remaining	12	50	62	46	24	70
5	Westphalia Row	Townhouse (Prince Georges County Rates)	19 units remaining	3	10	13	10	5	15
6	PB&J	Trip Cap from Resolution (4-07057)		106	101	207	133	136	269
		Existing Royal Farms	16 Fueling Positions 5,166 sq. ft.	236	236	472	193	193	386
			Pass-by (76% AM/76% PM)	-179	-179	-359	-147	-147	-293
			Remaining Trips	49	44	94	87	90	176
7	D'Arcy Park N	Single-Family Housing (Prince Georges County Rates)	329 units	49	198	247	192	104	296
		Apartments (garden and mid-rise, Prince Georges County Rates)	168 units	17	70	87	66	35	101
8	D'Arcy Park S	Single-Family Housing (Prince Georges County Rates)	383 units	57	230	287	224	121	345
		Apartments (garden and mid-rise, Prince Georges County Rates)	176 units	18	74	92	69	37	106
9	Westphalia Towns	Single-Family Housing (Prince Georges County Rates)	5 units	1	3	4	3	2	5
		Townhouse (Prince Georges County Rates)	200 units	28	112	140	104	56	160
10	Cambridge Pl @ Westphalia	Trip Cap from from Resolution (4-19036)		173	34	207	39	182	221
11	Westphalia Town Ctr	Phase I Trip Cap from 4-08002		1350	260	1610	385	1334	1719
		Townhouse (Prince Georges County Rates)	-321 units built	-45	-180	-225	-167	-90	-257
			Remaining Trips	1305	80	1385	218	1244	1462
12	Smith Home Farm	Trip Cap from Resolution (4-05080)		404	1443	1847	1194	532	1726
		Single-Family Housing (Prince Georges County Rates)	-254 units built	-38	-153	-191	-149	-80	-229
		Townhouse (Prince Georges County Rates)	-522 units built	-73	-292	-365	-272	-146	-418
			Remaining Trips	293	998	1291	773	306	1079
13	Penn East Business Pk	Industrial (Light Service, Prince Georges County Rates)	75,583 sq.ft. Lt. Industrial	52	13	65	13	52	65
		Warehousing (0.3 FAR, Prince Georges County Rates)	11,300 sq.ft.	4	1	5	1	4	5
14	Forks of The Road	Trip Cap from Resolution (4-12010)	59,156 sq.ft. Commercial/Retail	137	92	229	125	151	276
15	Cabin Branch	Townhouse (Prince Georges County Rates)	212 units remaining	30	118	148	111	59	170
		Retail (ksf, ITE-820) (After subtracting 60% pass-by trips)	8,600 sq.ft. (Primary Trips)	3	2	5	10	10	20
16	Moore Property	Apartments (garden and mid-rise, Prince Georges County Rates)	640 units	67	266	333	250	134	384
17	Enclave at Westphalia	Townhouse (Prince Georges County Rates)	360 units remaining	50	202	252	187	101	288

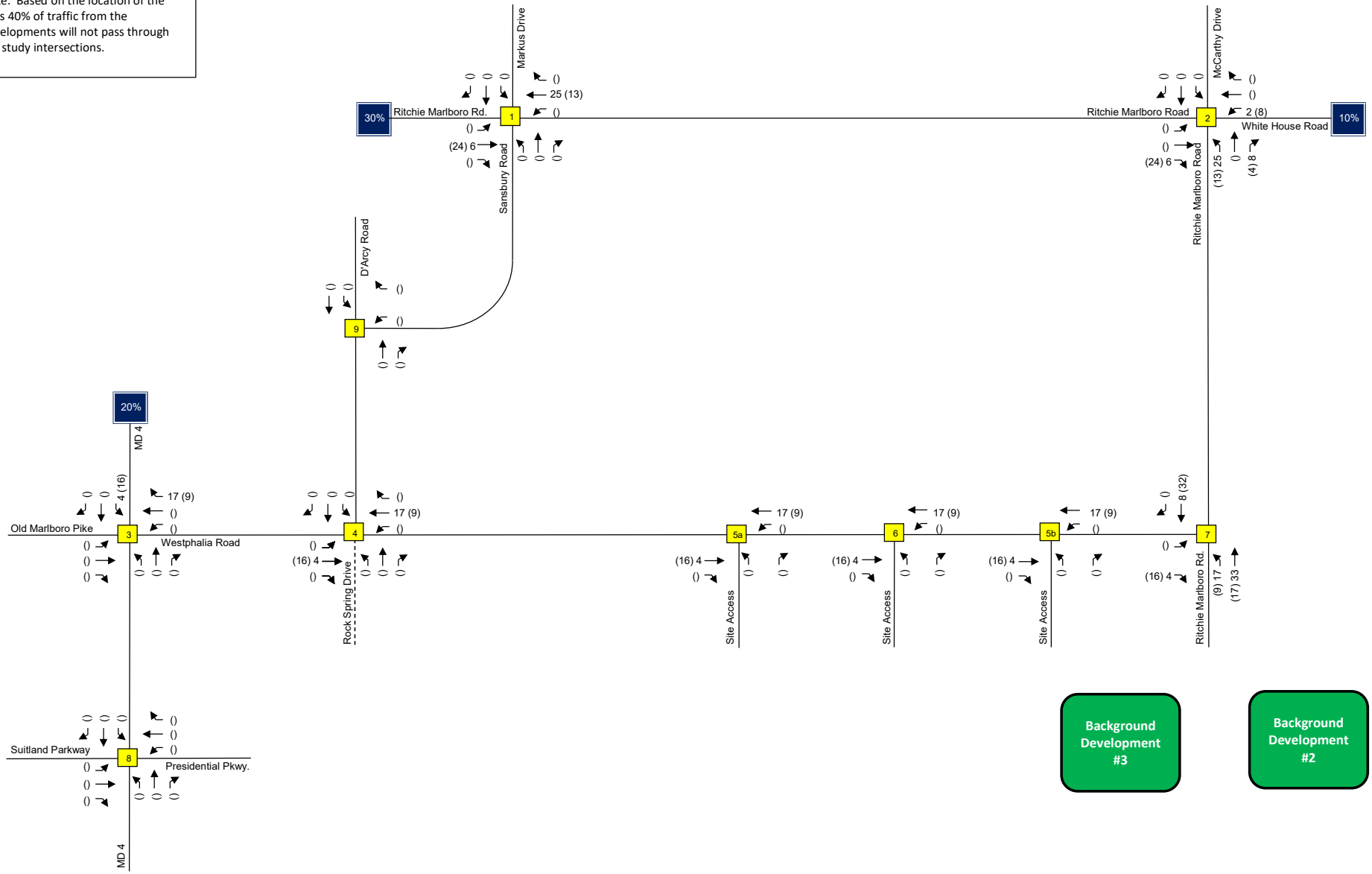
NOTE: Trip Generation Rates obtained from Prince George's County Transportation Review Guidelines and/or ITE Trip Generation Manual, 10th Edition as specified in the Guidelines

Note: Trip assignment based on the approved TIA for the Grasslyn development. Based on that TIA, 30% of traffic from the development will not pass through the study intersections.



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Trip Assignment for Background Development 1 Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Appendix C3**

Note: Based on the location of the sites 40% of traffic from the developments will not pass through the study intersections.



Traffic Impact Analysis

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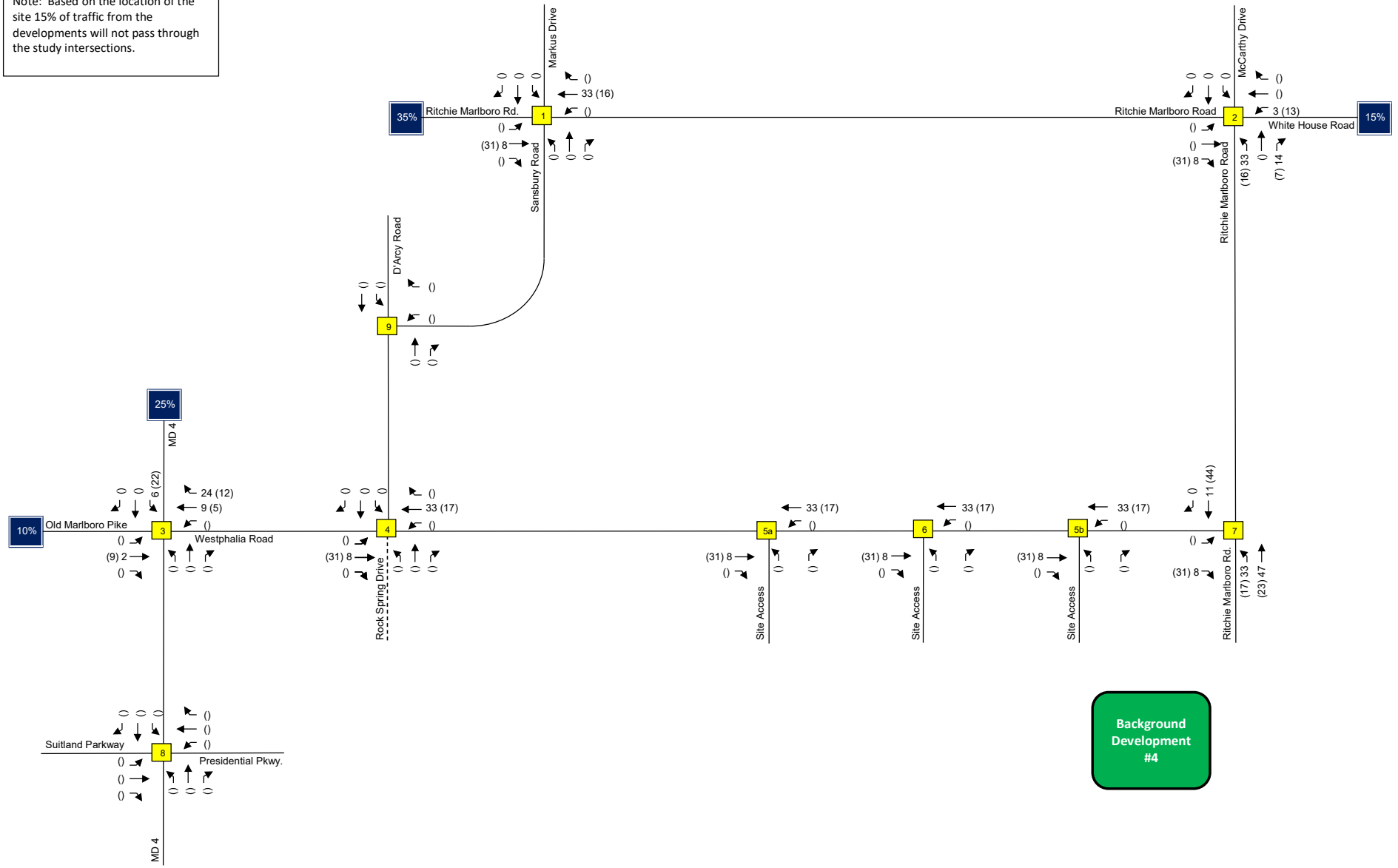
Trip Assignment for
Background Developments 2 & 3

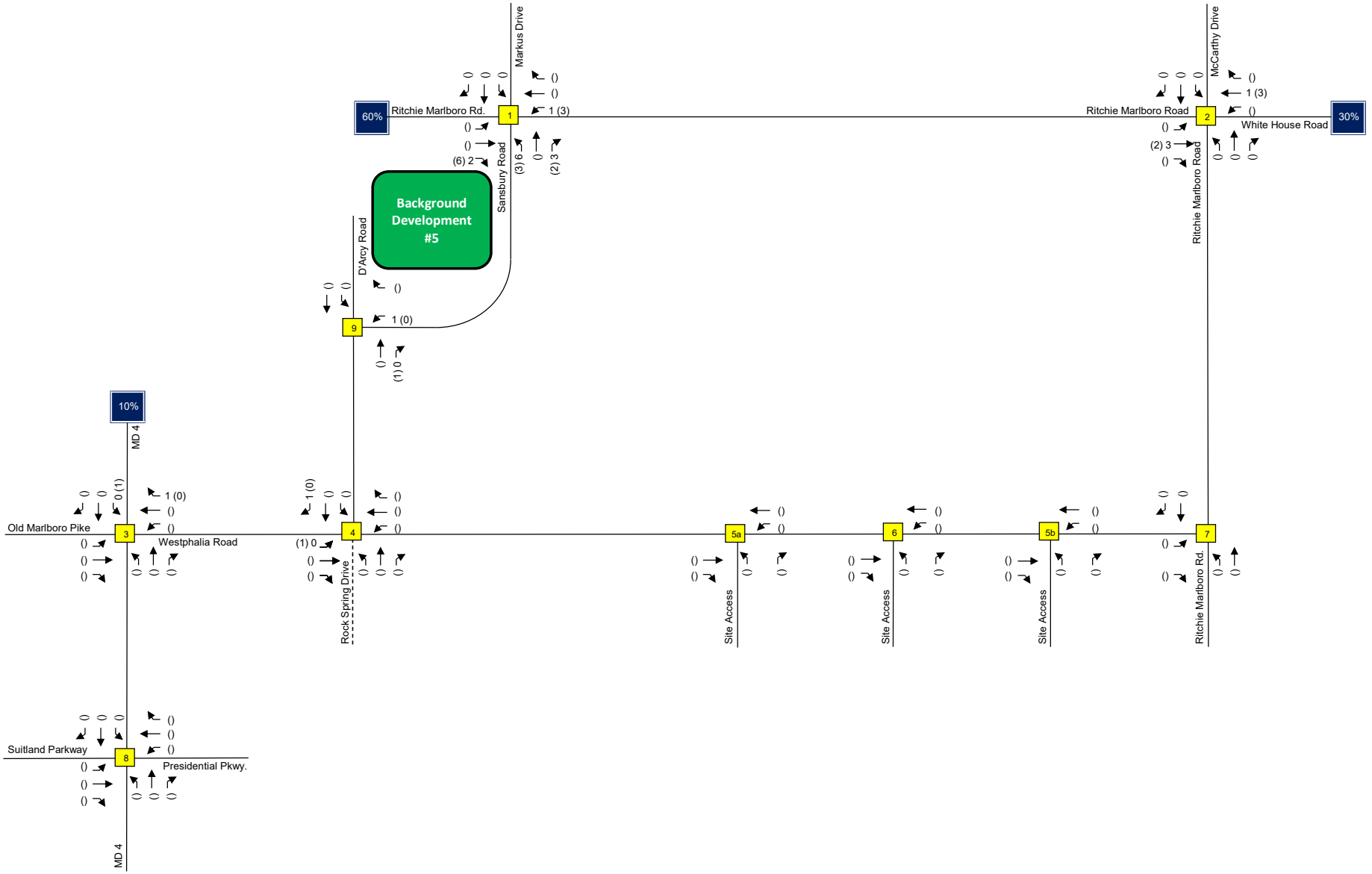
Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C4

Note: Based on the location of the site 15% of traffic from the developments will not pass through the study intersections.



Traffic Impact Analysis	Trip Assignment for Background Development 4	**Appendix C5**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



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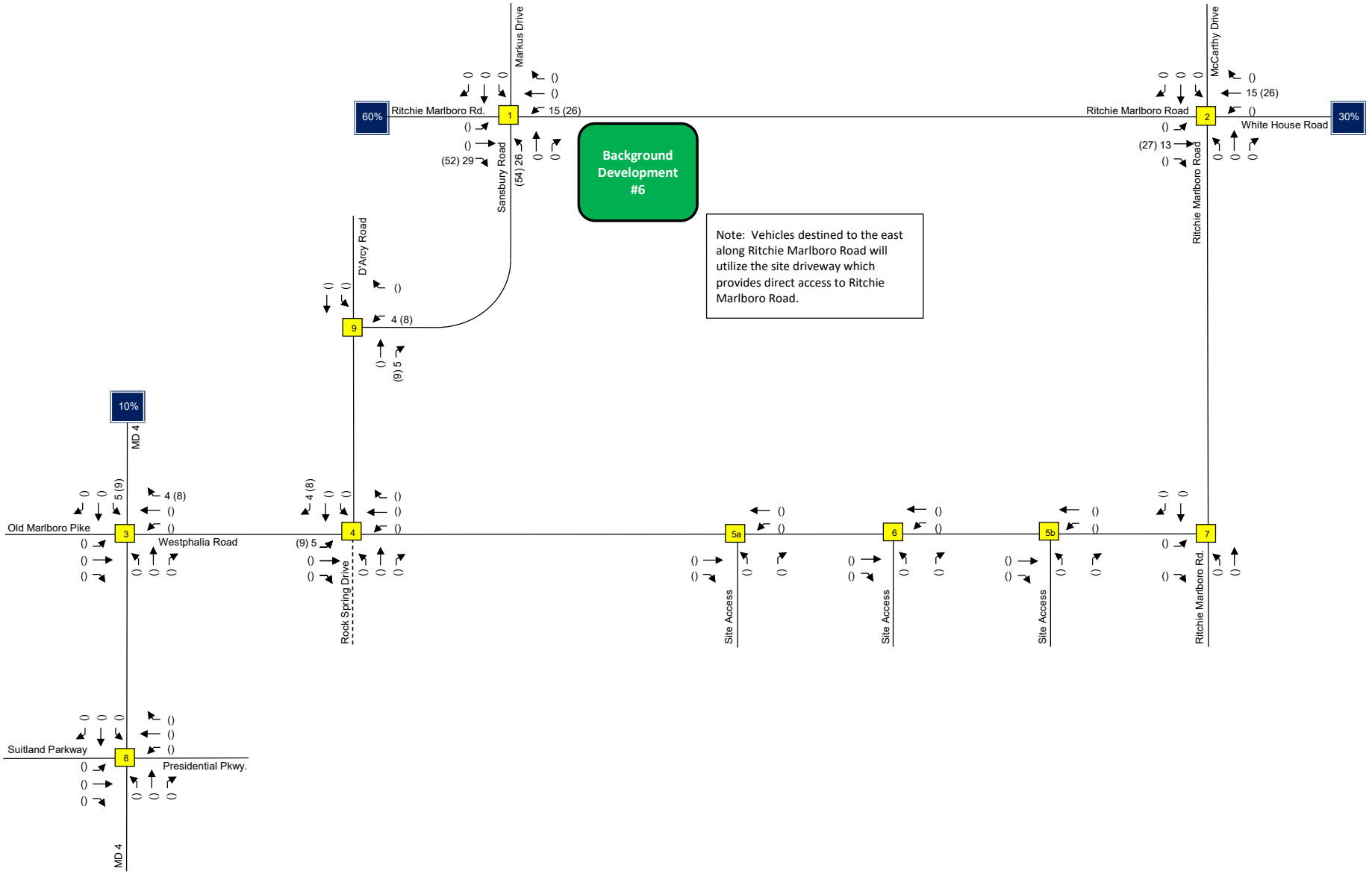
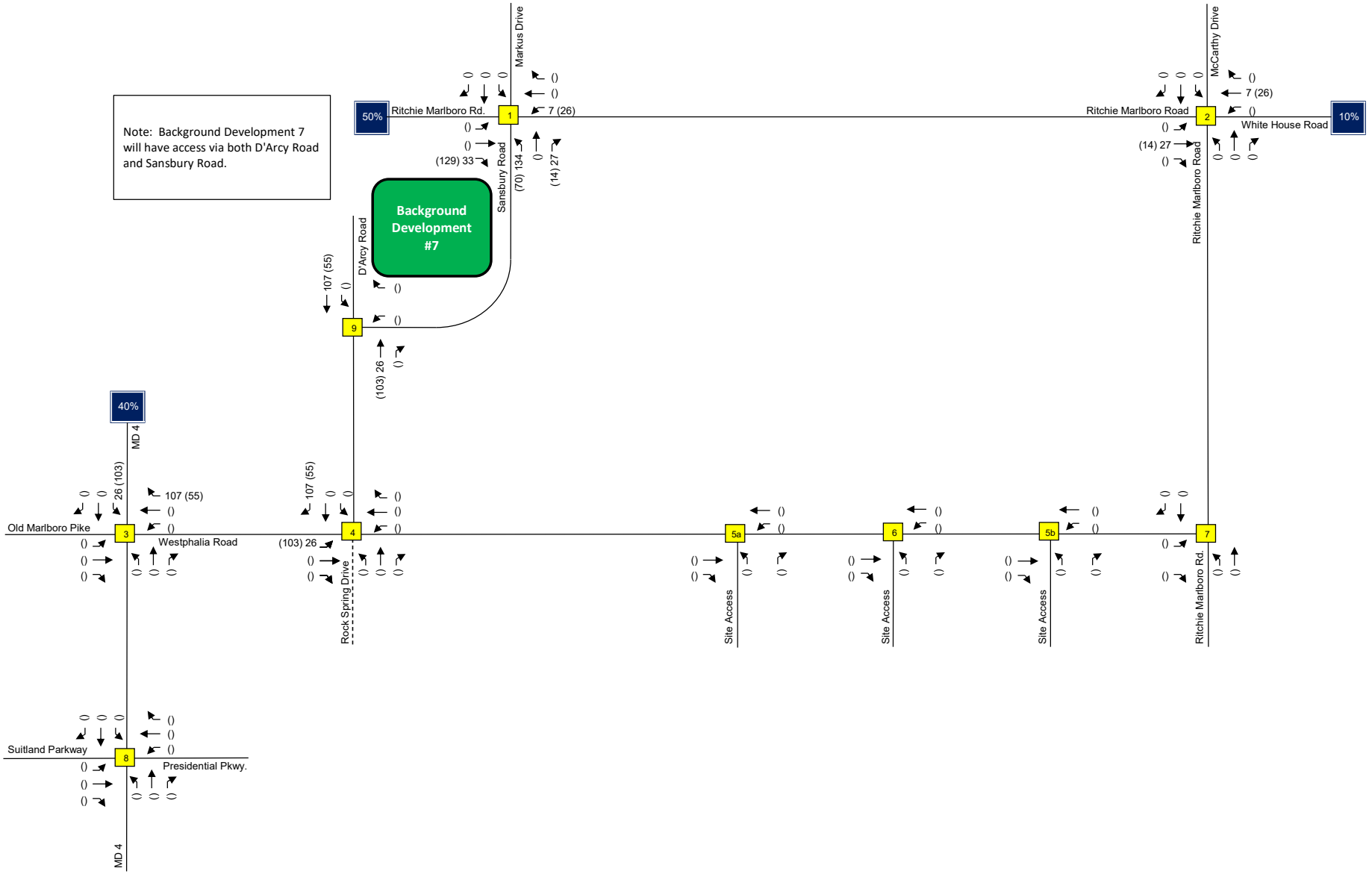
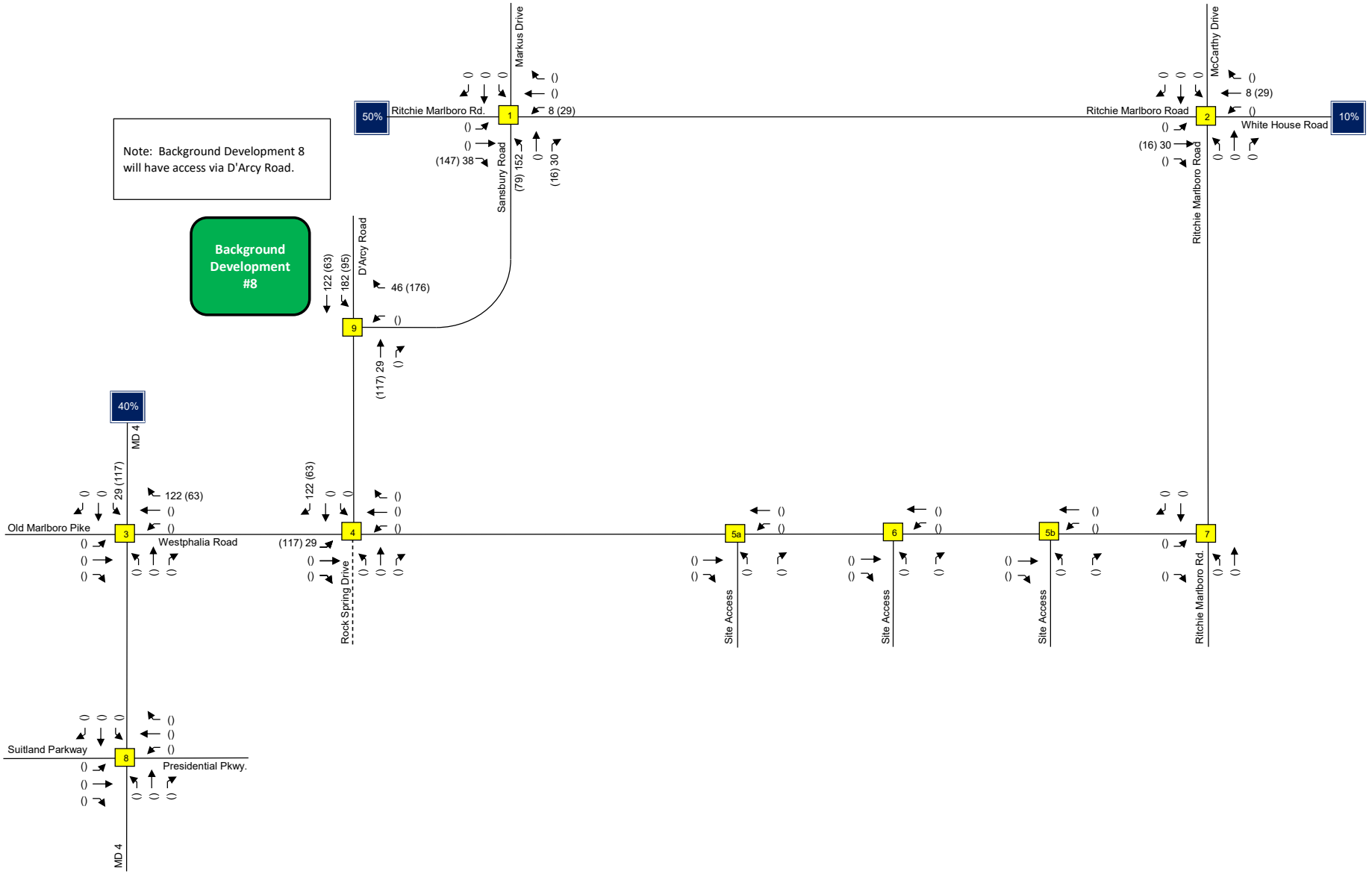


Traffic Impact Analysis	Trip Assignment for Background Development 6	**Appendix C7**
LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Trip Assignment for Background Development 7 Key: xx = AM Peak Vol's (xx) = PM Peak Vol's	**Appendix C8**



Traffic Impact Analysis

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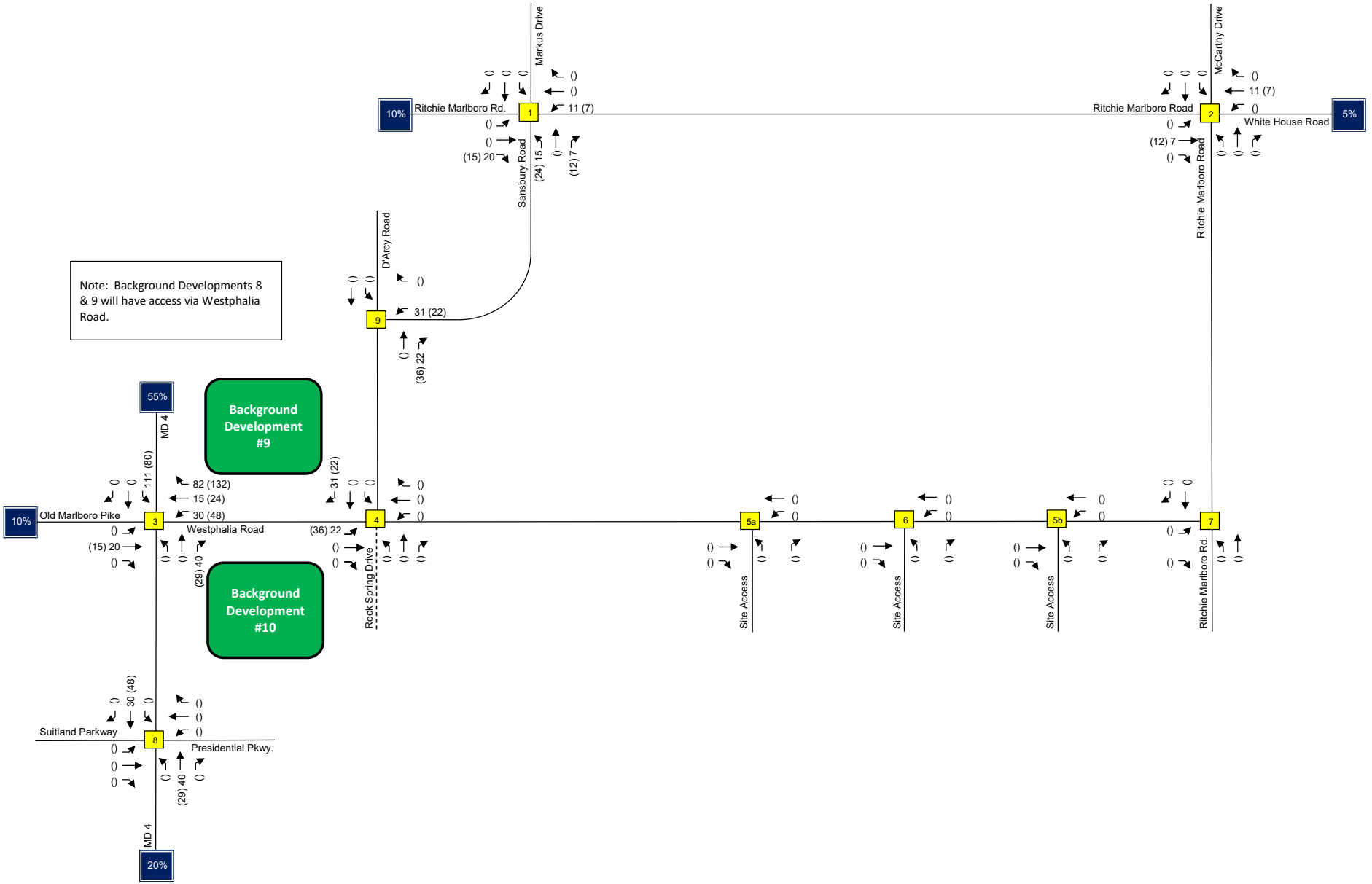
Trip Assignment for
Background Development 8

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C9



Traffic Impact Analysis

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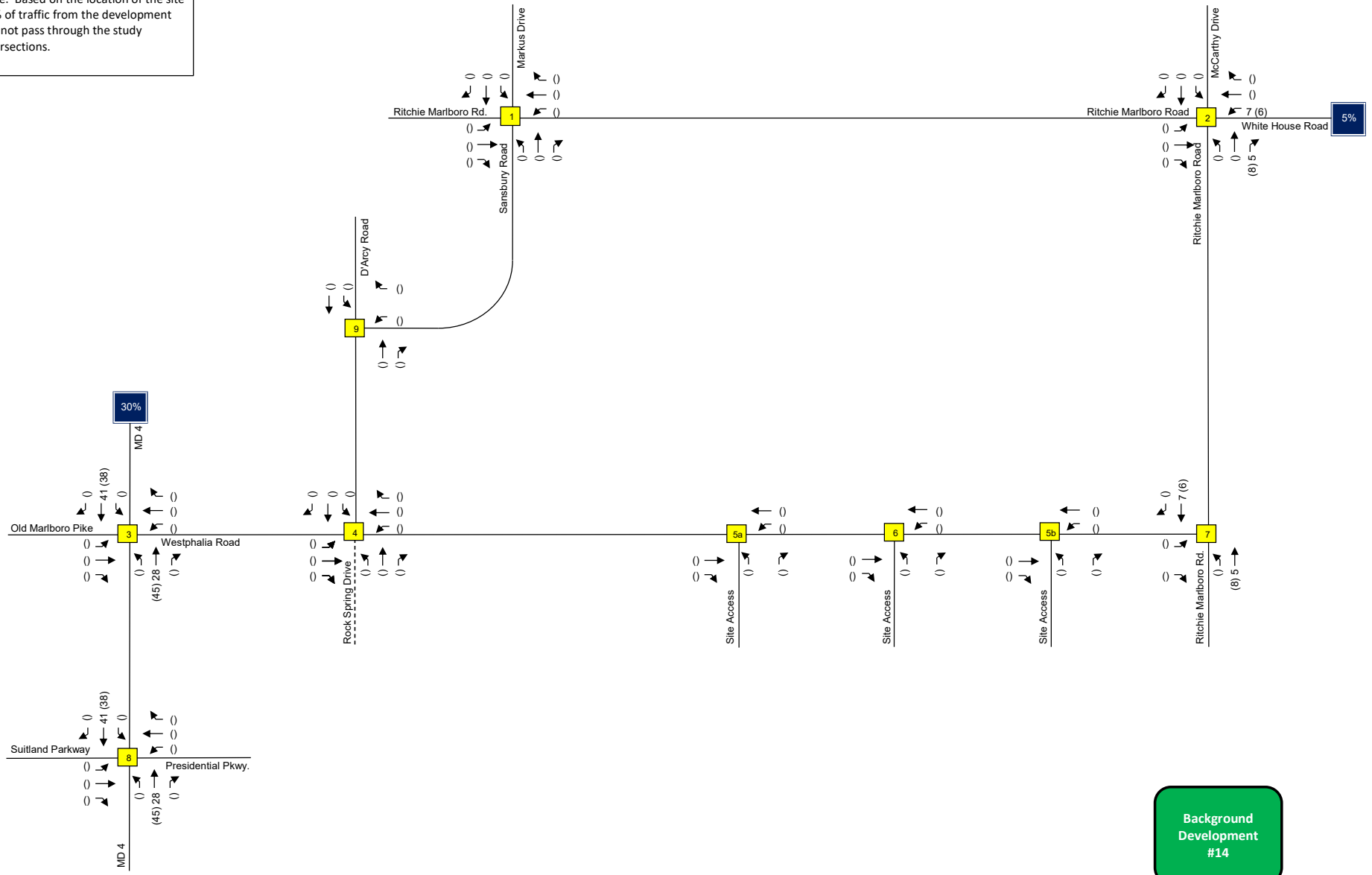
Trip Assignment for
Background Developments 9 & 10

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C10

Note: Based on the location of the site 65% of traffic from the development will not pass through the study intersections.



Traffic Impact Analysis

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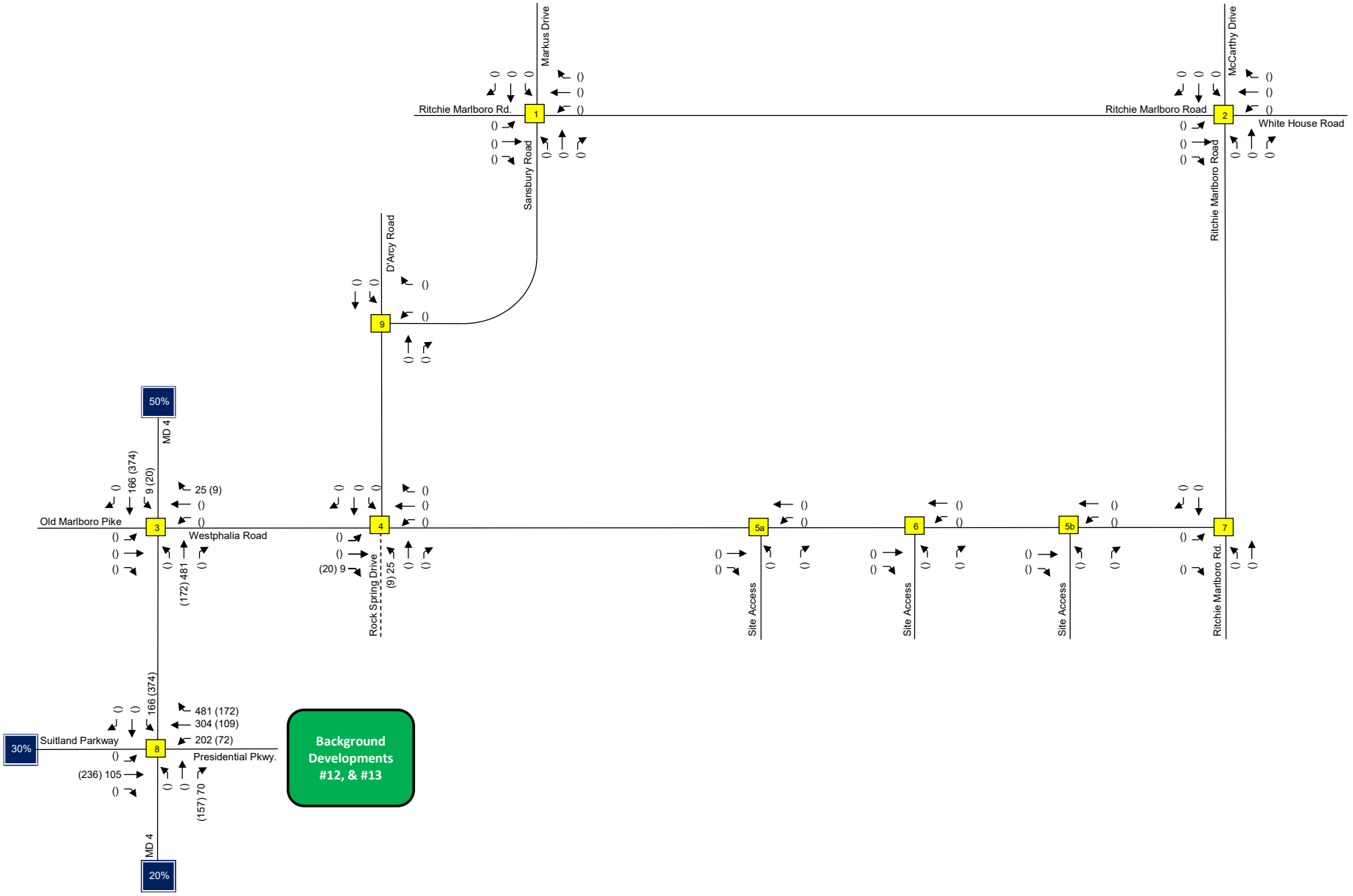
Trip Assignment for
Background Development 14

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C12



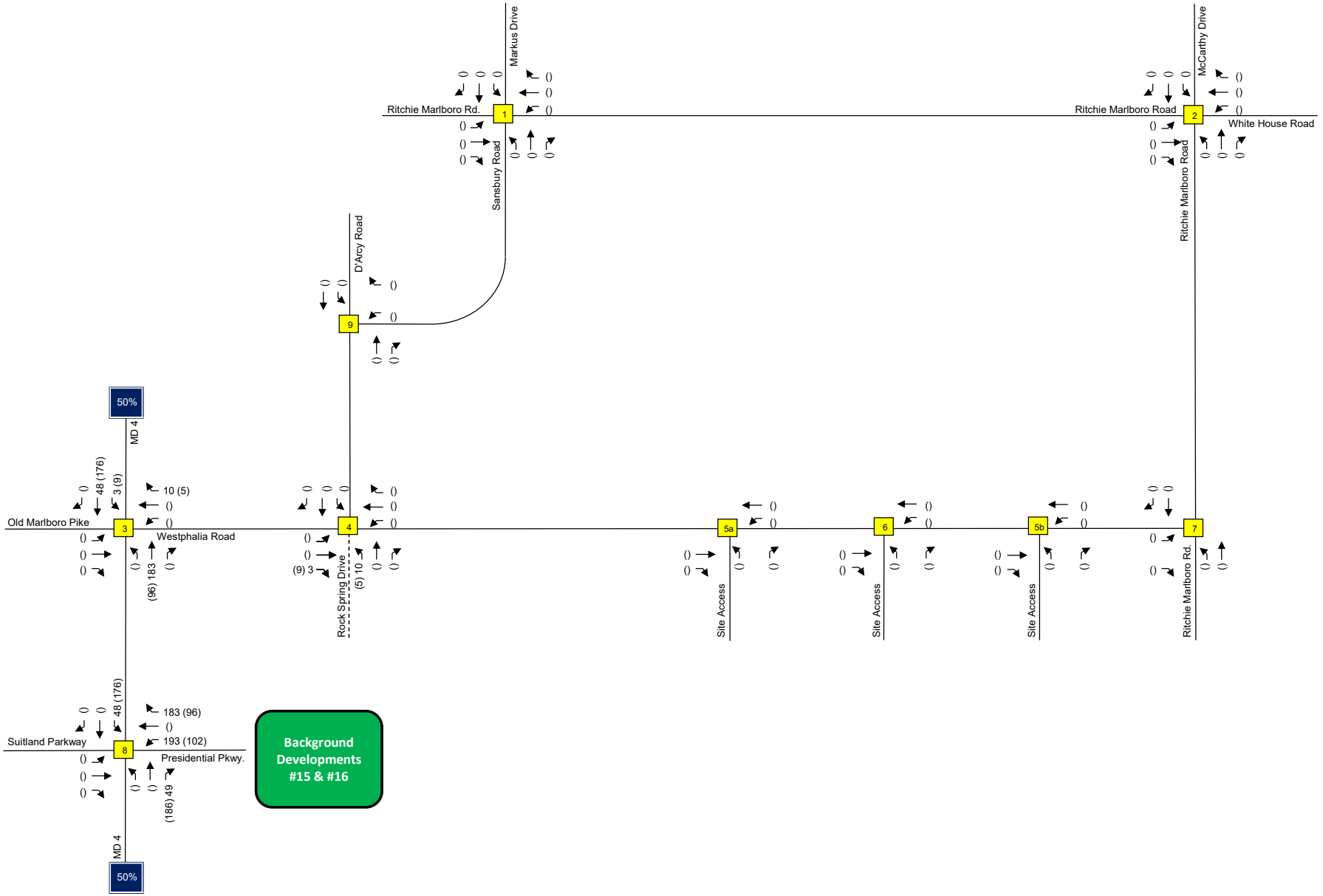
Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Assignment for
Background Developments 12, & 13

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C11



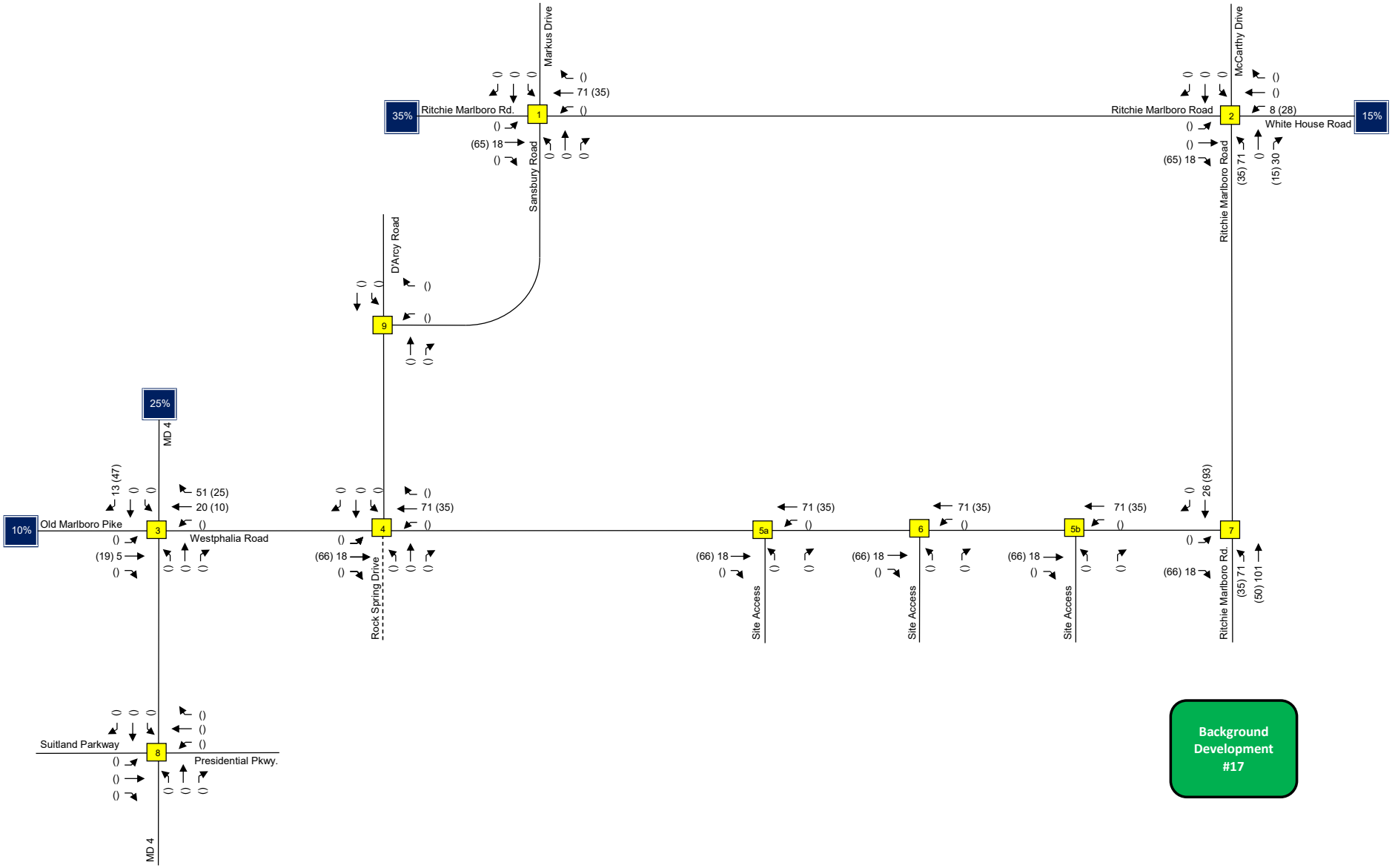
Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Assignment for
Background Developments 15 & 16

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C13



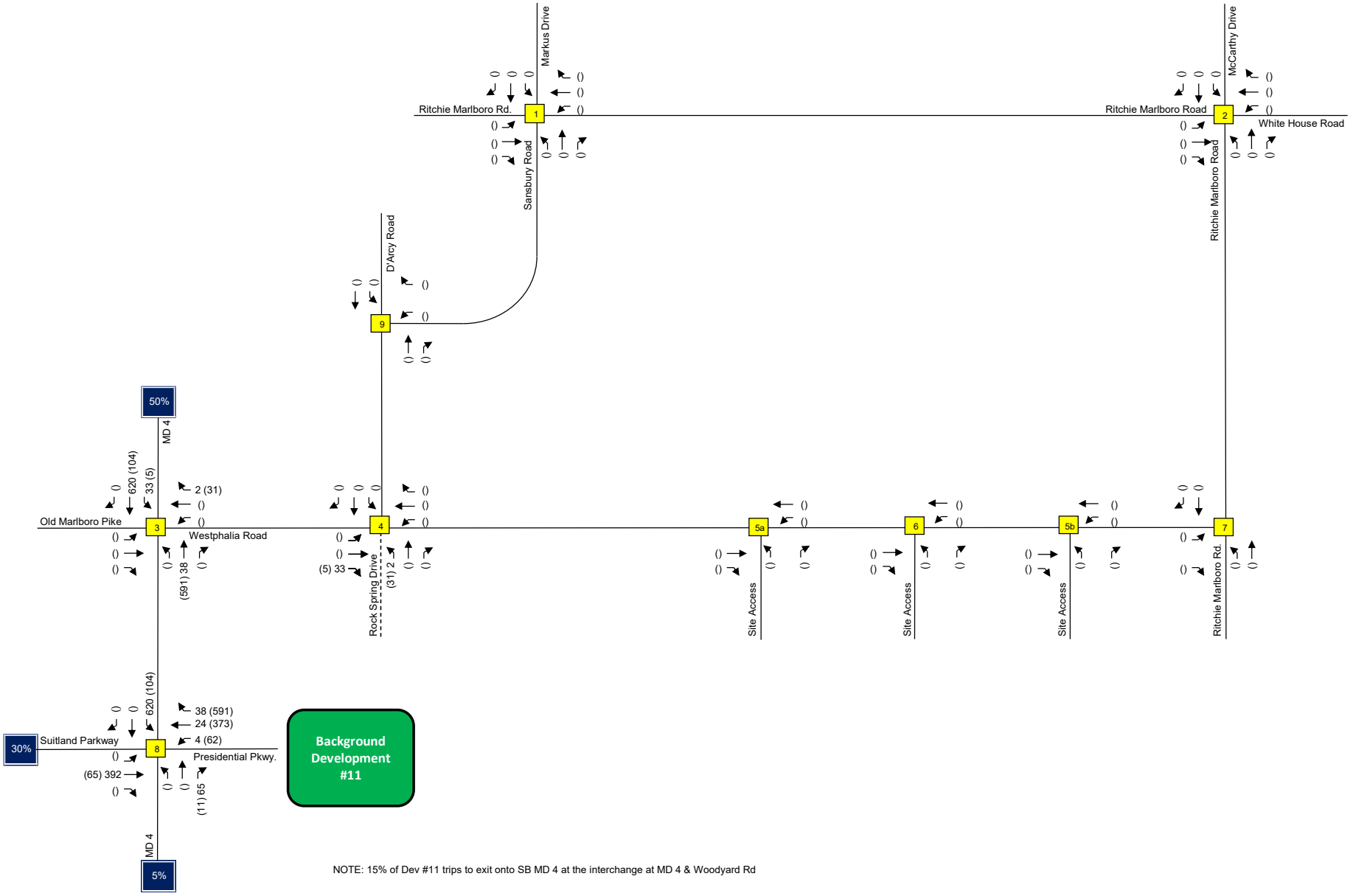
Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Assignment for Background Development 17

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C14



NOTE: 15% of Dev #11 trips to exit onto SB MD 4 at the interchange at MD 4 & Woodyard Rd

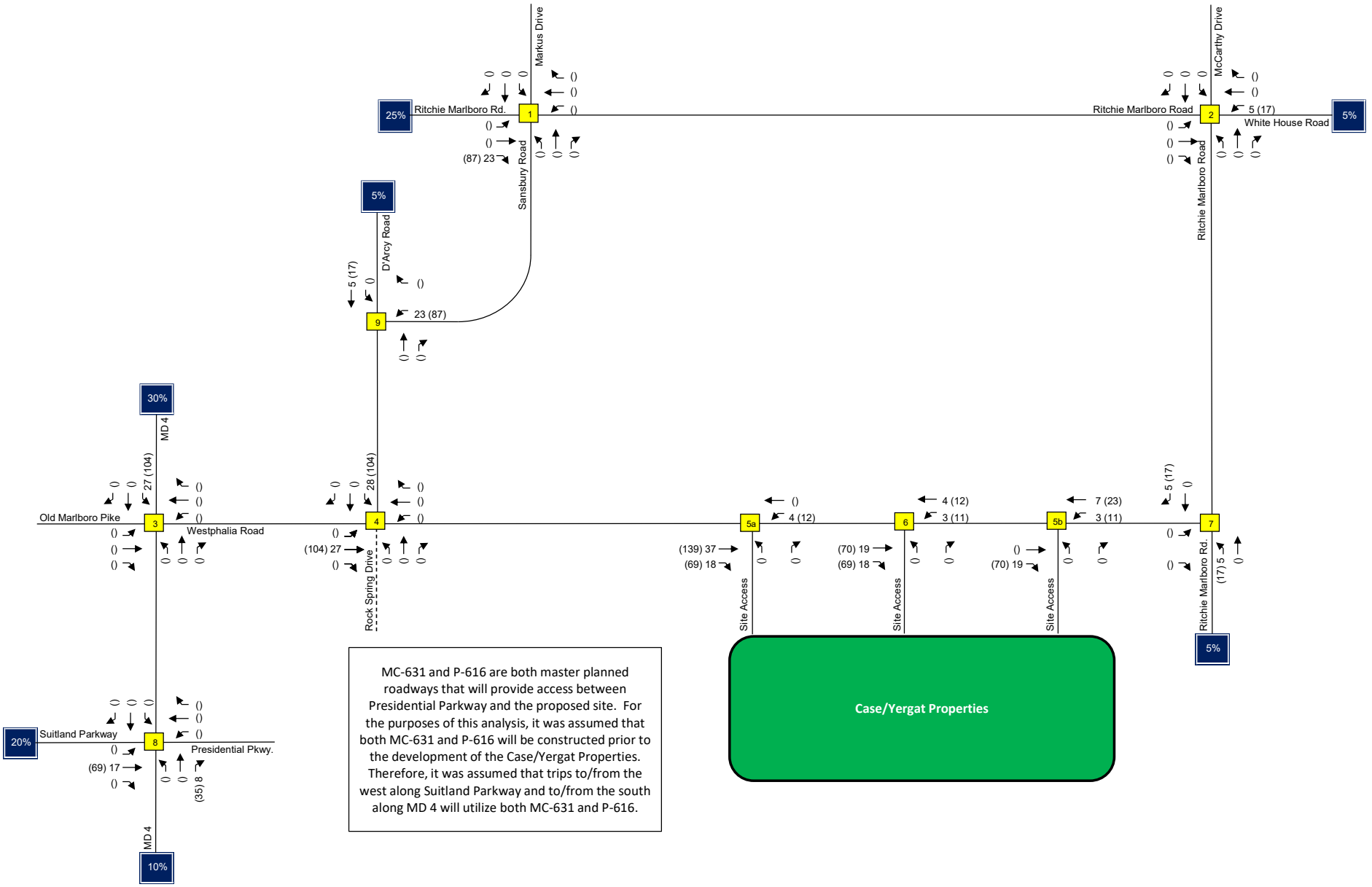
Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Trip Assignment for Background Development 11

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C15



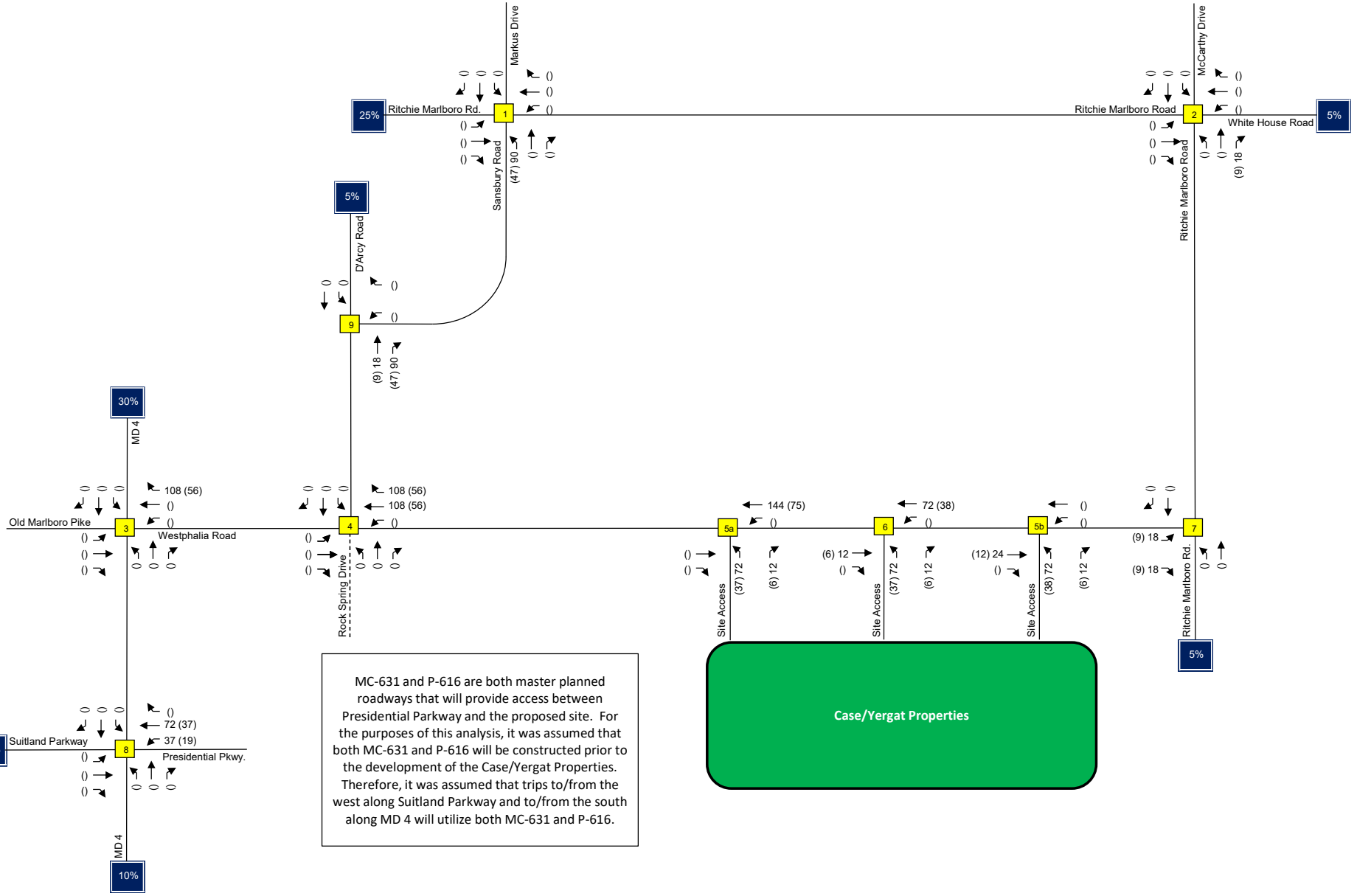
Traffic Impact Analysis

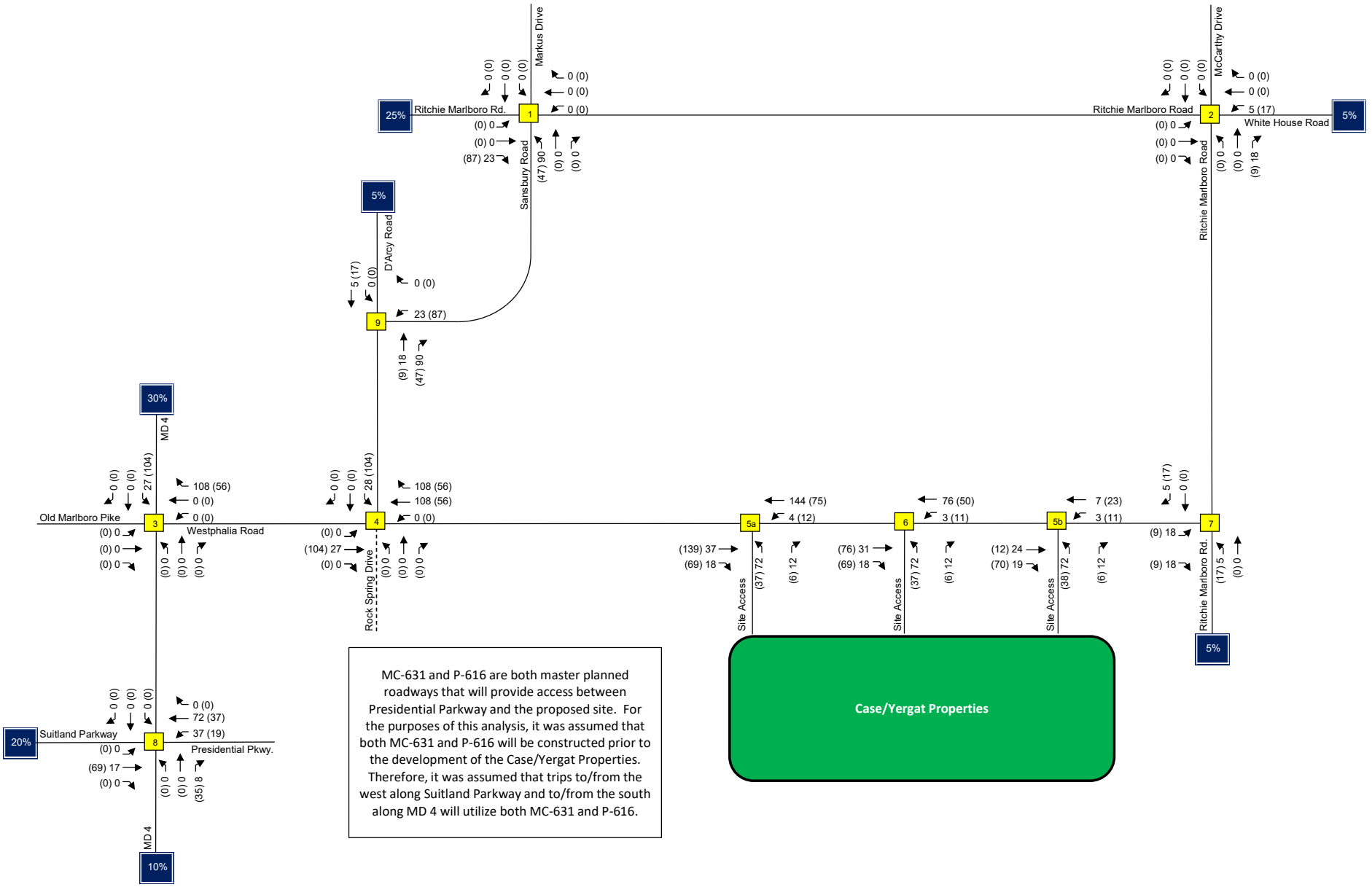
LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Inbound Trip Assignment for Previously Approved Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C16a


Markus Drive
25%
Ritchie Marlboro Rd.
1
Sansbury Road
(47) 90
()
()
()



Traffic Impact Analysis

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Total Trip Assignment for Previously Approved Density on Case/Yergat Properties

Key: xx = AM Peak Vol's (xx) = PM Peak Vol's

Appendix C16c

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

May 13, 2021

MEMORANDUM

TO: Donna J. Brown, Clerk of the Council

FROM: Jeremy Hurlbutt, Planning Supervisor, Zoning Section

SUBJECT: A-9973-02- Woodside Village, Basic Plan Amendment

Pursuant to the March 9, 2021 submittal to the Development Review Division, for the pre-acceptance review for a request to amend the approved Basic Plan for the above referenced case, staff finds the application **insufficient** for acceptance in accordance with Section 27-197 the Zoning Ordinance subject to the following comments which must be addressed:

Zoning Section: Anticipate incorporating landscape buffers along the eastern and western property lines during the detailed site plan stage. Update the SOJ to include discussion on the A-9973-01 Woodside Village Case as it relates to the existing case. Not Ok to accept, pending comments from the Environmental Planning, Transportation Planning, and Historic Archeology Section. DS 5/10/2021

Environmental Planning Section: EPS needs an exhibit showing how the proposed amendment impacts the approved TCP1. Also, a NRI is needed, if available or provide a Forest Stand Delineation. MAR 5/5/21

Transportation Planning Section: The plan as presented is confusing. The first page of the plan shows areas to be removed from Woodside Basic Plan in black hatching. Then the second page of the plan shows those same areas with a different concept. Is the area on the second page part of this basic plan or not? It is difficult to understand what we are reviewing and what is not changing. Better labeling and/or mapping might be (is) needed. Also, how does A-9973-01 fit into this discussion? A couple of well-thought graphics/maps might help a lot. Also, on page 9 of the SOJ, it is stated that "the Applicant has included a traffic impact study" in the submission. No such study is available in the Dropbox. At the time of rezoning, it appears premature to make significant comment or provide significant review regarding pedestrian and bicycle facilities. TGM – 5/7/2021

Historic-Archeology Section: There is a Prince George's County Historic Resource on the subject property: 78-010 Dunblane Site and Cemetery. This should be shown on the plans. This resource may have to be evaluated for Historic Site status when the plan is accepted. There are also two archeology sites that were identified on the property that we previously recommended be subject to Phase II evaluation. That does not have to be done now, but just putting the applicant on notice.

Prior to acceptance, an application fee must be paid to the M-NCPPC, Applications Section, in the amount of $23,550.00 application fee plus $270.00 for nine posting signs fee and total of $23,820.00.

Please contact me via email: Jeremy.Hurlbutt@ppd.mncppc.org should you have any questions.

SOLTESZ

STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

April 12, 2021

Macia Richard
425 South Street
Accokeek, Maryland 20607

Re: Woodside Village
A-9973-02

Dear Macia Richard,

A Basic Plan Amendment for the above-referenced project will be submitted for review to the Development Review Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC).

The subject property is located off of Westphalia Road in Upper Marlboro, approximately 2000-feet west from the intersection of Westphalia Road and Ritchie Marlboro Road. The nature of the review is to separate parcels 5 and 19 from the existing Basic Plan (A-9973).

If you wish to become a Person of Record to this application, you may submit your request online at http://www.pgplanning.org/1586/Become-a-Person-of-Record or by written request to the Development Review Division of the M-NCPPC, (14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland, 20772). Please reference the Pre-Application Number and the Name of the Project in your request. At this time, no government agency has reviewed the application. **After** the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of the plan, or meeting to discuss the project, you may contact Robert Antonetti at 301-925-1800.

Sincerely,

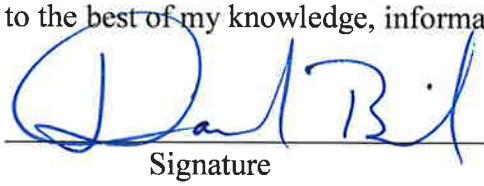
Soltesz, LLC

David J. Bickel, RLA
Director of Planning

AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to CB-54-2008 Informational Mailing Letters regarding the application for Woodside Village (A-9973-02) were mailed to all adjoining property owners, registered associations, municipalities within a mile, and previous parties of record (if applicable) on April 12, 2021.

I solemnly affirm under the penalties of perjury, that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.



Signature

4-12-21

Date

David J. Bickel, RLA

Print Name

Planning Director

Title

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3530
www.mncppc.org

Date: 3/24/21

MAILING LIST - RECEIPT

(●) DRD application A-9973-02
( ) County application

This receipt is to acknowledge that Greg Micit of (name of company, if applicable) Soltesz, LLC received the following lists as described by the categories below:

☑ Registered community organization list	Total Record(s):	39
☑ Adjoining property owners list	Total Record(s):	69
☑ Municipalities within one mile list	Total Record(s):	1

This list is valid for 180 days from the date referenced above. Applicants shall obtain an updated mailing list if notifications are not sent within 180 days.

This property is located on WSSC Grid: 205SE09

Gregory E. McClain
Development Review Division Staff

NOTE: Copy of this form must be included with Application submittal package.

The Maryland-National Capital Park & Planning Commission Results

Prince George's County Planning Department

Date: 3/24/2021

Time: 3:41:57 PM

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Total Record(s): 39

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Layer_Name	ARCDBA.CMS_COMS_DB.ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_NUMBER	ADDRESS_1	SUITE_NUMBER	CITY	STATE	ZIP
Registered Association	THE KNOLLS AT CABIN BRANCH	<null>	<null>	3311	ALTAIR LANE	<null>	UPPER MARLBORO	MD	20774
Registered Association	HILLS OVER MULLIKAN STATION HOA	<null>	<null>	16606	PEACH STREET	<null>	BOWIE	MD	20716
Registered Association	ENTERPRISE ESTATES CIVIC ASSOCIATION	<null>	<null>	11704	WHITTIER ROAD	<null>	BOWIE	MD	20721
Registered Association	RITCHIE HEIGHTS/RITCHIE MANOR CIVIC ASSOCIATION	MALLORY	JOHNSON	1224	DARLINGTON STREET	<null>	DISTRICT HEIGHTS	MD	20747
Registered Association	RUSTIC RIDGE HOMEOWNERS ASSOCIATION	<null>	<null>	2200	DEFENSE HIGHWAY	C/O SENTRY MANAGEMENT	CROFTON	MD	21114
Registered Association	RANDOLPH VILLAGE CIVIC ASSOCIATION	HERMAN	PRIVOTT, JR.	8422	DUNBAR AVENUE	<null>	HYATTSVILLE	MD	20785
Registered Association	ENTERPRISE ROAD CORRIDOR DEV. REVIEW DISTRICT	<null>	<null>	1400	ROSEMARY COURT	<null>	BOWIE	MD	20716
Registered Association	COALITION OF CENTRAL PGC COMMUNITY ASSOCIATIONS	<null>	<null>	708	QUARRY AVENUE	<null>	CAPITOL HEIGHTS	MD	20743
Registered Association	FOXCHASE II HOA	<null>	<null>	12905	DUNKIRK DRIVE	<null>	UPPER MARLBORO	MD	20772
Registered Association	BELMONT CREST HOMEOWNERS ASSOCIATION	<null>	<null>	10416	MARLBORO PIKE	<null>	UPPER MARLBORO	MD	20772
Registered Association	MANORS CIVIC ASSOCIATION, THE	<null>	<null>	<null>	P.O.BOX 447	<null>	UPPER MARLBORO	MD	20773
Registered Association	COLLINGTON HOMEOWNERS ASSOCIATION	<null>	<null>	312	MARSHALL AVENUE	SUITE 1006,C/O SABRENA GASKIN-T&A COVENANT SOLUTIO	LAUREL	MD	20707
Registered Association	MILLWOOD-WATERFORD CITIZENS ASSOCIATION, INC.	MARGARET	WHITE	1005	ELDERBERRY PLACE	<null>	CAPITOL HEIGHTS	MD	20743
Registered Association	LANHAM STATION AREA CITIZENS ASSOCIATION	<null>	<null>	5308	LANHAM STATION ROAD	<null>	LANHAM	MD	20706
Registered Association	BRIGHTON PLACE HOMEOWNERS ASSOCIATION	<null>	<null>	12200	TECH ROAD	SUITE 325	SILVER SPRING	MD	20904
Registered Association	LAKE ARBOR FOUNDATION, INC.	<null>	<null>	12138	CENTRAL AVENUE	SUITE 884	BOWIE	MD	20721
Registered Association	MILLWOOD COMMUNITY ASSOCIATION, INC.	<null>	<null>	306	SHADY GLEN DRIVE	<null>	CAPITOL HEIGHTS	MD	20743
Registered Association	TOWNS OF KETTERING HOMEOWNERS ASSOCIATION, THE	<null>	<null>	6300	WOODSIDE COURT	C/O CVI, SUITE 10	COLUMBIA	MD	21046
Registered Association	COLLEGE STATION HOMEOWNERS ASSOCIATION	<null>	<null>	122	COLLEGE STATION DRIVE	<null>	UPPER MARLBORO	MD	20774
Registered Association	COMMUNITY ASSOCIATIONS OF MARLTON (CAM), INC.	<null>	<null>	12000	KINGFIELD COURT	<null>	UPPER MARLBORO	MD	20772
Registered Association	DELIGHT 1A CONDOMINIUM ASSOCIATION (FAIRWOOD)	<null>	<null>	12530	FAIRWOOD PARKWAY	SUITE 103	BOWIE	MD	20720
Registered Association	PERRYWOOD COMMUNITY ASSOCIATION, INC.	<null>	<null>	13200	TRUMPETER SWAN COURT	<null>	UPPER MARLBORO	MD	20772
Registered Association	PRINCE GEORGE'S COUNTY EDUCATOR'S ASSOCIATION (PGCEA)	<null>	<null>	8008	MARLBORO PIKE	<null>	DISTRICT HEIGHTS	MD	20747
Registered Association	WESTLAKE AT LAKE ARBOR HOMEOWNERS ASSOCIATION	<null>	<null>	4307	GALLATIN STREET	C/O BENJAMIN COLBERT, METROPOLIS	HYATTSVILLE	MD	20781
Registered Association	LITTLE WASHINGTON CIVIC ASSOCIATION	<null>	<null>	<null>	P.O. BOX 383	<null>	UPPER MARLBORO	MD	20773
Registered Association	ST. MARGARET'S OF SCOTLAND CATHOLIC CHURCH	<null>	<null>	408	ADDISON ROAD	<null>	CAPITOL HEIGHTS	MD	20743
Registered Association	MELWOOD ROAD CIVIC ASSOCIATION	<null>	<null>	4110	MELWOOD ROAD	<null>	UPPER MARLBORO	MD	20772
Registered Association	LAKE LARGO TOWNHOUSES ASSOCIATION (LLTA)	<null>	<null>	9011	LAKE LARGO DRIVE	<null>	UPPER MARLBORO	MD	20774
Registered Association	HOLMEHURST SOUTH CIVIC ASSOCIATION	JAMES	TRENT	4523	WOODGATE WAY	<null>	BOWIE	MD	20720
Registered Association	CLAGETT LANDING ASSOCIATION	<null>	<null>	1209	HERITAGE HILLS DRIVE	<null>	UPPER MARLBORO	MD	20774
Registered Association	PALISADES HOMEOWNERS ASSOCIATION	<null>	<null>	14106	JONES BRIDGE ROAD	C/O ANDREA CLARK-CHAMBERS MGMT	UPPER MARLBORO	MD	20774
Registered Association	VOICE YOUR OPINION OTV HOA COUNCIL	<null>	<null>	1955	ADDISON ROAD S.	<null>	OXON HILL	MD	20745
Registered Association	PICKWICK SQUARE MUTUAL HOMES, INC.	<null>	<null>	1574	ADDISON ROAD SOUTH	<null>	DISTRICT HEIGHTS	MD	20747
Registered Association	CENTRAL CIVIC ASSOCIATION OF THE WILBURN COMMUNITY	<null>	<null>	6616	SISALBED DRIVE	<null>	CAPITOL HEIGHTS	MD	20743
Registered Association	FORESTVILLE ESTATES CIVIC ASSOCIATION	<null>	<null>	2005	OVERTON DRIVE	<null>	DISTRICT HEIGHTS	MD	20747
Registered Association	HYNESBORO PARK GREENWOOD FOREST NEIGHBORHOOD ASSOCIATION	<null>	<null>	9214	5TH STREET	<null>	LANHAM	MD	20706
Registered Association	LAKE ARBOR CIVIC ASSOCIATION	<null>	<null>	12138	CENTRAL AVENUE	#305	BOWIE	MD	20721
Registered Association	FORESTVILLE KNOLLS	<null>	<null>	1811	ALTAMONT PLACE	<null>	DISTRICT HEIGHTS	MD	20747
Registered Association	ROBLEE CITIZENS ASSOCIATION	JOHN	TILLERY	4815	WOODFORD LANE	<null>	UPPER MARLBORO	MD	20772

The Maryland-National Capital Park & Planning Commission Results

Prince George's County Planning Department

Date: 3/24/2021

Time: 4:00:27 PM

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Total Record(s): 69

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Layer_Nam	HOUSE_NUMBER	STREET_NAME	STRE	CITY	ZIP5	OWNER_NAME	ICO_NAME	STREET	MAIL_CITY	STATE	ZIP
Property	10414	WESTPHALIA	RD	UPPER MARLBORO	20772	HAMILTON DEREK D	<null>	10414 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10102	WESTPHALIA	RD	UPPER MARLBORO	20772	CHAMP LISA M	<null>	10102 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	3003	MATAPEAKE	DR	UPPER MARLBORO	20772	HPA US1 LLC	SUITE 3650	180 N STETSON AVE	CHICAGO	IL	60601
Property	10100	WESTPHALIA	RD	UPPER MARLBORO	20772	LEWIS MICHAEL A & LAJUANNA H	<null>	10100 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10202	WESTPHALIA	RD	UPPER MARLBORO	20772	LEE REGINALD O & WENDY M	<null>	10202 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10300	WESTPHALIA	RD	UPPER MARLBORO	20772	MOORE SCOT & SHARON	<null>	10300 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10304	WESTPHALIA	RD	UPPER MARLBORO	20772	BARBOUR JOHN & JACQUELYN	<null>	10304 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	9908	WESTPHALIA	RD	UPPER MARLBORO	20772	JAWS III LLC	<null>	PO BOX 960	NORTH BEACH	MD	20714
Property	10104	WESTPHALIA	RD	UPPER MARLBORO	20772	BATTLE JOHN D & LOTTIE B	<null>	10104 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10200	WESTPHALIA	RD	UPPER MARLBORO	20772	RIVERA JOSE A & CARLA ROMERO	<null>	10200 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10907	WESTPHALIA	RD	UPPER MARLBORO	20772	BEAN JOAN L ETAL	<null>	10907 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10505	WESTPHALIA	RD	UPPER MARLBORO	20772	BEAN TIMOTHY	<null>	10505 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10400	WESTPHALIA	RD	UPPER MARLBORO	20772	BOOMER LINDSAY L & ANNIE J	<null>	10400 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10406	WESTPHALIA	RD	UPPER MARLBORO	20772	YOUNG SELVIN A & FAY M	<null>	10406 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	10500	WESTPHALIA	RD	UPPER MARLBORO	20772	SCHNEIDER MICHAEL DUANE	<null>	10500 WESTPHALIA RD	UPPER MARLBORO	MD	20772
Property	0	WESTPHALIA	RD	UPPER MARLBORO	20772	WESTPHALIA FARM LLC	<null>	15 SAINT TROPEZ	NEWPORT BEACH	CA	92660
Property	10410	WESTPHALIA	RD	UPPER MARLBORO	20772	WIGGINS WENNIFER D	<null>	10410 WESTPHALIA RD	UPPER MARLBORO	MD	20772
Property	3316	VALLEY FOREST	DR	UPPER MARLBORO	20772	DONERSON SPENCER ETAL	<null>	3316 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3208	VALLEY FOREST	DR	UPPER MARLBORO	20772	HARRIS DION D & KEAMI M	<null>	3208 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3308	VALLEY FOREST	DR	UPPER MARLBORO	20772	JACKSON MECHEL & TAMARA SMITH	<null>	3308 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3210	VALLEY FOREST	DR	UPPER MARLBORO	20772	JOHNSON JUDITH L	<null>	3210 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3300	VALLEY FOREST	DR	UPPER MARLBORO	20772	LEATHERS DARYL L & SHARITA L	<null>	3300 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3212	VALLEY FOREST	DR	UPPER MARLBORO	20772	CATON JOVANKA Y	<null>	3212 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3214	VALLEY FOREST	DR	UPPER MARLBORO	20772	KORNEGAY RAMONA T	<null>	3214 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3314	VALLEY FOREST	DR	UPPER MARLBORO	20772	HARE MICHELLE ETAL	C/O MICHELLE HARE-DIGGS	3314 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3312	VALLEY FOREST	DR	UPPER MARLBORO	20772	PRYOR DUAN M & SYLVANA	<null>	3312 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3310	VALLEY FOREST	DR	UPPER MARLBORO	20772	MARTIN PAUL A & SHIRLINE A	<null>	3310 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3204	VALLEY FOREST	DR	UPPER MARLBORO	20772	WARREN JESSE R & JOYCE V	<null>	3204 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	9905	WESTPHALIA	RD	UPPER MARLBORO	20772	SERRANO DEL PARANA	<null>	9905 WESTPHALIA RD	UPPER MARLBORO	MD	20774
Property	3206	VALLEY FOREST	DR	UPPER MARLBORO	20772	MCLEOD SANYI N & ARVELL	<null>	3206 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	0	VALLEY FOREST	DR	UPPER MARLBORO	20772	LEE GARY J	<null>	2811 KIRTLAND AVE	FORESTVILLE	MD	20747
Property	3304	VALLEY FOREST	DR	UPPER MARLBORO	20772	GRAY HOWARD ETAL	<null>	3304 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3306	VALLEY FOREST	DR	UPPER MARLBORO	20772	SHARPE KYMBERLY C & ANTHONY D	<null>	3306 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	3202	VALLEY FOREST	DR	UPPER MARLBORO	20772	HUGHES LAVAUGHN SR & FELECIA G	<null>	3202 VALLEY FOREST DR	UPPER MARLBORO	MD	20772
Property	0	WESTPHALIA	RD	UPPER MARLBORO	20772	SUN VALLEY EST HMWNS ASSN INC	<null>	19644 CLUB HOUSE RD	MONTGOMERY VILLAGE	MD	20886
Property	0	MELWOOD	RD	UPPER MARLBORO	20772	SHF PROJECT OWNER LLC	WOODBRIDE CAPITAL PARTNERS LLC	1999 AVENUE OF THE STARS #2850	LOS ANGELES	CA	90067
Property	3406	MELWOOD	RD	UPPER MARLBORO	20772	SHF PROJECT OWNER LLC	WOODBRIDE CAPITAL PARTNERS LLC	1999 AVENUE OF THE STARS #2850	LOS ANGELES	CA	90067
Property	10706	WESTPHALIA	RD	UPPER MARLBORO	20774	SAVOY RAICHELL W	<null>	6306 SNOW CHIEF CT	UPPER MARLBORO	MD	20772
Property	10311	WESTPHALIA	RD	UPPER MARLBORO	20772	MNCPPC	<null>	6600 KENILWORTH AVE	RIVERDALE	MD	20737
Property	4404	MELWOOD	RD	UPPER MARLBORO	20772	DAN RYAN BUILDERS	<null>	4404 MELWOOD RD	UPPER MARLBORO	MD	20772
Property	0	MELWOOD	RD	UPPER MARLBORO	20772	MNCPPC	SUITE 300	6600 KENILWORTH AVE	RIVERDALE	MD	20737
Property	0	MELWOOD	RD	UPPER MARLBORO	20772	MNCPPC	SUITE 300	6600 KENILWORTH AVE	RIVERDALE	MD	20737
Property	0	SIDE SADDLE	DR	UPPER MARLBORO	20772	MARLBORO RIDGE COMMUNITY	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	0	NORTH RIDING	RD	UPPER MARLBORO	20772	MARLBORO RIDGE COMMUNITY	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	11000	NORTH RIDING	RD	UPPER MARLBORO	20772	SCHMIDT DIANA	<null>	11000 NORTH RIDING RD	UPPER MARLBORO	MD	20772
Property	10808	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	10806	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	10914	NORTH RIDING	RD	UPPER MARLBORO	20772	OGUNDUYILE OLUWASEUN ETAL	<null>	10914 NORTH RIDING RD	UPPER MARLBORO	MD	20772
Property	10802	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046

Property	10912	NORTH RIDING	RD	UPPER MARLBORO	20772	AIDOO RITA CONSTANCE	<null>	10912 NORTH RIDING RD	UPPER MARLBORO	MD	20772
Property	10816	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	10810	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	10804	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	10900	NORTH RIDING	RD	UPPER MARLBORO	20772	TIMBERLAKE MARLBORO SINGLES LLC	304 HARRY S TRUMAN PKWY	STE M	ANNAPOLIS	MD	21401
Property	10910	NORTH RIDING	RD	UPPER MARLBORO	20772	TIMBERLAKE MARLBORO SINGLES LLC	STE M	304 HARRY S TRUMAN PKWY	ANNAPOLIS	MD	21401
Property	10904	NORTH RIDING	RD	UPPER MARLBORO	20772	TIMEBERLAKE MARLBORO SINGLES LLC	304 HARRY S TRUMAN PKWY	STE M	ANNAPOLIS	MD	21401
Property	10908	NORTH RIDING	RD	UPPER MARLBORO	20772	TIMBERLAKE MARLBORO SINGLES LLC	304 HARRY S TRUMAN PKWY	STE M	ANNAPOLIS	MD	21401
Property	10902	NORTH RIDING	RD	UPPER MARLBORO	20772	TIMBERLAKE MARLBORO SINGLES LLC	STE M	304 S HARRY TRUMAN PKWY	ANNAPOLIS	MD	21401
Property	10814	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	0	POLO	PL	UPPER MARLBORO	20772	MARLBORO RIDGE COMMUNITY ASSO	<null>	11401 MARLBORO RIDGE	UPPER MARLBORO	MD	20772
Property	10906	NORTH RIDING	RD	UPPER MARLBORO	20772	TIMBERLAKE MARLBORO SINGLES LLC	STE M	304 S HARRY TRUMAN PKWY	ANNAPOLIS	MD	21401
Property	10916	NORTH RIDING	RD	UPPER MARLBORO	20772	TIMBERLAKE MARLBORO SINGLES LLC	STE M	304 HARRY S TRUMAN PKWY	ANNAPOLIS	MD	21401
Property	10812	NORTH RIDING	RD	UPPER MARLBORO	20772	TOLL MD V LIMITED PARTNERSHIP	SUITE 230	7164 COLUMBIA GATEWAY DR	COLUMBIA	MD	21046
Property	0	POLO	PL	<null>	<null>	STANLEY MARTIN COMPANIES LLC	STE 1100	11710 PLAZA AMERICA DR	RESTON	VA	20190
Property	0	POLO	PL	UPPER MARLBORO	20772	STANLEY MARTIN COMPANIES LLC	STE 1100	11710 PLAZA AMERICA DR	RESTON	VA	20190
Property	0	POLO	PL	<null>	<null>	STANLEY MARTIN COMPANIES LLC	STE 1100	11710 PLAZA AMERICA DR	RESTON	VA	20190
Property	0	POLO	PL	<null>	<null>	MARLBORO RIDGE COMMUNITY	<null>	4303 FORBES BLVD	LANHAM	MD	20706
Property	0	POLO	PL	<null>	<null>	MARLBORO RIDGE COMMUNITY	<null>	4303 FORBES BLVD	LANHAM	MD	20706
Property	0	POLO	PL	<null>	<null>	MARLBORO RIDGE COMMUNITY	<null>	4303 FORBES BLVD	LANHAM	MD	20706

The Maryland-National Capital Park & Planning Commission Results								
Prince George's County Planning Department								
Date: 3/24/2021								
Time: 3:40:06 PM								
==========								
Total Record(s): 1								
==========								
Layer_Name	NAME	OFFICIALS_NAME	TITLE	ADDRESS	CITY	ZIP_CODE	TELEPHONE	EMAIL
Municipal One Mile Buffer	MORNINGSIDE	Bennard Cann	Mayor	6901 Ames Street	Morningside	20746	301-736-2300	generalmailbox@morningsidemd.gov

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Property and Industry Coordinators, LLC Case No. (where applicable) A-9973-02

Address of Applicant _____

Identity of the Property/
Subject of Application Case Property - (Parcel 19 - Tax Account # 1738145), & Yergat Property - (Parcel 5 - Tax Account # 1716356) Type of Application Basic Plan Amendment (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? ____ Yes ✓ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
____ Yes ✓ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ✓ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
N/A - Applicant is a Limited Liability Company

2. ✓ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Eileen Ricker
Signature (original to be filed with the Clerk)

4/12/21
Date

Eileen Ricker
Printed Name of Signer

Managing Member
Title of Signer (Authorized to sign for the business entity)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Woodside Development, LLC Case No. (where applicable) A-9973-02

Address of Applicant 3907 Greenway, Baltimore, Md 21218

Identity of the Property/
Subject of Application Case Property - (Parcel 19 - Tax Account # 1738145), & Yergat Property - (Parcel 5 - Tax Account # 1716356) Type of Application Basic Plan Amendment (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes ___✓___ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes ___✓___ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ___✓___ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
N/A - Applicant is a Limited Liability Company

2. ___✓___ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Charles C Edwards
Signature (original to be filed with the Clerk)

April 10, 2021
Date

Charles C. Edwards, M.D.
Printed Name of Signer

Managing Member of Atkinson Trust, LLC, (Managing Member of Woodside Development, LLC)
Title of Signer (Authorized to sign for the business entity)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Atkinson Trust, LLC Case No. (where applicable) A-9973-02

Address of Applicant 3907 Greenway, Baltimore, Md 21218

Identity of the Property/
Subject of Application Case Property - (Parcel 19 - Tax Account # 1738145), & Yergat Property - (Parcel 5 - Tax Account # 1716356) Type of Application Basic Plan Amendment (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes ___✓___ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
N/A	

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes ___✓___ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ___✓___ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
N/A - Applicant is a Limited Liability Company

2. ___✓___ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Charles C Edwards
Signature (original to be filed with the Clerk)

April 10, 2021
Date

Charles C. Edwards, M.D.
Printed Name of Signer

Managing Member
Title of Signer (Authorized to sign for the business entity)

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit

(Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity[1], is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant Lynn Norton Case No. (where applicable) A-9973-02

Address of Applicant 10686 Hillwood Dr., Port Charlotte, FL 33981

Identity of the Property/
Subject of Application Case Property - (Parcel 19 - Tax Account # 1738145)

Type of Application Basic Plan Amendment
(see §5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? _____ Yes __✓__ No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
N/A	

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __✓__ No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
N/A		

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes __✓__ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

Name of Member	Date	Name of Contributor
N/A		

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and ~~belief~~.

Signature (original to be filed with the Clerk) — 4/12/21 Date

Lynn Norton
Printed Name of Signer

Sole & Managing Member, Westphalia Land Company, LLC
Title of Signer (if applicable)

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review ☐ Planning Director Review ☐

Acceptance Date: _____ 70-day limit: _____ Limit waived–New limit: _____

Posting Waived ☐ Posting Date: _____ No. of Signs Posted: ___ Agenda Date: _____

Application Fee: _____ Posting Fee: _____ Case Reviewer: _____

Subdivision Development Review Committee Date: _____

Referral Mail-Out Date: _____ Referral Due Date: _____

Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: Basic Plan ☐ Revision of Case # A-9973 Companion Cases: _____

Payment option: ☐ Check (payable to M-NCPPC) ☐ Credit Card General Plan Growth Policy: Established Communities

PROJECT NAME: Woodside Village

Complete address (if applicable) Westphalia Road, Upper Marlboro, MD 20772 Tax Account #: 1738137, 1716356

Geographic Location (distance related to or near major intersection) Police District #: II

On the southern side of Westphalia Road approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road.

Total Acreage: 381.95	Aviation Policy Area: N/A	Election District: 15
Tax Map/Grid: 83/A4	Current Zone(s): R-M	Council District: 6
WSSC Grid: 205SE09	Existing Lots/Blocks/Parcels: Parcel 5, 19	Dev. Review District: Westphalia Sector
Planning Area: 78	In Municipal Boundary: N/A	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): ☐ Y ☑ N

(2002) General Plan Tier: ☐ Developed ☑ Developing ☐ Rural Area of proposed LOD: +/-158 ac.

Proposed Use of Property and Request of Proposal:

Separate the Yergat (p.5) and Case (p.19) properties (158.11 acres) from the Woodside Village Basic Plan.

Please list and provide copies of resolutions of previously approved applications affecting the subject property:

A-9973 (06-112), CDP-0601 (08-121)

Applicant Name, Address & Phone:

Woodside Development LLC

Owner Name, Address & Phone:

(if same as applicant indicate same/corporation see Disclosure)

Case Property
Westphalia Land Company, LLC
c/o Lynn Norton, Managing Member
7346 Nicklaus Circle, Moseley, VA 23120

Woodside Development LLC (Formerly Yergat)
See Page 3

Consultant Name, Address & Phone:

Soltesz
4300 Forbes Blvd, Suite 230
Lanham, MD 20706
301-794-7555

Contact Name, Phone & E-mail:

Greg Micit
301-794-7555
gmicit@solteszco.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Lynn Norton — 4/13/21
Owner's Signature typed & signed — Date

_____ — _____
Applicant's Signature typed & signed — Date

Charles R Edwards — 4-13-21
Contract Purchaser's Signature typed& signed — Date

_____ — _____
Applicant's Signature typed & signed — Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply)

Conventional ☐	Comprehensive Design ☐	Conservation Sketch Plan ☐	Pre-Preliminary Plan ☐

Variation, Variance or Alternative Compliance Request(s) Yes ☑ No ☐	Applicable Zoning/Subdivision Regulation Section(s):

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only):

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER ☐ Health Dept. ☐	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan:

URBAN DESIGN AND ZONING CASES:

Details of Request: Separate the Yergat (p.5) and Case (p.19) properties (158.11 acres) from the Woodside Village Basic Plan.	Zoning Ordinance Section(s):

Total Number of Proposed:

Lots 626-661 Outlots 0 Parcels 29 Outparcels 0

Number of Dwelling Units: Attached 110-115 Detached 516-546 Multifamily 0	Gross Floor Area (Nonresidential portion only): 0
Variance Request Yes ☐ No ☑	Applicable Zoning/Subdivision Regulation Section(s):
Departure Request Yes ☐ No ☑	Application Filed Yes ☐ No ☑
Alternative Compliance Request Yes ☐ No ☑	Application Filed Yes ☐ No ☑

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property **ONLY required for Special Exception and Zoning Map Amendment Applications.**

Owner(s) Name - printed	Signature and Date	Residence Address
Atkinson Trust, LLC c/o Charles C. Edwards, Managing Member	Charles C Edwards 4/13/21	3907 Greenway Baltimore, MD 21208
Property and Industry Coordinators, LLC c/o Patrick Q. Ricker, Managing Member	Patrick Ricker 4/12/21	117 Riverview Road Stevensville, MD 21666
G. Mark Loreto		820 Bear Tavern Road, Suite 303 Ewing, New Jersey 08628

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Westphalia Land Company , LLC Case No. (where applicable) A-9973-02

Address of Applicant 10686 Hillwood Dr., Port Charlotte, FL 33981

Identity of the Property/
Subject of Application Case Property - (Parcel 19 - Tax Account # 1738145) Type of Application Basic Plan Amendment
(see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes ___✓___ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date
N/A	

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

N/A	

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes ___✓___ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor
N/A		

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. ___✓___ All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):
   N/A - Applicant is a Limited Liability Company

2. ___✓___ Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — Date: 4/12/21

Lynn Norton
Printed Name of Signer

Sole & Managing Member
Title of Signer (Authorized to sign for the business entity)

DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, MARYLAND
OFFICE OF THE ZONING HEARING EXAMINER

ZONING MAP AMENDMENT
A-9973

DECISION

Application:	R-A to R-M
Applicant:	Toll Brothers (Project Name "Woodside Village")
Opposition:	None
Hearing Date:	May 24, 2006 and June 22, 2006
Hearing Examiner:	Joyce B. Nichols
Disposition:	Approval with Conditions

NATURE OF PROCEEDINGS

(1) A-9973 is a request to rezone approximately 370.3 acres of land located on the south side of Westphalia Road across from Matapeake Drive and west of Ritchie Marlboro Road, Upper Marlboro from the R-A (Rural-Agricultural) to the R-M (Residential Medium Development) Comprehensive Design Zone.

(2) Both the Planning Board (Exhibit 49) and the Technical Staff (Exhibit 20) recommended approval with conditions.

FINDINGS OF FACT

(1) The subject property is hatchet shaped and is comprised of four (4) contiguous parcels of land ranging from 63 to 149 acres in size. These parcels are identified on Tax Map 82 as Parcels 5 (Yergat), Parcel 14 (A. Bean), Parcel 19 (Case) and Parcel 42 (Suit). The southern boundary of the subject property is the Cabin Branch stream.

(2) There is approximately 4,500 feet of frontage along the south side of Westphalia Road, approximately 1/3 mile southwest of its intersection with Ritchie Marlboro Road and opposite the Westphalia Woods subdivision. A rectangular shaped property which is not a part of the instant Application wedges into the subject property dividing the Westphalia frontage into two (2) parts.

(3) The subject property is adjacent to the Smith Home Farms project (A-9965 and A-9966) to the west and the Marlboro Ridge (Village of Clagett Farm) project (Preliminary Plan 4-04080) to the east.

(4) The majority of the subject property is utilized as agricultural fields and is improved with a single family dwelling and several barns. Parcel 19 (Case) is improved with a certified non-conforming use (CNU 6730-88-U) for a trash hauling operation trading as "PG Trash".

Neighborhood and Surrounding Uses

(5) The neighborhood is that as identified in the 1994 Melwood-Westphalia Approved Master Plan and Sectional Map Amendment with a boundary extension to be coterminous with Smith Home Farms (A-9965 and A-9966) as utilized in the 2005 Westphalia Comprehensive Concept Plan (WCCP Study).

(6) The neighborhood contains approximately 6,000 acres of land is bounded on the north and east by Ritchie Marlboro Road, on the south by Pennsylvania Avenue (MD 4) and on the west by I-95 (Capital Beltway).

(7) Although the neighborhood is generally rural in character, adjacent properties have either been approved for, or are proposing, substantial development consistent with the WCCP Study. The adjacent Smith Home Farms (R-M Zone) is a planned community allowing 3,243 dwellings, and a L-A-C (Local Activity Center) component. Smith Home Farms will be one of the villages which will comprise the New Town of Westphalia. The Marlboro Ridge equestrian themed planned community for 1,058 single family dwellings in the R-R (Rural Residential) Zone is another one of the villages which will comprise the New Town of Westphalia and the instant Application will be yet another of the new villages.

(8) There is one parcel adjacent to the east of the subject property, located in the R-A Zone (W. Bean) which is not currently proposed for development.

Master Plan

(9) The subject property lies within Planning Area 78 in the South Westphalia Community, an area governed by the 1994 Master Plan for Melwood-Westphalia. The South Westphalia Community is divided into two (2) neighborhoods, Roblee and Westphalia Estates. The Roblee neighborhood includes three (3) subdivisions north of Old Marlboro Pike and residences west of the subdivisions. Homes located in the subdivisions are zoned R-R and are situated on half-acre lots. The residences located west of the subdivisions reside on larger, more rural parcels of land.

(10) The Master Plan envisioned the creation of a planned community in Planning Area 78 and set forth several recommendations applicable to the instant Application:

- [A planned community shall be] a comprehensively planned community with a balanced mix of residential, commercial, recreational and public uses and include gathering places for residents to participate in community activities
- [It shall provide] a variety of lot sizes and dwelling types to ensure housing for a broad spectrum of incomes, ages and family structures.
- [It shall have] a distinct physical identity, expressed through a coherent and compact land plan, consistent treatment of common design elements such as streetscape and

signage, and emphasis on the public realm.

- [It shall promote] a form of development which facilitates the most efficient use of costly public infrastructures.
- [It shall provide] effective lot size averaging and cluster techniques to promote public facility efficiency, walkable neighborhoods, and the preservation of significant open spaces.
- [It shall contain] a well-defined activity center that will provide the focus of the community and contain residential, commercial and civic uses.

(1994 Master Plan for Melwood-Westphalia, p. 68)

(11) The Master Plan also noted that Mellwood Road, (alternately called Melwood Road) between Westphalia Road and Old Marlboro Pike, is a Historic Road due to its use around 1830 "and after the Berry family had established itself at the Blythewood Plantation." (1994 Master Plan for Melwood-Westphalia, p. 26) The Master Plan stressed "[w]here new ... housing developments are planned, projects should be designed to be sensitive to the scenic, historic character of the area [and] [i]nnovative site design ... should be used to preserve viewsheds along designated scenic and historic roads...." (1994 Master Plan for Melwood-Westphalia, p. 29) Finally, the Master Plan stressed:

> Prince George's County, like other suburban counties, reflects a development pattern that is the result of mostly small subdivisions built over time by many developers without a detailed plan. In Melwood-Westphalia there exists the last opportunity at a location adjacent to the Capital Beltway to build a cohesive planned community. With approximately 1,300 acres owned by only 10 families and 723 acres of this owned by one family, the opportunity to plan a community of this magnitude is compelling.
>
> Located north of MD 4, the 1,300 acres in addition to being centrally situated, represent the major philosophical concept for the Melwood-Westphalia Master Plan. The initial application should be a minimum of 300 acres. This amount of acreage is needed for the design of a planned community which will provide the anticipated public areas and recreational amenities inherent in this development pattern. Homes will be the prominent manmade feature on the land, with approximately 2,200 single-family detached units, 1,100 attached units, and 700 multifamily units. Necessary public and quasi-public facilities will be developed as integral parts of the community. Environmental features and constraints will be preserved as positive attributes of the community. Pedestrian, bicycle and equestrian trails will be incorporated into the overall design; these connections are vital to the evolution of a cohesive, convenient and human-scaled development pattern....

(1994 Master Plan for Melwood-Westphalia, p. 66) The Master Plan went on the recommend that the R-L, R-S, R-M, R-U and L-A-C Comprehensive Design Zones be utilized to achieve this vision.

Sectional Map Amendment

(12) The property was retained in the R-A Zone upon adoption of the 1994 Sectional Map Amendment for Melwood-Westphalia.

2002 General Plan

(13) The General Plan places the entire neighborhood in the Developing Tier and designates a community center on property adjacent to the subject site known as the Presidential Corporate Center. The General Plan also designates Pennsylvania Avenue as a Corridor.

(14) The vision for the Developing Tier is to maintain a pattern of low to moderate density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Growth policies in the Developing Tier encourage compact residential neighborhood design, limit commercial uses to the designated center, preserve and enhance environmental features and green infrastructure elements, provide as many multimodal transportation options as feasible, and plan and provide public facilities to support the planned development pattern.

Applicant's Request

(15) The Application seeks rezoning from the R-A Zone to the R-M Comprehensive Design Zone (3.6 to 5.8 dwellings per acre). The Basic Plan and accompanying Basic Plan submission text propose a density of between 3.8 to 4.0 dwellings per net acre in conformance with the recommendations of the WCCP Study.

The Applicant states: "The vision for Woodside Village is to compliment and harmonize with the other villages of the New Town of Westphalia, but at the same time create a sense of its own unique character and charm.... The Village will represent an upscale luxury community which will serve as an appropriate transition and linkage between the Smith Home Farms and Marlboro Ridge Villages." The purposes of the Application are to:

a. To facilitate the future development of the planned Westphalia New Town as envisioned by the Westphalia CCP Study to include the following:

- The completion of Master Plan road connections that are crucial to the development of the entire New Town
- To provide a diversity of housing types to address local and regional demand
- To Master Plan and dedicate two school sites as recommended by the Westphalia CCP, to serve the new development and the surrounding areas.

b. To provide an expanding economic base for Prince George's County that will foster economic development within the County and State of Maryland.

Development Data

The proposed Basic Plan and/or text reflects the following land use types and quantities:

Total area	370.3 acres
Land in the 100 year floodplain	15.69 acres
Adjusted gross area: (370.3 less half the floodplain)	362.5 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)	1,305 dwellings
Maximum residential density (5.8 du/ac)	2,103 dwellings
Proposed Land Use Types and Quantities:	
Residential: 362.5 adjusted gross acres @ 3.8-4.0 du/ac	1,377-1,450 dwellings
Number of the units above the base density:	73-145 dwellings
Permanent open space: (31 percent of total site area)	116 acres
Public active open space: (parkland and school sites)	26.0 acres parkland 10.0 acres elementary school 20.0 acres middle school
Private Open Space (homeowner association and other)	60 acres

Basic Plan Conceptual Design Features

Site conditions: Forested land comprises approximately 98 acres of the subject property primarily along the stream channels and in areas to the south. The site is generally hilly with many areas containing slopes of 15 to greater than 25 percent. These slope areas are not limited to forested areas and are located throughout the site with concentrations along the stream channels. Approximately 1.2 acres of wetlands exist. The remainder of the property contains agricultural fields.

General layout: Woodside Village is proposed as one of several residential villages that will comprise the "New Town of Westphalia", as recommended in the 2005 WCCP Study. The revised Basic Plan (submitted on February 27, 2006) shows higher density condominiums concentrated adjacent to a central park with attached units located nearby and along the proposed main access roads (C-631) and portions of the Westphalia Road frontage (Exhibit 1). Various single-family detached units are located along proposed road C-632, adjacent to adjoining properties or open space. In the case of the adjoining Marlboro Ridge project, the proposal maintains continuity in street, block, and lot layout. Three roadways extend south and are intended to (but do not) link with the roadways on the Smith Home Farms site. Direct street and sidewalk connections are also planned to link with the W. Bean parcel, adjacent to the east.

The stream valley open space and a planned central open space divide the development into roughly four sections. These sections are linked together by a 56-acre open space, inclusive of a 26-acre central park and adjacent 30-acre academic campus proposed for an elementary and middle school. The Applicant indicates 45 acres of preserved stream valley parks radiate out to connect the three neighborhoods. The Urban Design Section notes that the parkland on the subject property, along with approximately 75 acres of parkland on the adjacent Smith Home Farms site, will constitute the grand central park of the Westphalia area, as envisioned in the WCCP Study.

Each neighborhood is designed to be within a 20-minute walk from the central park and academic campus. Most lots are within a 500-foot radius of a green open space except for lots on portions of the Case parcel. The Urban Design Section indicates that a neighborhood open space should be preserved in the middle of the grid streets in the Case section.

The pedestrian and road connections, including the stream valley parks, are proposed to knit Woodside Village together with the Applicant's adjacent equestrian-themed community of Marlboro Ridge. Three roadways are shown extending south, attempting to link with the roadways on the Smith Home Farms site. The Applicant also proposes to support the concept of a community-wide Westphalia central sports complex and actively work with surrounding developers to create a comprehensive recreational program for the consolidation of the facility, develop architectural designs for the center, and arrive at a financial formula to fairly allocate costs to all land developers and builders in the 6,000 acre WCCP Study area.

The Basic Plan shows a general layout and access points that are consistent with the final preferred land use option of the WCCP Study. Initial access to Woodside Village will be from Westphalia Road (C-626) and from internal road connections to the planned recreation community of Marlboro Ridge to the east. Seven access roads intersect with Westphalia Road. Other future access is proposed via an extension of Suitland Parkway as collector road (C-631), providing primary access to the proposed school sites and the central park. The Applicant proposes development of C-631 as a tree-lined urban boulevard with substantial setbacks and no direct driveway access. The Applicant also proposes a new north-south connector across the Cabin Branch to the Smith Home Farms property for extension to the Westphalia Urban Core. It is noted that this north-south connector is shown as collector road (C-632) in the 2005 WCCP Study. Eight-foot-wide hiker/biker trails are proposed parallel to the alignments of Westphalia Road, C-631, and the north-south connector road.

LAW APPLICABLE

(1) Section 27-195(b) of the Zoning Ordinance sets forth the criteria which must be met prior to the approval of a request for rezoning to a Comprehensive Design Zone.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

(1) Section 27-195(b)(1)(A) of the Zoning Ordinance provides that prior to the approval of

the Application and the Basic Plan, the Applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the Applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Plan map, Area Master Plan map; or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties; or

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses.

(2) The 1994 Melwood-Westphalia Master Plan recommends that use of the R-L (Residential Low Development) (0.5-1.5 d.u.a.) and the R-S (Residential Suburban Development) (1.6-2.7 d.u.a.) for the majority of the subject property and the retention of the R-A (0.5 d.u.a.) Zone for Parcel 14(A. Bean)

(3) The Applicant argues that several policy changes since the 1994 Master Plan and the 1982 General Plan support an increase in density on the subject property:

- Operational changes to the road and transit systems (completion of Metro to Largo; completion of Beltway interchanges at Ritchie Marlboro Road and Arena Drive; and the preclusion of the extension of arterial A-37 beyond Ritchie-Marlboro Road). Staff notes that all but the Arena Drive interchange was envisioned by the 1994 Master Plan and the 1982 General Plan. The extension of A-37 is still planned to Ritchie-Marlboro Road.

- New environmental regulations related to preserving sensitive environmental features, conserving forestland, and providing open space linkages in accordance with the Green Infrastructure Plan. The Applicant believes these changes "prevent the development of the future planned community in the concentric circle pattern recommended in the 1994 Master Plan."

- New General Plan policies supporting smart growth; increased densities in Centers and Corridors, in which the Applicant suggests the subject property is located; and emphasis on quality housing. The Applicant suggests the 2002 General Plan contradicts and amends sections of the 1994 Master Plan related to centers, corridors, quality housing and smart growth.

The Applicant indicates that the Basic Plan was designed in accordance with Master Plan guidelines to decrease density as distance from the planned community center increases. The Applicant argues that the Basic Plan conforms to General Plan guidelines that support a density of 4.0 dwellings per acre on the "edge" of the planned community center, including the WCCP Study recommendations for 4.0 units per acre on the subject property.

(3) The Technical Staff finds that the Application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The General Plan shows the location for the Westphalia Community Center near Pennsylvania Avenue (MD 4) on the site of the Presidential Corporate Center, and designates MD 4 as a corridor. The General Plan defines center cores as generally having a radius of one-quarter to one-third mile walking distance from a transit stop or station, while center edges are an additional one-quarter to one-third mile beyond the center core. Residential densities for community center "edge" areas are between 4 to 20 dwellings per gross acre. By specific measurement of the General Plan graphic, the subject property is beyond the "edge" by about a mile and half, according to the Urban Design staff (March 20, 2006 memorandum). However, the location of the subject site at the edge of the Westphalia planned community is compatible with the minimum edge densities suggested by the General Plan.

The 1994 Master Plan indicates three levels of density for the subject property that are described in Table 8. The R-L (0.5 to 1.5) Zone is appropriate to implement the larger area in the "Transitional-Suburban Planned Community" portion of the community located south of Westphalia Road (approximately 158 acres). The R-S (1.6 to 2.6) Zone is appropriate to implement the smaller "Low-Suburban Planned Community" portion located in the southern portion of the Suit property nearest Cabin Branch. The third area, located outside the designated "Planned Community" (the 63-acre A. Bean parcel), falls within the Large Lot/Alternative Low Density area where the R-L Zone at a density of 0.5 to 0.9 units per acre is appropriate. The overall densities suggested by the Master Plan yield approximately 600 dwelling units while the proposed Basic Plan yields a maximum 1,450 dwellings. However, the Applicant's requested density of 1,450 dwellings is approximately 650 units less than the maximum permitted in the R-M Zone.

The Community Planning Staff finds (November 22, 2005, memorandum) that the Basic Plan is not in strict conformance with the Master Plan because the proposed densities are higher than those recommended and the transportation network alignments have been changed somewhat from those in the Master Plan. Notwithstanding this finding, Staff agrees that the request, with the conditions recommended, is in conformance with the principles and guidelines of the 1994 Melwood-Westphalia Master Plan text that address the design and physical development of the property. These principles provide for a general gradient of densities and relationships between land uses that fit the Master Plan's vision for a planned community. Staff finds that the overall element, spirit, and intent of the Basic Plan, with a maximum density of 4.0 dwellings per acre, can be considered to be in conformance with Master Plan principles and design guidelines for development of a planned community in this area.

(4) Section 27-195(b)(1)(B) states:

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

(5) Section 27-195(b)(1)(C) states:

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the Applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

The Applicant proposes to implement the Master Plan's transportation goals and guidelines to provide an efficient transportation system that minimizes impacts on environmental features by slightly modifying alignments where necessary, while ensuring that required facilities are provided and built. The Applicant commits to providing full rights-of-way and building their portion of Suitland Parkway extended (C-631) that will form the backbone of the road/street/sidewalk network, a new north/south connector road across Cabin Branch to the Smith Home Farms property and will provide full right-of-way and upgrading of its section of Westphalia Road. The extension of Suitland Parkway (C-631) will be designed as a tree-lined boulevard with double rows of street trees, sidewalks and parallel parking. Other road connections recommended in the WCCP Study will be provided and built by the Applicant. These connections include realignment of one road in the previously approved Marlboro Ridge to connect to the relocated Westphalia Town Center and a southern connector from the central park to the town center. Wherever possible, a continuous street grid and alleyways are incorporated. The Applicant will also provide public bus stops to allow integration of WMATA and county bus service to the community. In addition, the Applicant will participate with other landowners to establish a new town commuter's hotline on its community bulletin board to facilitate carpool opportunities.

(6) The Basic Plan does not conform to the road alignments recently approved or proposed in other communities being developed as part of the Master Plan's planned community or WCCP Study. The alignments for several roads in the adjacent Smith Home Farms Preliminary Plan of Subdivision (4-05080) do not match alignments shown on the instant Basic Plan. Also, a cul-de-sac, extending from Parcel 19 (Case property) into Parcel 219 in Smith Home Farms is shown for a stormwater management pond in the Smith Home Farms preliminary plan. These issues must be resolved at the time of CDP review.

The Transportation Planning Section staff (March 27, 2006 memorandum) finds that "...the existing transportation facilities and those to be provided by the Applicant will be adequate to carry anticipated traffic generated by the development based on the maximum proposed density [4.0

dwellings per acre]. Furthermore, [if the application is approved with conditions] the uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved area Master Plan, in accordance with Section 27-195...." The following findings are extracted from the March 27, 2006, memorandum:

> The Applicant has not submitted a formal traffic study with this application. It is anticipated that future Comprehensive Design Plan and preliminary plan of subdivision applications will be accompanied by a traffic study that will examine the site impact at the following existing intersections:
>
> - MD 4 and Westphalia Road/Old Marlboro Pike (signalized)
> - MD 4 and Suitland Parkway/Presidential Parkway (signalized)
> - Westphalia Road and Sansbury Road/Mellwood Road (unsignalized)
> - Westphalia Road and Ritchie Marlboro Road (unsignalized)
> - Ritchie Marlboro Road and White House Road (signalized)
> - Ritchie Marlboro Road and Sansbury Road (signalized)"

The proposal is estimated to generate (assuming a mix of 60 percent single-family, 30 percent townhouse, and 10 percent condominium) 1,031 AM (206 in, 825 out) and 1,216 PM (795 in, 421 out) peak-hour vehicle trips.

The following observations have been made regarding other applications in the area:

1. The Ritchie Marlboro Road intersections with Sansbury Road and White House Road are operating at LOS C or better in both peak hours in consideration of existing traffic and traffic generated by other approved developments. Nonetheless, both intersections should be studied in the future to ensure that both operate adequately with the buildout of the subject property.

2. The two unsignalized intersections along Westphalia Road (Sansbury/Mellwood and Ritchie Marlboro Roads) will not operate acceptably as unsignalized intersections in consideration of existing traffic and traffic generated by other approved developments. Future traffic analyses should consider signalization at both locations, but must also first give consideration to physical improvements to each leg as a means of improving operations both before and after signalization.

3. Several Master Plan roadways cross the site and lead traffic from the site to the regional highway network. As the review process continues, it must be determined that these roadways are constructed to adequately serve traffic and that the necessary traffic controls are installed. Therefore, at the time of Comprehensive Design Plan, the plan must be reviewed by transportation staff in order to determine major intersections within and near the site for study at the time of preliminary plan.

4. Other traffic studies done in the vicinity have determined that it is essential that MD 4 be upgraded to a controlled access facility in the area of the subject site. It is essential to note that the MD 4/Suitland Parkway intersection is currently programmed for construction in the State Consolidated Transportation Program (CTP) for reconstruction as an interchange. Other sites have recommended that a public/private partnership be formed wherein developers would construct the MD 4/Westphalia Road interchange as a condition of approval of their plans. The materials provided with this application have given no such proffer, nor do they provide any consideration of the potential impact of this site on MD 4. An assurance of funding for the major intersections along MD 4 would be a major part of the overall determination of adequacy in accordance with Section 27-195. Therefore, a condition will be written to ensure funding of major transportation facilities along MD 4.

This abbreviated traffic analysis is provided for purposes of establishing a record and allowing comment upon the scope of future studies as a part of this process. If the zoning is granted, detailed transportation conditions will be imposed at the time of the Comprehensive Design Plan (CDP) and the preliminary plan applications. It is anticipated, with a condition to require construction of the MD 4/Westphalia Road interchange and other conditions that may be imposed at the time of CDP, sufficient evidence exists to show that the transportation system as exists, with improvements to be funded and constructed by the Applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. (March 27, 2006 Memorandum)

Master Plan Impacts and Plan Comments

As part of the WCCP Study, land use "...recommendations were tested with an independent traffic analysis based upon the operation of links, or sections of roadway (either existing or planned) within the study area. The plan proposes a modified roadway system in consideration of planned development patterns, current environmental constraints, and the intent to provide transit-oriented development within a core area with proposed future rail transit service.

Within the Developing Tier, all links are planned to operate at a volume-to-capacity ratio (V/C) of 0.80 or better. The V/C is a measure of the degree of congestion along a roadway link, and a value of 0.80 is equivalent to a Level-of-Service (LOS) D. The traffic analysis done for the WCCP Study dated August 31, 2005, included the following:

1. The Master Plan network (existing roadways plus proposals on the 1994 Melwood-Westphalia Master Plan) was used to establish a future base case within the study area. This base case assumed no development within the study area.

2. The land uses on the approved 1994 Master Plan were added to the network. These land uses would have added approximately 135,000 daily vehicle trips to the

network. It was determined that all links within the study area would operate at a V/C of 0.80 or better.

3. A revised roadway concept within the study area was developed in consideration of planned development patterns, current environmental constraints, and the intent to provide transit-oriented development within a core area with proposed future rail transit service. The base traffic volumes shown in (2) above were then assigned or reassigned to this revised network to provide a base for the proposed plan.

4. Land uses were developed in consideration of current General Plan policies as well as planned development patterns. These land uses were then added to the revised roadway concept described in (3) above. These proposed land uses are estimated to add approximately 239,500 daily vehicle trips to the network. In discussions, it was determined that trips within the core area of the study area would be decreased by 25 percent to account for the improved availability of transit and the ability for residents to live, work, and shop within a walkable community.

5. Lane recommendations were assigned to each link to create a plan recommendation. It was determined that most links within the study area would operate at a V/C of 0.80 or better. The exceptions included several links within or adjacent to the core area that could eventually become a designated center and be subject to a higher V/C. Another link was identified to potentially become eight lanes under the 1994 Master Plan.

6. For the subject site, the August 31, 2005 study has been reviewed in detail to ensure that the request conforms to the analysis. The original study did not include full buildout for the proposal on the subject property, and has been modified by the Applicant.

The August 31, 2005 study, together with the revision is being used to recommend an adequate roadway system in the area of all proposed rezoning cases in the Westphalia Planning Area. This information is currently being used to prepare recommendations for a Westphalia Sector Plan, which will eventually govern development in the area upon its approval.

The area of this Basic Plan is adjacent to Westphalia Road, and dedication to collector standards along the frontage of this property in accordance with the Master Plan must be reflected on future plans. Two other collector roadways identified as C-631 and C-632 also traverse the site. Regarding these facilities, the following comments are offered:

1. The plan shows C-631 as the major roadway through the site. In the draft Westphalia sector plan, this roadway has been redesignated as MC-631. Future plans must demonstrate right-of-way dedication of a minimum of 100 feet along this roadway.

2. The plan conceptually shows townhouses fronting on C-631. Although these townhouses are designated as alley-loaded, it is recommended that discussions occur with the county Department of Public Works and Transportation (DPW&T) if this application and concept moves forward. DPW&T is averse to fronting townhouses on public streets in general, and that agency would likely have grave concerns with maintenance of a collector facility in front of townhouses. Issues such as deliveries and guest parking must be adequately addressed before this configuration can be approved.

3. The plan also shows C-632 along the western end of the site, traversing a north-south path between Westphalia Road and the adjacent Smith Home Farms development. In the draft Westphalia sector plan, this roadway has been redesignated as P-616. The initial plan showed this facility as a primary residential street. Initially, it was thought that a larger street would be needed, but it appears that a dedication of 60 feet will be sufficient.

4. It is noted that the current Basic Plan proposal for MC-631 and P-616 does not match the most recent preliminary plan for Smith Home Farms (4-05080). Further discussions will be occurring in order to ensure that there is consistency between Smith Home Farms and the subject site regarding Master Plan roadway location."

(7) Section 27-195(b)(1)(D) states:

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

Fire and Rescue

Fire and Rescue service is currently provided by Company 23, Forestville and the response time to the entrance of the subject property is 5.25 minutes, within the recommended seven (7) minute response time. The Master Plan recommends the relocation of the Forestville Fire Station to a location which has access to Pennsylvania Avenue in both directions. A fee, calculated as part of the revised Westphalia Sector Plan will be accessed to the Applicant for the provision of the relocated station.

Police

The maximum proposed development would, pursuant to the 2002 General Plan guidelines, require an additional 6,345 square feet of police station space, which is accommodated by the current 151,262 square feet surplusage.

Library

There are no enunciated standards for a finding of adequacy for library facilities, however, the WCCP Study identifies a library as an appropriate use in the central urban core area, the exact location of which will be identified in the revised Westphalia Sector Plan.

Schools

The proposed development is estimated to generate 355 elementary school students, 89 middle school students and 177 high school students. The new Dr. Henry A. Wise High School will accommodate the 177 high school students to be generated by this Application and the Applicant is proposing to dedicate ten (10) acre elementary school site and a 20 acre middle school site to accommodate the elementary and middle school students. As the Board of Education has advised the Technical Staff that a 10 (ten) usable acres and 20 usable acres are necessary for these schools, and the Applicant's proposal potentially includes flood plan, stormwater management area, tree preservation and other environmental consideration, the final determination of the actual location and size of the land to be dedicated will be made at the time of CDP approval.

Trails

The Basic Plan provides hiker/biker and equestrian trails and sidewalks that interconnect with Marlboro Pike and other trails on adjoining properties. Trails will be both hard surface and pervious surface where required for environmental reasons.

Parks and Recreation

The major issue generated by this Application concerns the amount of parkland to be dedicated. The Department of Parks and Recreation's staff, M-NCPPC, finds that the demand for public parkland will only grow with the extensive residential development (38,550 new residents) in this area. Planning Area 78 (in which the subject property is located) is currently ranked as in high need for public parkland and for public recreational facilities such as football, soccer and baseball fields, basketball courts, playgrounds and picnic areas. The WCCP recommends 578 acres of local parkland for the entire WCCP Study area.

The Department of Natural Resources (DNR) analyzed Woodside Village (the instant Applicant) and Smith Home Farms, evaluating the public recreational package and benefit features of the two (2) projects, which are similar in scope and location and are codependent and support each other with regard to public facilities such as schools, roads, park and recreation, as follows:

- The Smith Home Farms is 723 acres in size. The Applicant dedicated a total 148 acres of open space for the central park and Cabin Branch stream valley park, of which 75 acres are developable for active recreation. The Applicant proposes an extensive package of private recreational facilities on HOA land. In addition, the

Smith Home Farms developer has agreed to make a monetary contribution or provide in-kind services totaling $2,500-3,500 per dwelling unit into a "park club".

- The Woodside Village project area is 370 acres in size and the Applicant proposes to dedicate 26 acres of open space for the central park and Cabin Branch stream valley park, of which only 20 acres are developable for active recreation. The Woodside Village developer proposes to develop the dedicated parkland. The Applicant shows three soccer fields, four softball fields, and six tennis courts on dedicated parkland. The proposed layout shown on the plan is conceptual, with no consideration made for slopes, setbacks, layout, need for SWM facilities, parking lots and other development infrastructures. Further, DPR staff believes that these recreational facilities cannot be accommodated on the proposed park parcel.

Based on the above analysis of the two projects, DPR Staff "...finds that the proposed parkland dedication and recreational facilities package within Woodside Village does not measure up to the recreational facilities package proposed within the Smith Home Farms development. DPR staff further believes that the conditions of approval applied to Smith Home Farms should also be used for the Woodside Village rezoning application."

The DPR Staff concludes that the proposal has not demonstrated compliance with the goals, concepts, and guidelines of the WCCP Study in terms of public parks and recreational facilities. The DPR Staff cites Council Resolution CR-5-2006, wherein the District Council stated that the development vision and issues of the WCCP Study shall constitute the goals, concepts and guidelines for preparation of the preliminary plan and SMA. DPR Staff finds that to satisfy the WCCP Study recommendations and General Plan objectives regarding the recreational needs for Woodside Village, the Applicant should dedicate 63 acres of parkland, including 56 acres of developable land suitable for active recreation, and convey the Cabin Branch Stream Valley to M-NCPPC as shown on DPR Exhibit "A." DPR staff is also requesting the Applicant provide an amount similar to that required of the Smith Home Farms development, $2,500 to $3,500 per dwelling unit. The fund should be used for the development, operation and maintenance of the central park.

The WCCP Study envisions a centrally located urban park in the heart of Westphalia study area similar to Grant Park in Chicago and Central Park in New York City. Central Park in New York City contains 843 acres and Grant Park in Chicago 319 acres of parkland. DPR Staff believes that the land provided for this Westphalia urban park from these two projects Smith Home Farms and Woodside Village would be the ultimate acreage available for the central park. Currently, only 148 acres will be dedicated from the Smith Home Farm development. To achieve the goal of the WCCP Study, DPR staff believes that a larger public parkland contribution is needed than proposed by the Applicant." However, the Technical Staff cannot find any reference within the WCCP Study to a stated public open space acreage requirement for the subject property.

The development vision of the WCCP Study addresses the needs of the larger and more urban community. The WCCP Study proposes 400 acres for the central park and Cabin Branch stream valley park. The central park shown on the plan is approximately 210 acres in size and is located within the Smith Home Farms and Woodside Village projects. This park is planned as a major recreational component and focal point for the entire Westphalia region

Water and Sewerage Facility

There is adequate sewerage capacity and connections will be needed to both water and sewerage lines to adjacent properties.

(8) Section 27-195(b)(1)(E) states:

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

The Basic Plan was prepared using the subject property natural features to design a curvilinear relationship between the road network, lotting patterns, and open space. Environmental impacts have been minimized except for limited disturbance at road crossings and utility outfalls. There is an intricate system of roads interconnecting developed areas without impacting sensitive areas. This Basic Plan is designed in accordance with the pertinent environmental goals and guidelines contained in the Master Plan.

The Historic Sites and Districts Plan 1981 and 1982 identifies the Dunblane Site and Cemetery (Historic Reserve 78-010) (an eighteenth century plantation) on the subject property, requiring the conducting of a Phase I archeological investigation. Additionally, Westphalia Road is a historic road between D'Arcy and Ritchie Marlboro Roads, and any roadway improvement plans must ensure that all scenic and historic features are properly located and resolved.

(9) Section 27-195(b)(2) states:

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

The Applicant does not anticipate a construction schedule beyond six (6) years, however, the Urban Design Section, M-NCPPC recommends that the Applicant submit with the CDP a phasing

plan to ensure that necessary infrastructure and amenities are in place to support each phase of the development including recreation facilities.

(10) The Applicant must further the purposes of the R-M Zone, §27-507(a), as follows:

(a) The purposes of the R-M Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, or public urban renewal plans;

(11) The instant Application satisfies this criteria in that the Basic Plan meets the Master Plan principles and guidelines that address the design and physical development of the subject property while providing public benefit features above and beyond those anticipated in the Master Plan in return for increased density. A maximum 11% density increase is permitted as proposed by the Applicant.

(12) Section 27-507(a)(2) states:

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans) can serve as the criteria for judging individual physical development proposals.

The instant Application was analyzed and found constant with the 1994 Master Plan and the 2002 General Plan and the WCCP Study.

(13) Section 27-507(a)(3) states:

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

The instant Application is part of an integrated planned community envisioned by the 1994 Master Plan and affirmed by the 2005 WCCP Study. As development of the instant Application proceeds, care must be taken to coordinate public facilities with the Smith Home Farm development.

(14) Section 27-507(a)(4) states:

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

The Basic Plan provides several public amenities and facilities that are not required by the 1994 Melwood-Westphalia Master Plan. These additional amenities and facilities are proposed to support the level of development recommended in the WCCP Study (e.g., two proposed park/school

sites, a large central park, and an indoor recreational facility). The Applicant recognizes that the Basic Plan is part of the larger planned community that will eventually contain a police substation, library, public schools, and other public facilities. The Basic Plan text (pp. 80-81) states: "To the extent necessary, the Applicant, along with adjacent Land Owners who make up the New Town, will privately contribute to the construction of public facilities not currently provided in the Basic Plan or County Capital Improvement Program.

(15) Section 27-507(a)(5) states:

(5) Encourage and stimulate balanced land development; and

The Basic Plan proposes land use relationships in line with the physical development recommendations of the Master Plan, while providing several residential housing products including detached, attached and condominium units. By integrating the development and transportation system with the goal of preserving sensitive environmental features, the proposal will further the last purpose of the R-M Zone, to improve the overall quality of residential environments in the Regional District.

RECOMMENDATION

Approval of A-9973 with the following Conditions:

1. The following development data and conditions of approval shall be printed on the face of a revised Basic Plan prior to approval by the Zoning Hearing Examiner:

DEVELOPMENT DATA:

Total area	370.3 acres
Land in the 100 year floodplain	15.69 acres
Adjusted gross area: (370.3 less half the floodplain)	362.5 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)	1,305 dwellings
Maximum residential density (5.8 du/ac)	2,103 dwellings
Approved Land Use Types and Quantities:	
Residential: 362.5 adjusted gross acres @ 3.8-4.0 du/ac	1,377-1,450 dwellings
Number of the units above the base density:	72-145 dwellings
Permanent open space: (31 percent of total site area)	116 acres
Public active open space: (parkland and school sites)	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

2. Prior to approval of the Basic Plan the Applicant shall revise the Basic Plan to provide the following:

   a. Eliminate the cul-de-sac streets on the Case property that stretch out of the subject site boundary into the Smith Home Farms property, and terminate the cul-de-sac within the subject property.

   b. Show one (1) primary street connection between the subject property and the adjacent W. Bean property to the east.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

   a. The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road alignments shall conform to road alignments in all other adjacent approved subdivisions.

   b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the Applicant along Master Plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of Preliminary Plan of Subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

   c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the Comprehensive Design Plan shall conform to all other adjacent approved subdivisions.

   d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

   e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding land use pattern and to preserve a rural character as recommended in the WCCP Study.

   f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any

roadways, which are classified as collector and above, they should be accessed through an alley.

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot wide sidepath or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

j. The Applicant, his heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be between $2,500 to $3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station

(2) Library

(3) Police facility

(4) Middle school

(5) Elementary school

o. Submit a signed Natural Resources Inventory (NRI) with the Comprehensive Design Plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland

(2) Concentrate priority areas for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the Master Plan recommendations for the planned community.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

u. Complete a Phase I archeological investigation report and submit to the Historic Preservation staff for approval.

At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.

b. Submit Hydraulic Planning Analysis to WSSC to address access to adequate water storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

PGCPB No. 06-112 File No. A-9973

R E S O L U T I O N

WHEREAS, the Prince George=s County Planning Board has reviewed Zoning Map Amendment Petition No. A-9973, Woodside Village requesting rezoning from the R-A (Rural Agriculture) Zone to the R-M (Residential Medium Development) Comprehensive Design Zone in accordance with Subtitle 27 of the Prince George=s County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on May 11, 2006, the Prince George's County Planning Board finds:

A. **Location and Field Inspection:** The 370.3-acre subject property has approximately 4,500 feet of frontage along the south side of Westphalia Road, approximately one-third mile southwest of its intersection with Ritchie Marlboro Road, and opposite the Westphalia Woods Subdivision. The property is hatchet-shaped and comprises four contiguous parcels ranging in size from 63 to 149 acres: Parcel 5 (Yergat); Parcel 14 (A. Bean); Parcel 19 (Case); and Parcel 42 (Suit) on Tax Map 82. A rectangular shaped property wedges into the site from Westphalia Road and divides the frontage into two parts. The property is adjacent to the Smith Home Farms project to the west and Marlboro Ridge (Villages of Clagett Farm) to the east. The southern boundary is the Cabin Branch stream.

A certified nonconforming use (CNU 6730-88-U) for a trash hauling operation exists on the western-most portion of the subject property on Parcel 19 (Case property), operating under the name PG Trash. The remainder of the subject property contains agricultural fields, a few barns, and a dwelling.

B. **History:** The 1994 *Melwood-Westphalia Approved Master Plan and Sectional Map Amendment* (SMA) retained the property in the R-A (Residential-Agricultural) Zone. The R-A Zone is intended to be a holding zone for the majority of the subject property until the area is developed in accordance with the master plan's designated "planned community" and comprehensive design zone recommendations.

C. **Master Plan Recommendation:**

1. **2002 General Plan**: This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Growth policies in the Developing Tier encourage compact residential neighborhood design and limit commercial uses to designated centers, preserve and enhance environmental features and green infrastructure elements, provide as many multimodal transportation options as feasible, and provide public facilities to support the planned development pattern.

2. **1994 Approved Master Plan and Sectional Map Amendment (SMA) for Melwood and Westphalia (Planning Areas 77 and 78)**: The master plan shows the subject property within the South Westphalia community. All except the 63-acre A. Bean portion (Parcel 14) is within a 1,300-acre rural area recommended for a "planned community." A

proposed stream valley park is recommended along Cabin Branch. There are no public facilities recommended on the subject property, other than improvements to Westphalia Road and Dower House Road extended. The 1994 SMA placed the property in the R-A Zone.

Several design principles are recommended by the plan to guide implementation of the planned community concept. Several residential, open space and general guidelines to direct the physical form of development are provided (pp. 68 and 69). Implementation of the planned community is envisioned through use of several different comprehensive design zones that correspond to the density levels shown on the master plan's "conceptual planned community" map, and described in Table 8 of the master plan (p. 67). We emphasize that these density levels are not intended to be property specific because they are graphically rendered as a series of concentric rings to convey diminishing densities as distance from planned activity centers increases. The master plan's "planned community" recommendations are:

- [A planned community shall be] comprehensively planned with a balanced mix of residential, commercial, recreational and public uses and include public gathering places for residents to participate in community activities.

- [It shall provide] a variety of lot sizes and dwelling types to ensure housing for a broad spectrum of incomes, ages and family structures.

- [It shall have] a distinct physical identity, expressed through a coherent and compact land plan, consistent treatment of common design elements such as streetscape and signage, and emphasis on the public realm.

- [It shall promote] a form of development that facilitates the most efficient use of costly public infrastructure.

- [It shall provide] development on a human scale with strong community identity based on a shared, coherent, physical, economic, social and cultural environment.

- [It shall] link proximate land uses with trails, sidewalks and paths.

On January 17, 2006, the District Council initiated a sector plan amendment to the 1994 master plan and a concurrent SMA, including an amendment to the 2002 General Plan (Council Resolution CR-5-2006). The amendment will establish goals, policies and strategies to guide orderly development of a planned community recommended in the October 2005 *Westphalia Comprehensive Concept Plan* study (WCCP Study). The resolution states: "The goals of the sector plan are to recommend land use, zoning, and design guidelines that will establish a foundation for new real estate and economic development…The [WCCP Study] shall constitute the goals, concepts and guidelines for preparation of the preliminary sector plan and SMA…[and] the land use and public facility recommendations of the [WCCP Study] shall be the basis for publication of the preliminary sector plan and SMA…."

3. **2005 *Westphalia Comprehensive Concept Plan* (WCCP Study)**: The Urban Design Section indicates (March 20, 2006 memorandum) that the 2005 *Westphalia Comprehensive Concept Plan* (WCCP Study) produced a comprehensive land use vision for the Westphalia study area that is consistent with the 2002 General Plan. On January 10, 2006, the District Council endorsed the WCCP Study, which provides specific land use and density guidance to the subject application.

The purpose of the WCCP Study is stated in its executive summary.

> "The purpose of the Plan is to supplement M-NCPPC planning for the 6,000 acre Westphalia area, Councilmanic District 6. This plan refines policies established by the 2002 General Plan and the 1994 Melwood-Westphalia plan. Its major goal is to provide an updated vision, coordination and detailed guidance for several major developments that have begun to create the long planned Westphalia Community Center."
>
> "This document is consistent with the 2002 General Plan and the intent of the 1994 Melwood-Westphalia plan. It serves as a supplement to the adopted area plan. It will be used by the M-NCPPC to review and approve zoning and development applications and permits as well as to guide funding and implementation of public infrastructure improvements within the study area."

The WCCP Study was authorized by the County Council who directed the hiring of independent consultants to assist county staff in conducting community workshops and developing an agreed upon comprehensive concept for reviewing several comprehensive design zone applications in the context of implementing the master plan's planned community. The WCCP Study was developed through an extensive design and consensus-building process over a four-month period in 2005. The process included five well-attended community meetings/charrettes, a comprehensive visual preference survey, and a community survey. The study included the subject property and the applicant actively participated in its development. The applicant uses the study as the primary rationale for justifying this application.

Technically, the 2005 WCCP is a "study" because, at the time of its publication, it had not been subjected to the requirements for the adoption and approval of a master plan. Section 27-140 of the Zoning Ordinance states that studies, "…which have not been subjected to the requirements for the adoption and approval of a master plan, shall not be used as a basis for approval or disapproval of zoning cases." However, as stated above, the District Council initiated a sector plan amendment and concurrent SMA that uses the WCCP's development vision, issues, and public involvement process as prerequisites for preparing the preliminary sector plan. These prerequisites consist of goals, concepts, guidelines and a public participation process. Therefore, the WCCP's development vision, issues, goals, concepts and guidelines can be viewed as constituting the preliminary plan in progress.

Section 27-140 also allows the Planning Board to consider preliminary master plan

recommendations, prior to Council approval of the plan, provided the plan and SMA are prepared in accordance with the concurrent plan/SMA provisions of Section 27-225.01.05; which is the process being followed for the Westphalia sector plan amendment and SMA. While the preliminary sector plan and SMA are in progress, it is permissible to consider factual and empirical evidence contained in the WCCP Study.

In the context of the WCCP Study, the Urban Design Section indicates that: "the subject site has been retained in the outer fringe residential area…that consists of approximately 3,488 acres of land and about 1,597 acres are for public uses including streets and other uses. Approximately 7,677 out of the total 15,301 dwelling units for the Westphalia area have been allocated in the outer fringe residential area. The density for the outer fringe area is 4.06 dwelling units per acre, which is very close to the minimum density (4 dwelling units per acre) as recommended for the edge area in the General Plan. The subject application requests a density range of 3.8 to 4.0 residential dwelling units per gross acre and dwelling units of a minimum 1,377 and a maximum 1,450. With a total of 370.3 acre of the proposed development, the allowable dwelling units for the subject site pursuant to the [WCCP Study] is a maximum 1,503. The requested land use as residential development and the requested density of 3.8 to 4.0 dwelling units per gross acre in the subject application are within the allowable limits established by the 2005 WCCP Study."

Staff notes that the published October 2005, WCCP does not account for the complete development of the subject property. The applicant explains (February 24, 2006 letter) that Appendix V (Land Use Development Estimates) of the WCCP Study unintentionally excluded a portion of the subject property (Parcel 42 or Land Bay 10), referred to as the Suit property (148.7 acres and 592 dwellings), from the density calculations. Therefore, by inserting the Suit development factors back into the Land Use Density Estimates table, the overall density for the Outer Fringe Area is 4.06 dwellings per acre. This density excludes the 1,597 acres that are proposed for "public uses" in the outer fringe area as described on Page 11 of the WCCP Study. The outer fringe area is shown containing 7,677 dwelling units on 3,488 gross acres (pp. 10/11), with 1,597 of these acres devoted to open space.

D. **Request:** The application seeks rezoning from the R-A (Rural Agricultural) Zone to the R-M (Residential Medium Development) Comprehensive Design Zone (3.6 to 5.8 dwellings per acre). The basic plan and accompanying basic plan submission text propose a density of between 3.8 to 4.0 dwellings per net acre in conformance with the recommendations of the WCCP Study.

The applicant states: "The vision for Woodside Village is to compliment and harmonize with the other villages of the New Town of Westphalia, but at the same time create a sense of its own unique character and charm…. The Village will represent an upscale luxury community which will serve as an appropriate transition and linkage between the Smith Home Farms and Marlboro Ridge Villages." The applicant also states the following purposes for the application:

a. "To facilitate the future development of the planned Westphalia New Town as envisioned by the Westphalia CCP Study to include the following:

- "The completion of master plan road connections that are crucial to the

development of the entire New Town

- "To provide a diversity of housing types to address local and regional demand
- "To master plan and dedicate two school sites as recommended by the Westphalia CCP, to serve the new development and the surrounding areas."

b. "To provide an expanding economic base for Prince George's County that will foster economic development within the County and State of Maryland."

DEVELOPMENT DATA

The proposed basic plan and/or text reflects the following land use types and quantities:

Total area	370.3 acres
Land in the 100 year floodplain	15.69 acres
Adjusted gross area: (370.3 less half the floodplain)	362.5 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)	1,305 dwellings
Maximum residential density (5.8 du/ac)	2,103 dwellings
Proposed Land Use Types and Quantities:	
Residential: 362.5 adjusted gross acres @ 3.8-4.0 du/ac	1,377-1,450 dwellings
Number of the units above the base density:	73-145 dwellings
Permanent open space: (31 percent of total site area)	116 acres
Public active open space: (parkland and school sites)	26.0 acres parkland 10.0 acres elementary school 20.0 acres middle school
Private Open Space (homeowner association and other)	60 acres

The R-M density range (3.6 to 5.8), will allow between 1,305 to 2,103 dwelling units. The proposed density (3.8 to 4.0) yields between 1,377 to 1,450 dwellings, or 653 dwellings less than the maximum permitted in the R-M Zone.

Staff notes that the amended basic plan (February 27, 2006) indicates a discrepancy in the amount of total open space measured (135.2 acres) and the total listed in the legend (124.83 acres). Prior to approval of the basic plan by the Zoning Hearing Examiner, the applicant must correct the acreage discrepancy. Also the basic plan legend indicates a different range of dwelling types between 1,121 and 1,821 units that equate to a density of 3.03 to 4.92 dwellings per acre, including single-family detached dwellings (232 to 732 units); townhouse dwellings (599 to 799 units), and condominium dwellings (190 to 290 units). The applicant indicated in a telephone conversation on February 28, 2006, regarding this discrepancy, that the proposed density will not exceed 4.0 dwellings per acre. It was explained that the range of units shown in the basic plan legend are for illustrative purposes only and do not necessarily tie down the exact number of each unit type because this will be done during review of the comprehensive design plan.

BASIC PLAN CONCEPTUAL DESIGN FEATURES

Site conditions: Forested land comprises approximately 98 acres of the subject property primarily along the stream channels and in areas to the south. The site is generally hilly with many areas containing slopes of 15 to greater than 25 percent. These slope areas are not limited to forested areas and are located throughout the site with concentrations along the stream channels. Approximately 1.2 acres of wetlands exist. The remainder of the property contains agricultural fields.

General layout: Woodside Village is proposed as one of several residential villages that will comprise the "New Town of Westphalia", as recommended in the 2005 WCCP Study. The revised basic plan (submitted on February 27, 2006) shows higher density condominiums concentrated adjacent to a central park with attached units located nearby and along the proposed main access roads (C-631) and portions of the Westphalia Road frontage (Exhibit 1). Various single-family detached units are located along proposed road C-632, adjacent to adjoining properties or open space. In the case of the adjoining Marlboro Ridge project, the proposal maintains continuity in street, block, and lot layout. Three roadways extend south and are intended to (but do not) link with the roadways on the Smith Home Farms site. Direct street and sidewalk connections are also planned to link with the W. Bean parcel, adjacent to the east.

The stream valley open space and a planned central open space divide the development into roughly four sections. These sections are linked together by a 56-acre open space, inclusive of a 26-acre central park and adjacent 30-acre academic campus proposed for an elementary and middle school. The applicant indicates 45 acres of preserved stream valley parks radiate out to connect the three neighborhoods. The Urban Design Section notes that the parkland on the subject property, along with approximately 75 acres of parkland on the adjacent Smith Home Farms site, will constitute the grand central park of the Westphalia area, as envisioned in the WCCP Study.

Each neighborhood is designed to be within a 20-minute walk from the central park and academic campus. Most lots are within a 500-foot radius of a green open space except for lots on portions of the Case parcel. The Urban Design Section indicates that a neighborhood open space should be preserved in the middle of the grid streets in the Case section.

The pedestrian and road connections, including the stream valley parks, are proposed to knit Woodside Village together with the applicant's adjacent equestrian-themed community of Marlboro Ridge. Three roadways are shown extending south, attempting to link with the roadways on the Smith Home Farms site. The applicant also proposes to support the concept of a community-wide Westphalia central sports complex and actively work with surrounding developers to create a comprehensive recreational program for the consolidation of the facility, develop architectural designs for the center, and arrive at a financial formula to fairly allocate costs to all land developers and builders in the 6,000 acre WCCP Study area.

The basic plan shows a general layout and access points that are consistent with the final preferred land use option of the WCCP Study. Initial access to Woodside Village will be from Westphalia Road (C-626) and from internal road connections to the planned recreation

community of Marlboro Ridge to the east. Seven access roads intersect with Westphalia Road. Other future access is proposed via an extension of Suitland Parkway as collector road (C-631), providing primary access to the proposed school sites and the central park. The applicant proposes development of C-631 as a tree-lined urban boulevard with substantial setbacks and no direct driveway access. The applicant also proposes a new north-south connector across the Cabin Branch to the Smith Home Farms property for extension to the Westphalia Urban Core. It is noted that this north-south connector is shown as collector road (C-632) in the 2005 WCCP Study. Eight-foot-wide hiker/biker trails are proposed parallel to the alignments of Westphalia Road, C-631, and the north-south connector road.

E. **Neighborhood and Surrounding Uses:** The applicant appears to have adopted the general neighborhood identified in the 1994 *Melwood-Westphalia Approved Master Plan and Sectional Map Amendment*, extending from north of MD 4 to Westphalia Road. The master plan identifies this area, including most of the subject property, as "the last opportunity at a location adjacent to the Capital Beltway to build a cohesive planned community." Staff has extended the neighborhood boundary to be coterminous with those accepted in the Smith Home Farms rezoning application (A-9965 and A-9966), and used in the 2005 WCCP. The neighborhood contains approximately 6,000 acres and is bounded by:

North and East—Ritchie Marlboro Road
South—Pennsylvania Avenue (MD 4)
West—Capital Beltway (I-495)

The neighborhood is rural in the vicinity of the subject property. However adjacent properties have been approved for or are proposing substantial development as indicated in the WCCP Study. The adjacent Smith Home Farms planned community forms another residential village that will comprise the New Town of Westphalia. It has recently been rezoned to the R-M and L-A-C (Local Activity Center) Comprehensive Design Zones to allow 3,243 dwellings. The approved Marlboro Ridge equestrian-themed planned community will contain 1,058 single-family dwellings in the R-R (Rural Residential) Zone. There is one parcel adjacent to the east of Woodside Village that is not currently proposed for development (W. Bean property) in the R-A Zone.

F. **Zoning Requirements: Section 27-195(b) provides that prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:**

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Plan map, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties; or

(ii) The principles and guidelines described in the Plan (including the text) with

respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses.

Applicant's Position: The applicant has evaluated the proposal against the applicable master plan, General Plan and the WCCP Study. They acknowledge that the 1994 Melwood-Westphalia master plan recommends the use of comprehensive design zones (R-L and R-S Zones), including retention of R-A zoning outside of the area designated for the planned community (A. Bean parcel). However, they suggest the master plan recommendations are outdated because of subsequent policy changes and because the 2002 General Plan significantly changes the guiding principles and values reflected in the 1994 master plan. They acknowledge that the request increases densities over those recommended in the master plan in order to "…compensate for the high percentage of preserved stream valleys and nature areas and yet still provide villages compact enough to encourage pedestrian use, future public transportation and a diversity of housing types." The applicant cites several policy changes since the 1994 master plan and 1982 General Plan in support of higher density. These changes include:

- Operational changes to the road and transit systems (completion of Metro to Largo; completion of Beltway interchanges at Ritchie Marlboro Road and Arena Drive; and the preclusion of the extension of arterial A-37 beyond Ritchie-Marlboro Road). Staff notes that all but the Arena Drive interchange was envisioned by the 1994 master plan and the 1982 General Plan. The extension of A-37 is still planned to Ritchie-Marlboro Road.

- New environmental regulations related to preserving sensitive environmental features, conserving forestland, and providing open space linkages in accordance with the Green Infrastructure Plan. The applicant believes these changes "prevent the development of the future planned community in the concentric circle pattern recommended in the 1994 Master Plan."

- New General Plan policies supporting smart growth; increased densities in Centers and Corridors, in which the applicant suggests the subject property is located; and emphasis on quality housing. The applicant suggests the 2002 General Plan contradicts and amends sections of the 1994 master plan related to centers, corridors, quality housing and smart growth.

The applicant indicates the basic plan was designed in accordance with master plan guidelines to decrease density as distance from the planned community center increases. They believe the basic plan conforms to General Plan guidelines that support a density of 4.0 dwellings per acre on the "edge" of the planned community center, including the WCCP Study recommendations for 4.0 units per acre on the subject property.

Staff Comment: The Community Planning staff (December 22, 2005, memorandum) finds that the application is not inconsistent with the above mentioned 2002 General Plan Development Pattern policies for the Developing Tier. The General Plan shows the location for the Westphalia Community Center near Pennsylvania Avenue (MD 4) on the site of the Presidential Corporate Center, and designates MD 4 as a corridor. The General Plan defines center cores as generally having a radius of one-quarter to one-third mile walking distance from a transit stop or station, while center edges are an additional one-quarter to one-third mile beyond the center core.

Residential densities for community center "edge" areas are between 4 to 20 dwellings per gross acre. By specific measurement of the General Plan graphic, the subject site is beyond the "edge" by about a mile and half, according to the Urban Design staff (March 20, 2006 memorandum). However, the location of the subject site at the edge of the Westphalia planned community is compatible with the minimum edge densities suggested by the General Plan.

The 1994 master plan indicates three levels of density for the subject property that are described in Table 8. The R-L (0.5 to 1.5) Zone is appropriate to implement the larger area in the "Transitional-Suburban Planned Community" portion of the community located south of Westphalia Road (approximately 158 acres). The R-S (1.6 to 2.6) Zone is appropriate to implement the smaller "Low-Suburban Planned Community" portion located in the southern portion of the Suit property nearest Cabin Branch. The third area, located outside the designated "Planned Community" (the 63-acre A. Bean parcel), falls within the Large Lot/Alternative Low Density area where the R-L Zone at a density of 0.5 to 0.9 units per acre is appropriate. The overall densities suggested by the master plan yield approximately 600 dwelling units while the proposed basic plan yields a maximum 1,450 dwellings. However, the applicant's requested density of 1,450 dwellings is approximately 650 units less than the maximum permitted in the R -M Zone.

The Community Planning staff finds (November 22, 2005, memorandum) that the basic plan is not in strict conformance with the master plan because the proposed densities are higher than those recommended and the transportation network alignments have been changed somewhat from those in the master plan. Notwithstanding this finding, staff agrees that the request, with the conditions recommended in the Conclusion section of this technical staff report, is in conformance with the principles and guidelines of the 1994 Melwood-Westphalia master plan text that address the design and physical development of the property. These principles provide for a general gradient of densities and relationship between land uses that fits the master plan's vision for a planned community. Staff finds that the overall element, spirit, and intent of the basic plan, with a maximum density of 4.0 dwellings per acre, can be considered to be in conformance with master plan principles and design guidelines for development of a planned community in this area.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.

Staff Comment: There are no retail commercial uses proposed for this site.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which 100 percent of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plan, or urban renewal plans.

APPLICANT'S POSITION: The applicant proposes to implement the master plan's transportation goals and guidelines to provide an efficient transportation system that minimizes impacts on environmental features by slightly modifying alignments where necessary, while ensuring that required facilities are provided and built. The applicant commits to providing full rights-of-way and building their portion of Suitland Parkway extended (C-631) that will form the backbone of the road/street/sidewalk network, a new north/south connector road across Cabin Branch to the Smith Home Farms property and will provide full right-of-way and upgrading of its section of Westphalia Road. The extension of Suitland Parkway (C-631) will be designed as a tree-lined boulevard with double rows of street trees, sidewalks and parallel parking. Other road connections recommended in the WCCP will be provided and built by the applicant. These connections include realignment of one road in the previously approved Marlboro Ridge to connect to the relocated Westphalia Town Center and a southern connector from the central park to the town center. Wherever possible, a continuous street grid and alleyways are incorporated. The applicant will also provide public bus stops to allow integration of WMATA and county bus service to the community. In addition, the applicant will participate with other landowners to establish a new town commuters hotline on its community bulletin board to facilitate carpool opportunities.

Staff Comment: The basic plan does not conform to the road alignments recently approved or proposed in other communities being developed as part of the master plan's planned community or WCCP Study. The alignments for several roads in the adjacent Smith Home Farms Preliminary Plan of Subdivision (4-05080) do not match alignments shown on this basic plan. Also, a cul-de-sac, extending from Parcel 19 (Case property) on the subject site into Parcel 219 in Smith Home Farms is shown for a stormwater management pond in the Smith Home Farms preliminary plan. These issues must be resolved at the time of CDP review.

The Transportation Planning Section staff (March 27, 2006 memorandum) finds that "…the existing transportation facilities and those to be provided by the applicant will be adequate to carry anticipated traffic generated by the development based on the maximum proposed density [4.0 dwellings per acre]. Furthermore, [if the application is approved with conditions] the uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved area master plan, in accordance with Section 27-195…." The recommended conditions are in the Conclusion section of this technical staff report. The following findings are extracted from the March 27, 2006, memorandum:

"The applicant has not submitted a formal traffic study with this application. It is anticipated that future comprehensive design plan and preliminary plan of subdivision applications will be accompanied by a traffic study that will examine the site impact at the following existing intersections:

"• MD 4 and Westphalia Road/Old Marlboro Pike (signalized)
"• MD 4 and Suitland Parkway/Presidential Parkway (signalized)
"• Westphalia Road and Sansbury Road/Mellwood Road (unsignalized)
"• Westphalia Road and Ritchie Marlboro Road (unsignalized)
"• Ritchie Marlboro Road and White House Road (signalized)
"• Ritchie Marlboro Road and Sansbury Road (signalized)"

"The proposal is estimated to generate (assuming a mix of 60 percent single-family, 30 percent townhouse, and 10 percent condominium) 1,031 AM (206 in, 825 out) and 1,216 PM (795 in, 421 out) peak-hour vehicle trips."

"The following observations have been made regarding other applications in the area:

"1. The Ritchie Marlboro Road intersections with Sansbury Road and White House Road are operating at LOS C or better in both peak hours in consideration of existing traffic and traffic generated by other approved developments. Nonetheless, both intersections should be studied in the future to ensure that both operate adequately with the buildout of the subject property.

"2. The two unsignalized intersections along Westphalia Road (Sansbury/Mellwood and Ritchie Marlboro Roads) will not operate acceptably as unsignalized intersections in consideration of existing traffic and traffic generated by other approved developments. Future traffic analyses should consider signalization at both locations, but must also first give consideration to physical improvements to each leg as a means of improving operations both before and after signalization.

"3. Several master plan roadways cross the site and lead traffic from the site to the regional highway network. As the review process continues, it must be determined that these roadways are constructed to adequately serve traffic and that the necessary traffic controls are installed. Therefore, at the time of comprehensive design plan, the plan must be reviewed by transportation staff in order to determine major intersections within and near the site for study at the time of preliminary plan.

"4. Other traffic studies done in the vicinity have determined that it is essential that MD 4 be upgraded to a controlled access facility in the area of the subject site. It is essential to note that the MD 4/Suitland Parkway intersection is currently programmed for construction in the State Consolidated Transportation Program (CTP) for reconstruction as an interchange. Other sites have recommended that a public/private partnership be formed wherein developers would construct the MD 4/Westphalia Road interchange as a condition of approval of their plans. The materials provided with this application have given no such proffer, nor do they provide any consideration of the potential impact of this site on MD 4. An assurance of funding for the major intersections along MD 4 would be a major part of the overall determination of adequacy in accordance with Section 27-195. Therefore, a condition will be written to ensure funding of major transportation facilities along MD 4."

"This abbreviated traffic analysis is provided for purposes of establishing a record and allowing comment upon the scope of future studies as a part of this process. If the zoning is granted, detailed transportation conditions will be imposed at the time of the comprehensive design plan (CDP) and the preliminary plan applications. It is anticipated, with a condition to require construction of the MD 4/Westphalia Road interchange and other conditions that may be imposed at the time of CDP, sufficient evidence exists to show that the transportation system as exists, with improvements to be funded and constructed by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density."

"Master Plan Impacts and Plan Comments"

As part of the WCCP Study, land use "…recommendations were tested with an independent traffic analysis based upon the operation of links, or sections of roadway (either existing or planned) within the study area. The plan proposes a modified roadway system in consideration of planned development patterns, current environmental constraints, and the intent to provide transit-oriented development within a core area with proposed future rail transit service."

"Within the Developing Tier, all links are planned to operate at a volume-to-capacity ratio (V/C) of 0.80 or better. The V/C is a measure of the degree of congestion along a roadway link, and a value of 0.80 is equivalent to a Level-of-Service (LOS) D. The traffic analysis done for the [WCCP Study] dated August 31, 2005, included the following:

"1. The master plan network (existing roadways plus proposals on the 1994 Melwood-Westphalia master plan) was used to establish a future base case within the study area. This base case assumed no development within the study area.

"2. The land uses on the approved 1994 master plan were added to the network. These land uses would have added approximately 135,000 daily vehicle trips to the network. It was determined that all links within the study area would operate at a V/C of 0.80 or better.

"3. A revised roadway concept within the study area was developed in consideration of planned development patterns, current environmental constraints, and the intent to provide transit-oriented development within a core area with proposed future rail transit service. The base traffic volumes shown in (2) above were then assigned or reassigned to this revised network to provide a base for the proposed plan.

"4. Land uses were developed in consideration of current General Plan policies as well as planned development patterns. These land uses were then added to the revised roadway concept described in (3) above. These proposed land uses are estimated to add approximately 239,500 daily vehicle trips to the network. In discussions, it was determined that trips within the core area of the study area would be decreased by 25 percent to account for the improved availability of transit and the ability for residents to live, work, and shop within a walkable community.

"5. Lane recommendations were assigned to each link to create a plan recommendation. It was determined that most links within the study area would operate at a V/C of 0.80 or better. The exceptions included several links within or adjacent to the core area that could eventually become a designated center and be subject to a higher V/C. Another link was identified to potentially become eight lanes under the 1994 master plan.

"6. For the subject site, the August 31, 2005, study has been reviewed in detail to ensure that the request conforms to the analysis. The original study did not include full buildout for the proposal on the subject property, and has been modified by the applicant. Appendix B of the study contains the detailed sheets that were used in preparing the analysis. Particular attention is given to pages B-4, B-4A, B-5, and B-7—these sheets show the trip distributions and assignments associated with the subject property and the adjacent

Village of Clagett Farm (VCF) development (approved as Preliminary Plan 4-04080), along with the land use assumptions. The following is noted:

"a. The original Page B-4 included 529 residences, all of which were within VCF. The revised Page B-4 includes 529 residences within VCF and 592 residences within the subject site.

"b. The original page B-4A includes 529 residences, which are totally within VCF. This page was not revised.

"c. The original page B-5 includes 574 residences, which are split between the subject property and the W. Bean Property. The initial proposal for the W. Bean Property is 126 residences, leaving 448 residences within the subject property. This page was not revised.

"d. The original page B-7 includes 717 residences, which are split between the subject property and two small properties surrounded by the subject site that are not part of the application. The two small properties at their current zoning could contain a net of 4 residences, leaving 713 residences within the subject property. This page was not revised.

"e. The VCF development includes 1,058 residences and is wholly encompassed within Pages B-4 and B-4A. Those pages together total 1,650 residences, leaving 592 residences within the subject property.

"f. Only pages B-4, B-5, and B-7 include portions of the subject property, and the development within the subject property potentially shown for this site totals 1,753 residences under the revised analysis."

"The August 31, 2005, study together with the revision is being used to recommend an adequate roadway system in the area of all proposed rezoning cases in the Westphalia Planning Area. This information is currently being used to prepare recommendations for a Westphalia Sector Plan, which will eventually govern development in the area upon its approval."

"The area of this basic plan is adjacent to Westphalia Road, and dedication to collector standards along the frontage of this property in accordance with the master plan must be reflected on future plans. Two other collector roadways identified as C-631 and C-632 also traverse the site. Regarding these facilities, the following comments are offered:

"1. The plan shows C-631 as the major roadway through the site. In the draft Westphalia sector plan, this roadway has been redesignated as MC-631. Future plans must demonstrate right-of-way dedication of a minimum of 100 feet along this roadway.

"2. The plan conceptually shows townhouses fronting on C-631. Although these townhouses are designated as alley-loaded, it is recommended that discussions occur with the county Department of Public Works and Transportation (DPW&T) if this application and concept moves forward. DPW&T is averse to fronting townhouses on public streets in

general, and that agency would likely have grave concerns with maintenance of a collector facility in front of townhouses. Issues such as deliveries and guest parking must be adequately addressed before this configuration can be approved.

"3. The plan also shows C-632 along the western end of the site, traversing a north-south path between Westphalia Road and the adjacent Smith Home Farms development. In the draft Westphalia sector plan, this roadway has been redesignated as P-616. The initial plan showed this facility as a primary residential street. Initially, it was thought that a larger street would be needed, but it appears that a dedication of 60 feet will be sufficient.

"4. It is noted that the current basic plan proposal for MC-631 and P-616 does not match the most recent preliminary plan for Smith Home Farms (4-05080). Further discussions will be occurring in order to ensure that there is consistency between Smith Home Farms and the subject site regarding master plan roadway location."

"The circulation pattern for the site includes several street connections between the site and the adjacent VCF [Marlboro Ridge] development. However, that site has subdivision approval without most of the street connections shown. Will that adjacent plan be revised as it proceeds through detailed site plan review and recordation? Also, a primary street connection is shown to the south into the Smith Home Farms site. While that applicant [Smith Home Farms] has been requested by transportation staff to show that connection on their plan, such a connection has not been shown by that applicant to date. Finally, the [WCCP Study] shows several connections between the subject site and the W. Bean property to the east. None are shown on the circulation plan for the subject property even though these connections are useful for creating and enhancing vehicular and pedestrian movement, particularly to public school, recreational, and shopping facilities within the Westphalia Planning Area. It is recommended that the circulation plan be revised to show at least one such primary street connection."

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries and fire stations) will be adequate for the uses proposed.

APPLICANT'S POSITION: The applicant believes other public facilities are or will be adequate to serve the proposal. They support proposals in the WCCP Study to locate various facilities in the Westphalia urban core. They also indicate (p. 58) in reference to schools "…we support the concept of a fair financial formula equitable to all land owners based on residential units and/or commercial development approved. This formula should include all public uses on developable land."

Staff Comment: Other public facilities are generally considered to be adequate for the uses proposed as indicated in the referral replies below, except for the provision of parkland. The 1994 Melwood-Westphalia master plan identifies no existing or proposed public facilities at this location other than the Cabin Branch Stream Valley Park.

Trails

The applicant proposes hiker/biker and equestrian trails and sidewalks that interconnect with the Marlboro Ridge and other trails on adjoining properties. Trails will be both hard surface and pervious surface where required for environmental reasons.

Staff Comment: The Transportation Planning Section staff (December 12, 2005, memorandum) indicates that the 1994 master plan recommends several trails that impact the subject site. Staff analysis indicates the following and includes several recommendations included in the Conclusions section of this technical staff report to ensure integration of the trail system on the subject site with trail systems on surrounding development projects as recommended in the master plan and WCCP Study:

Staff points out that it is important to coordinate the trails and sidewalk facilities on the subject property with facilities on the adjacent Smith Home Farms and Marlboro Ridge (Clagett Farm) properties. Marlboro Ridge already has a network of trails planned on the previously approved CSP-03005 and 4-04080. This network includes the Cabin Branch Trail, as well as several trail and pedestrian connections between the Marlboro Ridge and Woodside Village. The applicant's hiker and biker trail plan shows the proposed trails for the two sites.

Staff finds that the proposed trail plan is comprehensive and utilizes available open space as trail corridors. Also, several sidepaths or trails adjacent to proposed roadways supplement the network. In general, staff supports this network as shown. However, the following is noted:

- The Sidepath (Class II Trail) along Westphalia Road should be extended for the entire length of the subject site's road frontage.

- The trail/bikeway along Suitland Parkway extended should connect to Westphalia Road, not end part way through the subject site as currently shown.

- Future development submittals should delineate M-NCPPC trails from homeowner association (HOA) trails.

- The adjacent Smith Home Farms application (CDP-0501 and 4-05080) provides a hiker-biker-equestrian trail along its Cabin Branch frontage. The WCCP Study indicates that such a trail may be desirable along both sides of Cabin Branch in some areas. However, such a trail, its location and any stream crossings should be coordinated with and approved by the Department of Parks and Recreation. A detailed analysis of the trail and pedestrian facilities will be completed at the time of CDP and SDP review.

Parks and Recreation

The major issue with this application relates to the amount of parkland proposed by the applicant and that recommended by the Department of Parks and Recreation (DPR) in their March 27, 2006, memorandum (see staff comments below). The applicant has found that in trying to provide the 63 acres of dedicated parkland requested by DPR staff, it is no longer feasible to also dedicate a minimum of 30 acres for the two school sites that are shown on the basic plan and are

recommended in the WCCP Study. The applicant, as discussed in Section 3c above, has relied on the WCCP Study recommendations as the primary rational for developing and justifying this application.

The applicant and the DPR staff have been meeting to reach a compromise whereby the applicant would dedicate 53 acres of parkland to implement the DPR concepts for the grand central park and still provide an elementary and/or a middle school. This solution, however, jeopardizes the ability to obtain dedication of both school sites at the time of subdivision. Moreover, after considering the park acreage compromise and reexamining the WCCP Study, the applicant contends that the basic plan conforms to and implements the public facility and open space recommendations shown on Modified Preferred Option WCCP Study map (page 10 of 29) and described in a table on page 21 of 29.

In an April 10, 2006, letter, the applicant notes that during the extensive WCCP Study public input process, they consistently proposed to dedicate approximately 56 acres for civic use. The applicant states: "These uses could include a variety of amenities and functions, including, but not limited to, schools and parks." The applicant contends that the requested DPR acreage, shown on Exhibit A, does not follow the recommendation and guidelines of the WCCP Study with regard to the central park and the park school sites. The applicant concludes that: "…the Parks Department, not the applicant, has failed to conform to the guidelines and recommendations with regards to the 'central park' and the location and number of school sites within the WCCP Study." The applicant believes the basic plan implements and conforms to the WCCP Study recommendations pertaining to the following:

1. The "central park" shown on the WCCP's Open Space Plan (pages 20 and 21 of 29) is reflected as open space on the basic plan. The two school sites proposed for dedication by the applicant fall all or partially within the area designated as the "central park" (page 10 of 29).

2. The location for the middle school site falls within the area designated as the WCCP's "central park."

3. The location for the elementary school site falls partially within the subject property (also on the Clagett Farm property) and is also within the area designated as the WCCP's "central park." The applicant, who is also developing the Clagett Farm property, has elected to provide the elementary school site entirely within the subject property and adjacent to the middle school site (see basic plan).

4. The table in the WCCP Study (page 21 of 29) identifies both the Woodside Village elementary school and middle school sites as: "School site[s] with additional land and recreational facilities in Central Park." The table also lists the sites as school/park sites.

5. The applicant in essence is proposing to dedicate the two school sites as part and parcel of a park/school concept that provides 10 acres for the elementary school, 20 acres for the middle school and 26 acres for their share of the WCCP Study's recommended 400-acre central park/Cabin Branch Greenway.

6. The applicant contends that the DPR acreage request and the exhibit showing which land is to be dedicated extends the "central park" boundary and acreage beyond the limits shown on the WCCP Study map (pages 20 and 21 of 29) and therefore is not in conformance with the WCCP.

Staff Comment: The Department of Parks and Recreation staff evaluated the request in the context of the General Plan, master plan, WCCP Study, and surrounding developments (March 27, 2006, memorandum) and offer the following comments and recommendations. Their comments are:

"The approved Smith Home Farms applications A-9965C and CDP-0501 were approved with provisions for the dedication of 148 acres of open space for a public central park and Cabin Branch stream valley park. The applicant for Woodside Village A-9973 proposes the dedication of 26 acres of additional parkland to be added to the planned central park.

"The approved master plan for the Melwood-Westphalia Planning Area designates the Cabin Branch stream valley as public parkland. The approved Smith Home Farms and Villages of Clagett Farm projects include the dedication of the Cabin Branch stream valley and construction of the hiker/biker and equestrian trails along the stream valley."

"The applicant's proposal includes 1,377 to 1,450 residential dwellings units. Using current occupancy statistics for single-family dwelling units, one would anticipate that the proposed development would result in a population of 3,718 to 3,915 residents in the new community."

"The General Plan establishes objectives for the provision of public parkland. They [are a] minimum of 15 acres of M-NCPPC local parkland…per 1,000 population (or equivalent amenity in terms of parks and recreation service) and 20 acres of regional, countywide and special M-NCPPC parkland per 1,000 residents."

"By applying the General Plan standards for projected population in the new community (3,718 to 3,915 residents), staff has determined that 56 acres of local and 74 acres of regional public parkland suitable for active recreation are needed to serve the proposed community. The applicant's proposal shows only 26 acres of recreational open space to be allocated for the public park. The subject development proposal falls 104 acres short. Needless to say, the proposed rezoning application does not meet the General Plan objectives for providing public parkland."

The technical staff notes that the WCCP Study only considers local parkland needs because no regional parks are proposed (page 19 of 29). Also we cannot find within the WCCP Study any reference to a public open space acreage requirement for the entire subject property. However, we note that the WCCP Study recommends (page 8 of 29) that developers be permitted and encouraged to meet a portion of the requirements for local and regional public recreation needs by using several options to include:

- Dedication of land for public parks and park school sites
- Contributions to the park club infrastructure
- Construction of new public park facilities and improvements at new or existing public park sites or school park sites within the area
- Providing public access to privately owned facilities, green spaces and trail networks through covenants or other means
- Providing some of the recreational obligation with private recreational land and facilities reserved for the exclusive use of development residents through HOA covenants or other means

Overall, the technical staff believes it is a worthy goal to acquire more land for the central park. However, in the context of the planning effort and proffers made as part of the WCCP Study, including a review of the basic plan in context of the WCCP Study, we must agree with the applicant that the basic plan conforms to the WCCP Study.

"DPR staff finds that the demand for public parkland will only grow with the extensive residential development, which is anticipated (38,550 new residents) in this region…. Further, Planning Area 78 is currently ranked as in high need for public parkland and for public recreational facilities such as football, soccer and baseball fields, basketball courts, playgrounds and picnic areas." The technical staff notes that the WCCP Study recommends 578 acres of local parkland for the entire WCCP Study area.

The DPR staff refers to Section 27-507 and the purposes of the R-M Zone. One purpose is to encourage the provision of amenities and public facilities in conjunction with residential development and to improve the overall quality and variety of residential environments. The DPR staff then states the following: "The applicant proposes to dedicate 26 acres and improve the dedicated parkland with ball fields, tennis courts, tot lots, picnic areas and sitting areas. While the applicant strives to meet the intent of the General Plan, Master Plan, and provides public benefits and amenities, we believe that proposed rezoning application does not measure up to the criteria set forth in this section of the Zoning Ordinance."

"The development vision of the [WCCP Study] addresses the needs of the larger and more urban community. The [WCCP Study] proposes 400 acres for the central park and Cabin Branch stream valley park. The central park shown on the plan is approximately 210 acres in size and is located within the Smith Home Farms and Woodside Village projects. This park is planned as a major recreational component and focal point for the entire Westphalia region."

"The [WCCP Study] envisions a centrally located urban park in the heart of Westphalia study area similar to Grant Park in Chicago and Central Park in New York City. Central Park in New York City contains 843 acres and Grant Park in Chicago 319 acres of parkland. DPR staff believes that the land provided for this [Westphalia] urban park from these two projects [Smith Home Farms and Woodside Village] would be the ultimate acreage available for the central park. Currently, only 148 acres will be dedicated from the Smith Home Farm development. To achieve

the goal of the [WCCP Study], DPR staff believes that a larger public parkland contribution is needed than proposed by the applicant." The technical staff cannot find any reference within the WCCP Study to a stated public open space acreage requirement for the subject property.

"DPR staff accomplished the following analysis of Woodside Village and Smith Home Farms… to evaluate the public recreational package and benefit features of the two projects. We believe that these projects are very similar in scope and location. In addition, they are codependent and support each other with regard to public facilities such as schools, roads, parks and recreation."

- The Smith Home Farms is 723 acres in size. The applicant dedicated a total 148 acres of open space for the central park and Cabin Branch stream valley park, of which 75 acres are developable for active recreation. The applicant proposes an extensive package of private recreational facilities on HOA land. In addition, the Smith Home Farms developer has agreed to make a monetary contribution or provide in-kind services totaling $2,500-3,500 per dwelling unit into a "park club."

- "The Woodside Village project area is 370 acres in size and the applicant proposes to dedicate 26 acres of open space for the central park and Cabin Branch stream valley park, of which only 20 acres are developable for active recreation. The Woodside Village developer proposes to develop the dedicated parkland. The applicant shows three soccer fields, four softball fields, and six tennis courts on dedicated parkland. The proposed layout shown on the plan is conceptual, with no consideration made for slopes, setbacks, layout, need for SWM facilities, parking lots and other development infrastructures. Further, DPR staff believes that these recreational facilities cannot be accommodated on the proposed park parcel."

Based on the above analysis of the two projects, DPR staff "…finds that the proposed parkland dedication and recreational facilities package within Woodside Village does not measure up to the recreational facilities package proposed within the Smith Home Farms development. DPR staff further believes that the conditions of approval applied to Smith Home Farms should also be used for the Woodside Village rezoning application."

The DPR staff concludes that the proposal has not demonstrated compliance with the goals, concepts, and guidelines of the WCCP Study in terms of public parks and recreational facilities. The DPR staff cites Council Resolution CR-5-2006, wherein the District Council stated that the development vision and issues of the WCCP Study shall constitute the goals, concepts and guidelines for preparation of the preliminary plan and SMA. DPR staff finds that to satisfy the WCCP Study recommendations and General Plan objectives regarding the recreational needs for Woodside Village, the applicant should dedicate 63 acres of parkland, including 56 acres of developable land suitable for active recreation, and convey the Cabin Branch Stream Valley to M-NCPPC as shown on DPR Exhibit "A." DPR staff is also requesting the applicant provide in an amount similar to that required of the Smith Home Farms development, $2,500 to $3,500 per dwelling unit. The fund should be used for the development, operation and maintenance of the central park." Aside from requesting the above acreage, DPR provides several conditions of approval in the Conclusion section of this technical staff report.

Other Community Facilities

The Public Facilities Planning Section provides comments regarding fire and rescue, police, library, and school facilities (November 23, 2005, memorandum):

Fire and Rescue

The applicant supports the location of a fire and rescue facility in the Westphalia urban core area as recommended in the WCCP Study.

Staff Comment: "The existing, (first due) fire engine service to the subject property is currently provided by Company 23, Forestville, located at 8321 Old Marlboro Pike. The response time to the entrance to the property is 5.25 minutes. The design of the internal road system will determine the exact coverage that would be possible."

"The Melwood-Westphalia Plan approved in March 1994 recommends the relocation of the Forestville Fire Station to a location that has access to Pennsylvania Avenue in both directions. The Public Facilities Planning Section met with representatives of the fire department to review the proposal to construct a new station on an adjacent property. The fire department and Countywide Planning Division staff endorse the concept of a new station. This application should include a condition that provisions for a new station deemed acceptable to the fire department and the Countywide Planning Division staff, will be provided as part of this development. The location and timing of the station can be determined at the time of CDP approval."

Police Facilities

The applicant supports the location of a police substation in the Westphalia urban core area as recommended in the WCCP Study.

Staff Comment: "The [WCCP Study] identifies a police facility as an appropriate use in the central urban core, in the vicinity of the intersection of Melwood Road and Pennsylvania Avenue. This application should include a condition that a police facility will be provided that is deemed acceptable to the Prince George's County Police Department and the Countywide Planning Division staff. The location and timing of the police facility can be determined at the time of CDP approval."

Library Facility

The applicant agrees with the WCCP Study recommendation to locate a library in the Westphalia urban core area.

Staff Comment: "The [WCCP Study] identifies a library as an appropriate use in the central urban core area. This application should include a condition that a library will be provided that is deemed acceptable to the Prince George's County Memorial Library Department and the Countywide Planning Division staff. The location and timing of the library can be determined at the time of CDP approval."

Schools

The WCCP Study identifies one new middle school park site of 20± acres and an elementary school of 12 to 18± acres located in the central park area fronting the parkway (page 18 of 29). The applicant is dedicating land for a 10-acre elementary school and a 20-acre middle school in accordance with the acreage standards in the 1994 Melwood-Westphalia master plan.

Staff Comment: Staff indicates that the WCCP Study proposes four elementary schools, one middle school and one high school. The residential units proposed in this basic plan application will generate 355 elementary school children, 89 middle school pupils, and 177 high school students. Although the applicant is proposing to dedicate a 10-acre elementary school site and a 20-acre middle school site, the Board of Education has advised the Planning Department that 10 usable acres and 20 useable acres are necessary for these types of schools. This acreage does not take into account stormwater management, tree preservation and other environmental considerations. The final determination of location and size of the land to be dedicated will be made at the time of CDP approval.

Water and Sewerage Facilities

The applicant indicates that there is adequate sewerage capacity and that connections will be needed to both water and sewer lines in adjacent properties.

The Washington Suburban Sanitary Commission (WSSC) indicates in a November 9, 2005, E-mail from Beth Forbes, that a request was made during the August 2005 Water and Sewer Amendment Cycle to move the property from Sewer/Water Category S5/W5 to S4/W/4. Regarding the basic plan text pertaining to Adequacy of Utility Services (pages 70-71), WSSC staff indicates the following:

1. The property is within the Western Branch Basin where interceptor and treatment capacity is adequate. The development will produce a flow of 230,000 gallons per day (GPD) and program sized sewer mains are not required to serve the property.

2. "A 24-inch sewer line in the Cabin Branch stream valley traverses the southern edge of the property (contract no. 68-2970A). Twelve- and eight-inch diameter sewers traverse the property along its western boundary (Contract Nos. 68-970C and 68-2970B, respectively). Nevertheless, a non-CIP-sized sewer extension about 2,400 feet long is required to serve the eastern portion of the property. This extension would connect to the 24-inch diameter sewer mentioned above and would abut approximately one property in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees and temporarily disturb a stream."

3. "Adequate water service cannot be provided to the development from the existing 12-inch and 16-inch diameter mains in Westphalia Road. These mains cannot support the fire flow demand necessary for townhouses, schools or recreation facilities. Some of the detached homes MAY be able to receive service from these mains. The proposed development will likely be dependent on either (a) the mains within the Smith Farm and Marlboro Ridge subdivisions or (b) a three-mile-long CIP-sized main in

Ritchie-Marlboro Road between the Beltway and Westphalia Road. More information on the phasing of the development is required before the service dependencies can be finalized."

4. "Water storage in this area is at deficient levels. The development may become dependent on water storage projects proposed for this area. The Clinton Zone Water Storage Facility (CIP Project #W-62.04) and the Prince George's County High Zone Storage Study (#W-65.09) have been proposed for the WSSC's FY07 CIP."

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety and welfare of the present and future inhabitants of the Regional District.

APPLICANT'S POSITION

The applicant explains that the basic plan was prepared using the sites natural features to design a curvilinear relationship between the road network, lotting patterns, and open space. Environmental impacts have been minimized except for limited disturbance at road crossings and utility outfalls. This applicant's emphasis on preserving ecological features explains the apparent fragmentation of the development areas. The basic plan overcomes this fragmentation by an intricate system of roads interconnecting developed areas without impacting sensitive areas. The application appears to adequately accommodate pertinent environmental goals and guidelines in the master plan.

Natural Environment

The Environmental Planning Section (November 16, 2005, memorandum) indicates an approved Type II Tree Conservation Plan, TCP II/223/92 exists on a portion of the property as part of a grading permit. Other comments are provided below and appropriate conditions are in the Conclusion section of this technical staff report:

"1. Streams, wetlands, and floodplain associated with Western Branch watershed of the Patuxent River basin occur on the property. The Subdivision Ordinance provides for the protection of streams, 50-foot stream buffers, wetlands, 25-foot wetland buffers, 100-year floodplain, adjacent areas of slopes in excess of 25 percent, adjacent areas of slopes between 15 and 25 percent with highly erodible soils, and specific areas of rare or sensitive wildlife habitat. The review package contains a brief discussion of the environmental features of the site and includes a detailed forest stand delineation on page 97 of the basic plan application. The application also states that a natural resources inventory (NRI) has been prepared. Because of the numerous environmental features of the site, an approved NRI will be necessary at the time of comprehensive design plan. The main purpose of an NRI is to identify the environmental features that are regulated by federal, state and county code. Although a signed NRI is a required submission for any preliminary plan of subdivision, the information provided by an NRI is of significant value for the consideration of a comprehensive design plan."

"2. When a property is located within the Patuxent River watershed, certain designated features comprise the Patuxent River Primary Management Area (PMA). Because the Subdivision Ordinance, Section 24-130(b)(5), requires that the PMA shall be preserved to the fullest extent possible, all disturbances to these features shall be avoided. All disturbances not essential to the development of the site as a whole are prohibited within stream and wetland buffers. Essential development includes such features as public utility lines [including sewer and stormwater outfalls], road crossings, and so forth, which are mandated for public health and safety; nonessential activities are those, such as grading for lots, stormwater management ponds, parking areas, and so forth, which do not relate directly to public health, safety or welfare. In the event disturbances are unavoidable, a letter of justification for all proposed PMA impacts will be required as part of the submission for a preliminary plan."

"3. The 370.3 acre property is subject to the Prince George's County Woodland Conservation and Tree Preservation Ordinance because a portion of the property has a previously approved TCPII. The Type I TCP for the entire site will invalidate all previously approved Type II Tree Conservation Plans. A TCPI is required with the comprehensive design plan."

"The current R-A Zone has a Woodland Conservation Threshold (WCT) of 50 percent while the proposed R-M Zone has a WCT of 20 percent. The site is currently approximately 25 percent wooded. The reduced WCT would result in a 23-acre reduction of the current base requirement for this property. The site contains woodland for priority preservation along the stream, wetlands, and within the floodplain. Provisions to ensure the preservation of these features are needed. Additionally, the Green Infrastructure Plan shows a major corridor along the Cabin Branch stream valley that runs along the southern property line. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland."

"4. According to the "Prince George's County Soils Survey" the soils found to occur are in the Adelphia, Bibb, Collington, Howell, Marr, Mixed Alluvial, Sassafrass, Sandy Land, Shrewsbury, and Westphalia soil series. Some of these soils series have a variety of limitations that could affect the development potential of the property including seasonally high water tables, impeded drainage, poor drainage and slopes. Marlboro clay does occur on this property in and around the elevation of the floodplain for Cabin Branch, a tributary of Western Branch."

Cultural Environment

The applicant is advised that the Prince George's County Historic Sites and Districts Plan (1992) is the appropriate reference document for historic resources in this county, not the Maryland Historical Trust (MHT). The MHT is the definitive authority for historical and cultural projects involving state or federal involvement.

The Historic Preservation and Public Facilities Planning Section provides the following information regarding archeological resources and architectural assessments (November 15, 2005

memorandum):

- "The Historic Sites and Districts Plan 1981 and 1982 identifies the Dunblane Site and Cemetery (Historic Resource 78-010) as the location of an eighteenth century plantation. The main house was destroyed by fire in 1969. The small Magruder family cemetery (approximately 50 feet by 60 feet) exists adjacent to a small cluster of buildings. Because archeological artifacts may remain at the Dunblane House site, the applicant should conduct a Phase I archeological investigation as required by Planning Board directives. Completion of the Phase I investigation is required prior to approval of the CDP."

- "The applicant identifies two cemeteries on the property; however, the Historic Preservation Section has records only for the Dunblane (Magruder family) cemetery. Documentation of these two cemeteries is needed from the applicant."

- "The applicant offers to erect markers at the cemeteries as per recommendations of the 'Prince George's County Historical Society' (page 72). Consultation for these markers should be with the Historic Preservation Commission (HPC) or staff of the Historic Preservation Section. The Dunblane Site and its interpretation is not addressed by the basic plan."

- "Westphalia Road is an historic road between D'Arcy and Ritchie Marlboro Roads. The basic plan proposes to widen Westphalia Road to a four-lane collector. A guideline in the 1994 Melwood-Westphalia master plan states that the design of public facilities in the vicinity of historic resources should be sensitive to their historic character. The widening of roads and choice of street trees are examples of design elements that can either reinforce or change the character of an area." It is noted that the applicant indicates agreement to meet with Historic Preservation and Transportation staff during preparation of roadway improvement plans to ensure that all scenic and historic features are properly located and resolved (pages 41 and 42).

- "Subtitle 29-118 (a)(2) requires that the Historic Preservation Commission (HPC) conduct a public hearing to determine whether any unclassified historic resource should be classified as a historic site or property within a Historic District when any zoning map amendment is referred to the Commission. The HPC will review the significance of the Dunblane Site and Cemetery features and artifacts after the Phase I Archeological Investigation report is submitted. If the HPC determines that Dunblane and Cemetery meet the criteria of Subtitle 29-104 and designates the property as a historic site, an environmental setting will also be delineated at that time."

Based on the above findings, the Historic Preservation Section staff recommends several conditions contained in the Conclusion section of this technical staff report. Staff advises that further comments may be warranted after the Phase I Archeological Investigation Report.

F. Notwithstanding subparagraphs (C) and (D) above, where the application anticipates a construction schedule of more than six years (Section 27-179), public facilities (existing or scheduled for construction within the first six years) will be adequate to serve the development proposed to occur within the first six years. The

Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

Staff Comment: The applicant does not anticipate a construction schedule beyond six years and believes that public facilities will be adequate to serve the proposal. However, the Urban Design Section recommends that the applicant submit with the CDP application package a phasing plan to ensure that necessary infrastructure and amenities are in place to support each phase of development, including recreation facilities.

G. Conformance with the Purposes of the R-M Zone:

The application must further the purposes of the R-M Zone as found in Section 27-507(a) as follows:

Section 27-507(a)(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, or public urban renewal plan;

APPLICANT'S POSITION

The staff agrees with the applicant's contention that the proposal satisfies all criteria for approval in that it meets master plan principles and guidelines that address the design and physical development of the property, while providing public benefit features above and beyond those anticipated on the master plan in return for increased density. The applicant believes a modest density increase of between 3.8 to 4.0 dwellings per acre, above the 3.6 dwelling base density, furthers the above criteria. Although density could potentially increase by 70 percent (an additional 911 units) by providing public benefit components, only an 11 percent increase is proposed (approximately 145 units) above the base density.

Section 27-507(a)(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans) can serve as the criteria for judging individual physical development proposals;

Staff Comment: Until a new sector plan implementing the WCCP Study is approved by the District Council, the 1994 master plan and the 2002 General Plan are the only public documents upon which approval or disapproval can be based. However, as discussed earlier, Section 27-140 of the Zoning Ordinance allows the Planning Board to consider the recommendations of a

preliminary master plan and any factual or empirical evidence contained in staff studies when making recommendations on CDZ applications. The District Council, in initiation of the Preliminary Westphalia Sector Plan and concurrent SMA, indicates that the WCCP Study "…shall constitute the goals, concepts and guidelines for preparation of the preliminary sector plan and SMA…[and] the land use and public facility recommendations of the [WCCP Study] shall be the basis for publication of the preliminary sector plan and SMA." Therefore, in addition to the current master plan and General Plan, staff also used the factual and empirical findings in the WCCP Study and its land use and public facility recommendations to evaluate the proposed basic plan.

Section 27-507(a)(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

Staff Comment: The proposal is part of an integrated planned community envisioned by the 1994 master plan and reaffirmed by the latest planning efforts reflected in the 2005 WCCP Study. However, regarding a compatible road network, the Urban Design Section (March 20, 2006, memorandum) indicates that since the adjacent Smith Home Farms site has gone through both basic plan and comprehensive design plan approvals, the applicant should coordinate with the design team of Smith Home Farms to make sure that the proposed three major road connections are aligned with the approved locations on the Smith Home Farms site. The applicant is aware that these roadway connections are required. Also, the basic plan shows one of the cul-de-sac streets on the Case parcel stretching out of the subject site boundary into the Smith Home Farms property. This street should be terminated within the site boundary.

Another compatibility issue is the location of two-over-two townhouses shown along Westphalia Road and along both sides of the C-631 extension. Since the subject site is located in the outer fringe area and is close to Ritchie Marlboro Road where the WCCP Study calls for rural character to be preserved, a general layout principle should be established to arrange large single-family lots along the perimeter areas of the site and along the major roadways, and to locate townhouses around the internal open spaces in order to be compatible with the surrounding land use pattern. If the townhouses or two-over-two townhouses are to be located along any roadways, which are classified as collector and above, they should be accessed through an alley. Staff finds that with the recommended conditions in the Conclusion section of this technical staff report, the proposal will be compatible with existing and proposed surrounding land uses.

Section 27-507(a)(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

Staff Comment: The basic plan provides several public amenities and facilities that are not required by the 1994 Melwood-Westphalia master plan. These additional amenities and facilities are proposed to support the level of development recommended in the WCCP Study (e.g., two proposed park/school sites, a large central park, and an indoor recreational facility). The applicant recognizes that the basic plan is part of the larger planned community that will eventually contain a police substation, library, public schools, and other public facilities. The basic plan text (pp. 80-81) states: "To the extent necessary, the applicant, along with adjacent Land Owners who

make up the New Town, will privately contribute to the construction of public facilities not currently provided in the Basic Plan or County Capital Improvement Program…."

To help ensure availability of adequate facilities and amenities for each phase of development, the Urban Design Section recommends the following as part of the CDP submittal package:

- Submission of a phasing plans to ensure that necessary infrastructure and amenities are in place to support each phase of development, including recreation facilities.

- Submission of a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

- Description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site.

- Relocate larger single-family detached lots along the perimeter areas of the site and major roadways and align the attached and multifamily dwelling units along internal public open space.

Section 27-507(a)(5) Encourage and stimulate balanced land development;

Staff Comment: The basic plan proposes land use relationships in line with the physical development recommendations of the master plan, while providing several residential housing products including detached, attached and condominium units. By integrating the development and transportation system with the goal of preserving sensitive environmental features, the proposal will further the last purpose of the R-M Zone —to improve the overall quality of residential environments in the Regional District (Section 27-507(a)(6)).

Section 27-487 requires that CDZ proposals shall contain provisions for housing to serve all income groups. The applicant must address how housing will be provided for all income groups. One can infer from the size of the drawn lots, and the Conceptual Residential Components map shown in the application that most houses of the same variety are grouped together. As part of the plan for providing housing for all income groups, the Community Planning staff recommends that the applicant explore the potential of mixing housing units and styles on individual block lengths instead of segregating them.

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 recommends to the District Council for Prince George=s County, Maryland that the above-noted application be APPROVED, subject to the following conditions:

1. The following development data and conditions of approval shall be printed on the face of a revised basic plan prior to approval by the Zoning Hearing Examiner:

   DEVELOPMENT DATA:

Total area	370.3 acres
Land in the 100 year floodplain	15.69 acres
Adjusted gross area: (370.3 less half the floodplain)	362.5 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)	1,305 dwellings
Maximum residential density (5.8 du/ac)	2,103 dwellings
Approved Land Use Types and Quantities:	
Residential: 362.5 adjusted gross acres @ 3.8-4.0 du/ac	1,377-1,450 dwellings
Number of the units above the base density:	72-145 dwellings
Permanent open space: (31 percent of total site area)	116 acres
Public active open space: (parkland and school sites)	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

2. Prior to approval of the basic plan the applicant shall revise the plan to provide the following:

   a. Eliminate the cul-de-sac streets on the Case property that stretch out of the subject site boundary into the Smith Home Farms property, and terminate the cul-de-sac within the subject property.

   b. Show the location and correct acreage for all active dedicated parkland and passive open space, including stream valley parks and proposed homeowner association open space.

   c. Show dedicated parkland that shall be reviewed and approved by the Department of Parks and Recreation (DPR) staff.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

   a. The Transportation Planning staff shall make master plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road alignments shall conform to road alignments in all other adjacent approved subdivisions.

   b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the comprehensive design plan shall conform to all other adjacent approved subdivisions. The basic plan shall be revised to show one primary street connection between the subject site and the adjacent W. Bean Property to the east.

d. The applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this shall be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership shall be further specified at the time of preliminary plan of subdivision, and the timing of the provision of this improvement shall also be determined at the time of preliminary plan of subdivision.

e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding land use pattern and to preserve a rural character as recommended in the WCCP Study.

f. The applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any roadways, which are classified as collector and above, they should be accessed through an alley.

g. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 master plan and the WCCP Study:

(1) Provide the master plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot wide sidepath or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

j. The applicant, his heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to comprehensive design plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be in the range of $2,500 to $3,500 per dwelling unit in 2006 dollars. The applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

k. The applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. Said Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the comprehensive design plan.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station

(2) Library

(3) Police facility

(4) Middle school

(5) Elementary school

o. Submit a signed natural resources inventory (NRI) with the comprehensive design plan. All subsequent plan submittals shall clearly show the Patuxent River Primary

Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland

(2) Concentrate priority areas for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by master plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the master plan recommendations for the planned community.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

u. Complete a Phase I archeological investigation report and submit to the Historic Preservation staff for approval.

4. At the time of preliminary plan of subdivision and/or prior to the first plat of subdivision, the applicant shall:

a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.

b. Submit Hydraulic Planning Analysis to WSSC to address access to adequate water storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

d. Submit a plan, prior to Planning Board approval of a preliminary plan of subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

e. The applicant shall dedicate 56 acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites **shall be determined at the time of CDP Plan approval**. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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 plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be

conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

f. Enter into an agreement with the DPR, prior to the first final plat of subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

5. Prior to submittal of any grading or building permits, the applicant shall demonstrate that the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

* * * * * * * * * * * * * * *

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Eley and Parker voting in favor of the motion at its regular meeting held on Thursday, May 11, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of June 2006.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:RB:bjs

PGCPB No. 08-121 File No. CDP-0601

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 31, 2008, regarding Comprehensive Design Plan CDP-0601 for Woodside Village the Planning Board finds:

1. **Request:** The CDP application requests 1,422 to 1,496 residential units including approximately 1,276 single-family dwelling units (attached and detached) and 220 multifamily units, in the R-M Zone.

2. **Location:** The subject property is located on the southern side of Westphalia Road approximately 2000 feet west of its intersection with Ritchie-Marlboro Road.

3. **Surroundings:** The site is bounded in all directions by existing or proposed residential development. To the southeast is the Marlboro Ridge development, to the southwest is the Smith Home Farm development, and to the north is the proposed Villages at Westphalia development.

4. **Design Features**: The site is generally "T" shaped, with areas indicated for single-family, townhome two over two and condominium development, green space recreational facilities, a park/school site, and a street network. The green space includes environmentally sensitive land (100-year floodplain) in the northwestern and extreme eastern and southern ends of the site, a central piece of land to be dedicated to the homeowners' association for the project and, just south of it, a future school/park site anticipated to include an elementary school, a middle school and recreational facilities, a part of the proposed "Central Park" called for in the *Approved Westphalia Sector Plan and Sectional Map Amendment*. The "Central Park" is proposed to include a lake in its design, a portion of which may be located on the subject property. The street network, including both traditional blocks and streets terminating in culs-de-sac, is determined at least in part by the presence of the floodplain and Westphalia Road to the north.

   Townhome development is clustered in the central, the northeastern and southeastern portions of the site. Two over two units are located in the central and the southeastern portions, along a boundary shared with the Marlboro Ridge development. At this juncture, the lotting pattern indicated includes a number of lots straddling the property line, though they are not approved as part of the comprehensive design plan process. The applicant has indicated its intention to have a new preliminary plan approved for the Marlboro Ridge development to make this a seamless connection. These issues, however, concerning the exact lotting pattern of the subject site, are more appropriately dealt with as part of the preliminary plan of subdivision approval process, subsequent to the approval of the subject comprehensive plan. Four different varieties of single-family detached units are utilized for the remainder of the development, except for a central piece

of land bounded by proposed roads “O”, “P” and “X” which is specified as condominium development.

Recreational facilities for the proposed project will include the following:

- 2 picnic areas
- 3 sitting areas
- 4 tot lots
- 2 open play areas
- An extensive train/pedestrian network including nature trails with interpretive signage and connections to adjacent communities.
- 2 pre-teen areas
- 4 tennis courts
- 1 swimming pool with six lanes (25 meters long) with at least a 30-foot by 30-foot training area and additional area for wading for toddlers.
- 1 basketball court
- I volleyball court
- 1 community building including a meeting room and measuring a minimum of 5,000 square feet in addition to space occupied by pool facilities or a may be increased at time of specific design approval.

Recreational facilities for the development will be complemented both by the adjacent school site (which might be planned with a softball and soccer field, with final design determined by the Board of Education) and “Central Park” envisioned by the Westphalia Sector Plan. Of the 61 acres requested by the Department of Parks and Recreation, 30 would be allotted for the school and the remaining 31 would be utilized exclusively for park facilities and become part of “Central Park.”

Stormwater Management is indicated to be provided by nine stormwater management ponds; one located at its southern end, two near its center, two on its eastern side and four on its western side.

5. **Previous Approvals:** The project is subject to the requirements of Basic Plan A-9973. Finding 8 contains the details of conformance with the requirements of that approval.

6. **Development Data:** Woodside Village
Zone: R-M
Gross tract area: 381.96
Area within the 100-year floodplain: 15.44
Net tract area: 374.24
Residential land area: 374.24
Density (dwelling units per acre): 4
Commercial Land Area: None
FAR: Not Applicable

7. **Public Benefit Features and Density Increment Factors**: The comprehensive design zone encourages amenities and public facilities in conjunction with density increases. Section 27-496(b) of the Prince George's County Zoning Ordinance provides the guidelines and criteria for calculating the density increases for the R-M Zone (base residential density 3.6 to 5.8 dwelling units/acre; maximum residential density 5.7 to 7.9 dwelling units/acre). The Woodside Village application suggests a maximum of 1,496 dwelling units per acre or 4.0 units per acre, as approved by the basic plan for the project, well within the allowed range. The following chart includes the public benefit features and density increment factors as stipulated in Section 27-509 (B) of the Zoning Ordinance and demonstrates how the subject project should be allowed to increase their density based on provision of public benefit features in the development. The application meets the other general standard of Section 27-509 regarding minimum size. While the minimum size required for residential development of land in the R-M Zone is ten adjoining acres, the project includes almost 382 acres.

		Allowed	**Proposed Residential Increments**	**Comment**
1	For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of one acre) an increment factor may be granted, not to exceed (This open space land should include any irreplaceable natural features, historic buildings, or natural drainage swales located on the project).	25% in dwelling units	25%	At a proposed maximum of 1,496 dwelling units, 3.5 acres of open space per 100 units results in a requirement of 52 acres of open space. This requirement would be met by the 60 acres of homeowners' association land. The 25 percent density increment is justifiable for this item.
2	For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosive action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed	2.5% in dwelling units	2.5%	Enhancement of physical features is accomplished by cleaning up the site's unkempt environmental areas, afforestation adjacent to existing woodlands and the Primary Management Area (PMA) and designing and minimizing crossings of the PMA so as to have the least possible negative impact. The 2.5 density increment is justifiable for this item.
3	For a pedestrian system separated from vehicular right-of-way, an increment factor may be granted, not to exceed	5% in dwelling units	5%	An extensive trail system (approximately 4.5 miles) separating pedestrian from vehicular traffic will serve to link the various neighborhoods to each other, to recreational and community activities on-

				site and with the stream valley hiker/biker/equestrian trail providing a link to adjacent properties. The 5 percent density increment is justifiable for this item.
4	For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment), an increment factor may be granted, not to exceed	10% in dwelling units	10%	Recreational facilities for the development including tennis courts, pre-teen play areas, picnic areas, open play areas, passive recreational areas, tot lots, open play areas, a volley ball court, swimming pool and community center, will be complemented both by the adjacent recreational facilities on the school site and the contiguous 148-acre Central Park. The 10 percent density increment is justifiable for this item.
5	For public facilities (except streets and open space areas) an increment factor may be granted, not to exceed	30% in dwelling units	This potential density increment was not pursued by the applicant.	
6	For creating activity centers with space provided for quasi-public services (such as churches, day care centers for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed	10% in dwelling units		An activity center, with space provided for quasi-public services has not been provided as part of the application. Therefore, the 10 percent density increment is justifiable for this item.
7	For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed	5% in dwelling units	This potential density increment was not pursued by the applicant.	

SUMMARY OF PROPOSED INCREMENTS 42.5%

The applicant is only requesting a 12% increase over the base density to achieve the 4 dwelling units per acre.

Staff agreed with the applicant's calculation of public benefit features and density increment factors. By this calculation, the proposed density is well within the upper limit of density permitted after application of the permitted density increments.

Findings Required by Section 27-521 of the Zoning Ordinance (Findings 8–16 below)

8. **The comprehensive design plan is in conformance with the approved basic plan.**

The proposed comprehensive design plan is in conformance with the approved basic plan. Relevant conditions of that approval are included below in **bold face**.

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:

DEVELOPMENT DATA:

Total area	**381.95 acres**
Land in the 100-year floodplain	**15.69 acres**
Adjusted gross area: (381.95 less half the floodplain)	**374.15 acres**
Density permitted under the R-M (Residential Medium Zone)	**3.6–5.8 dwellings/acre**
Base residential density (3.6 du/ac)	**1,347 dwellings**
Maximum residential density (5.8 du/ac)	**2,170 dwellings**
Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres at 3.8-4.0 du/ac	**1,422-1,497 dwellings**
Number of the units above the base density:	**75-150 dwellings**
Permanent open space: (31 % of original site area)	**116 acres**
Public active open space: (parkland and school sites)	**26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school**
Private open space (homeowner association and other)	**60 acres**

Applicant's proposed density range of 1,422-1,496 residential units meets this requirement both in terms of density and nature of land use and the size of the park/school site is accurate.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

a. The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road alignments shall conform to road alignments in all other adjacent approved subdivisions.

b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the Comprehensive Design Plan shall conform to all other adjacent approved subdivisions.

d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding land use pattern and to preserve a rural character as recommended in the WCCP Study.

f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any roadways, which are classified as collector and above, they should be accessed through an alley.

Finding 19C below is the Transportation Planning Section's evaluation of Basic Plan conditions 3a-d and 3f. Although the exact lotting pattern for the proposed development will not be determined until time of preliminary plan of subdivision, the illustrative plan for the project indicates that the majority of lots located along Westphalia Road are single-family detached are in compliance with condition 3e above.

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

Finding 19g and 19e below contains the Department of Parks and Recreation's comments and 19d for those of the trails coordinator regarding condition 3g.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

Images and the general design guidelines mentioned above were included in the comprehensive design plan package.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

j. The Applicant, and the Applicant' heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the

recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation Guidelines and Standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

Finding 19D (Trails referral comments) and Finding 19E (Department of Parks and Recreation) below contains the Board's findings with respect to compliance with conditions 3i, 3j, 3k, 3l and 3m. With respect to private recreational facilities, condition 13 requires the majority of the facilities to be centrally located on homeowners' association land and the remainder located so that some recreational facilities are easily accessible to all residents. More specifically, the recreational facilities should be located as indicated on Applicant's Exhibit #1.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station
(2) Library
(3) Police facility
(4) Middle school
(5) Elementary school

Finding 19f (Referrals/Public Facilities) below contains the Board's findings with regard to Condition 3n.

o. Submit a signed Natural Resources Inventory (NRI) with the Comprehensive Design Plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

p. Demonstrate that the Primary Management Area (PMA) has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland.

(2) Concentrate priority areas for tree preservation in areas within the framework of the *Approved Countywide Green Infrastructure Plan* **such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.**

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

Finding 19g (Referrals/Environmental) below contains the Planning Board's findings regarding conditions 3o, 3p, 3q and 3r.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the master plan recommendations for the planned community.

The applicant included such a plan as "Appendix L" to the subject comprehensive design plan. More specifically, the applicant stated that the range of housing types would be located within the development which would include housing of various price levels including single-family detached, townhomes, condominiums and two over two dwelling units that would each appeal to different price levels. Further, they said that the median household income for residents in the Washington metropolitan area is close to the highest in the nation. Lastly, they noted that they were willing to work with a HUD/local housing authority program involving private developers build housing that is affordable under the government's definition. Based on the median income in this Washington metropolitan area HUD and Prince George's County Housing Authority have determined that a family of four, with a maximum income of $85,000 are the individuals who qualify to purchase designated affordable homes in Prince George's County, or receive affordable home purchase credits. Based on the variety of housing types made available by Toll at Woodside Village, and assuming that there are not any other substantial credit irregularities by the homeowner, Toll will have housing opportunities for some individuals who qualify for affordable housing credits, as they seek governmental assistance to buy homes and that some of those individuals may qualify to purchase a home in the Woodside Village development under the terms of this program.

Staff had recommended a condition below that would require that .5 percent of the units be sold as affordable housing units under the terms of the above-mentioned program. However, the Planning Board adopted Condition 1(o) below that instead requires information be made available to prospective home buyers regarding a HUD sponsored affordable housing program.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

Complete a Phase I archeological investigation report and submit to the Historic reservation staff for approval.

Finding 19a (Referrals/Historic and Archeological) below contains the Planning Board's finding regarding condition 3u. As to Condition 3t, the Historic Preservation and Transportation Planning staff have deferred comment regarding to issues of scenic and historic features of Westphalia Road to the Environmental Planning Section, which regularly reviews such issues for compliance. The Environmental Planning Section, in turn, has suggested that the following condition be attached to the subject approval:

> "At least 35 days prior to approval of the preliminary plan by the Planning Board, an evaluation of the right-of-way and viewshed of Westphalia Road, a designated historic road shall be submitted. Inventory information may be included on the forest stand delineation or tree conservation plan for the site if appropriate, or in a separate document, and may include text, photographs, or other items which provide information necessary to evaluate visual quality. At a minimum the preliminary plan shall show a 40-foot-wide

scenic preservation buffer outside the public utility easement along Westphalia Road. After reviewing the visual inventory other design considerations may be imposed."

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

Finding 19g (Referrals/Environmental) below contains the Planning Board's findings regarding Condition 4c.

d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

Finding 19a (Referrals/Historic and Archeological) below contains the Planning Board's findings regarding Condition 4d.

e. The Applicant shall dedicate 56 developable acres of public open space to M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the

value of the in-kind services shall be determined at the sole discretion of DPR.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

Finding 19e (Referrals/Parks) below contains the Board's findings regarding Conditions 4e, 4f and 4g.

5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

Finding 19a (Referrals/Historic and Archeological) below contains the Board's findings regarding Condition 5a-d.

9. **The proposed plan would result in a development with a better environment than could be achieved under other regulations:**

The proposed plan retains a considerable amount of open space, protects sensitive environmental features and dedicates land for two schools and a park that will have utility both for future residents of the proposed subdivision and other area residents.

10. **Approval is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**

The project includes both on-site and adjacent recreational facilities, including a trails network that connects to a larger one in the surrounding area. More particularly, the project includes picnic, passive recreational and open play areas, tot and pre-teen playgrounds, tennis courts, a community center, swimming pool, an extensive trail network and volleyball court. In addition, the applicant is dedicating 30 acres for a part/school site and an additional 26 for the adjacent planned "Central Park," a public park called for in the Westphalia Sector Plan. The Department of Parks and Recreation is requesting that they increase the land to be dedicated for Central Park to 33.5 acres. Therefore, it may be said that the plan warrants approval by inclusion of design elements, facilities, and amenities that satisfy the needs of residents, employees or guests of the project.

11. **The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;**

The proposed development is compatible with the surrounding land uses as they are exclusively residential. Moreover, by providing a school/park site, the development is providing additional compatibility by providing needed facilities for the residents of the surrounding residential subdivisions.

12. **Land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to:**

a. Amounts of building coverage and open space;

b. Building setbacks from streets and abutting land uses; and

c. Circulation access points;

A buffer of homeowner's association/open area surrounds of the development, except for the specified deviations contained in Condition 1 below.

13. **Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;**

Comment: The development of Woodside Village is divided into six phases. They are specified on a plan graphic entitled "Staging Plan" as follows:

Phase	Pods Involved
Phase 1	D, E, F, G, J3, K1 and K2

Phase 2	C1, C2, J1, J2, J4, M1, M2
Phase 3	M3, O, P1, P2
Phase 4	R, S, T
Phase 5	N (HOA Park Site Only)
Phase 6	A, B, H1, I1, H2, I1, H2, I2, L
Phase 7	Q (Dedication to M-NCPPC for Park/School Site

Notes on the plan state that each stage indicates a group of units to be constructed together. Further, notes stipulate that the stage number in no way indicates the sequence of construction and that any group of units may proceed to construction in any sequence.

The CDP text states that each stage identifies groups of units and associated roadways, that will proceed concurrently to specific design plan and construction within a six-year development schedule for the project. The intent of the staging in the CDP document is to establish priority for groups of units within parcels in terms of specific design plan submissions, though the applicant retained the right to adjust the schedule and staging to accomplish a logical and economically feasible development, subject to the understanding that each stage will be capable of sustaining an environment of continuing quality and stability. Staff generally supported this assertion but was concerned that the central recreational facilities are not being introduced early enough in the staging plan. Condition below #13 requires that Phase 5 be completed prior to issuance of a building permit for the 748th building permit for the development.

14. **Staging of development will not be an unreasonable burden on available public facilities;**

Since each stage will be completed with its associated roadways, recreational facilities and utilities, it is not expected that the staging of development will be an unreasonable burden on available public facilities. Furthermore, in a memorandum dated March 6, 2008, the Historic Preservation and Public Facilities Planning Section stated specifically that they had reviewed the subject comprehensive design plan in accordance with Section 27-520(a)(8) of the Zoning Ordinance and that they had concluded that the staging of development of this project would not be an unreasonable burden on available public facilities.

15. **When a comprehensive design plan proposal includes an adaptive use of a historic site, the Planning Board shall find that:**

a. The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;

b. Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the historic site;

c. The design, materials, height, proportion, and scale of a proposed enlargement or extension of a historic site, or of a new structure within the environmental setting, are in keeping with the character of the historic site:

The subject project does not include the adaptive use of a historic site.

16. **The plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this subtitle, and where townhouses are proposed in the plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d).**

The plan incorporates the applicable design guidelines of Section 27-274 of Part 3, Division 9 and Section 27-433(d) of the Zoning Ordinance.

17. **The plan is in conformance with an approved tree conservation plan.**

A Type I Tree Conservation Plan (TCPI/006/08) was submitted and was approved, subject to conditions.

18. **Woodland Conservation Ordinance—**In a memorandum dated June 28, 2008, the Environmental Planning Section stated that the development is subject to the requirements of the Prince George's County Woodland Conservation Ordinance, because the parcels affected by the development activity measure in excess of 40,000 square feet and contain more than 10,000 square feet of existing woodland. Also, in that memorandum after extensive environmental review, the Environmental Planning Section recommended approval of the project, subject to conditions. Those conditions have been included. Therefore, the project is in compliance with the requirements of the Prince George's County Woodland Conservation Ordinance.

19. **Approved Westphalia Sector Plan and Map Amendment**.

The subject application is an integral part of the Approved Westphalia Sector Plan and Sectional Map Amendment as is mentioned throughout the original planning document as "a pending rezoning application" and "key development proposal." It was contemplated during the planning process and became part of the vision for Westphalia. The subject comprehensive design plan attempts to implement that vision and is one of the first such plans to be considered under the guidance of the Westphalia Sector Plan.

More specifically, the plan included an overall development concept promoting, among other things:

- Attractive and safe residential neighborhoods with a range of housing types and densities, convenient access to schools, recreation, green spaces, and shopping…

- Residential development of approximately 17,000-18,000 units in a wide range of mixed housing types and densities…

and has a stated policy (Policy #5) to promote new residential development. It is logical that, due to the geographic location of Woodside Village, that the building lots and single-family be of modest size so as to provide a transition between the town center to the south and the more rural large lot single-family detached units to the north.

The Woodside Village development supports the overall development concept. In the process of implementing the plan, however, consistent guidance regarding the maximum percentages of townhouse and multifamily dwelling units and minimum lot area and width requirements should be established. Staff would suggest, and has included in a recommended condition the following guidance:

- That no more than 50 percent of the units included in the development be townhouse; two over two; or multi-family dwelling.

- That no townhouse yard measure smaller than 800 square feet if the unit does not have a deck and no more than 500-square feet if a deck is provided.

- That a maximum of 15 percent of the townhouse units measure a minimum of 16 feet wide, with the remainder of the townhouse units measuring a minimum of 18 feet wide.

20. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are as follows:

a. **Historic Preservation and Archeological Review—**In a memorandum dated July 7, 2008, the Historic Preservation and Public Facilities Planning Section, noted that the subject site is subject to conditions of the approval of the Westphalia Sector Plan and Sectional Map amendment (CR-2-2007), offered the following findings:

Historic Preservation

1. The subject property includes the Dunblane Site & Cemetery (Historic Resource #78-010) which is located on the Dunblane property in the Magruder/McGregor Family Cemetery with interments and tombstones dating from 1810 to 1915. The original 18th century Dunblane House was destroyed in 1969, but because of its architectural and historical significance, its site may have archeological potential.

Dunblane was a one-and-one-half story, multi part stucco-covered dwelling that was one of Prince George's County's most venerable landmarks because of its association with the earliest generations of the Magruder family. Dunblane was built in 1723 by John

Magruder, grandson of Alexander Magruder, a Scottish immigrant. Three walls were brick, the fourth of logs. The house stood until a gas explosion on Good Friday, 1969. At its destruction, Dunblane was the oldest Magruder dwelling in Maryland. The property had been documented with photographs and plan sketches by the Historic American Buildings Survey in the 1930s.

2. Historic Resource #78-010 has not been evaluated by the Historic Preservation Commission for potential designation as a Historic Site according to the criteria found in the Historic Preservation Ordinance (Subtitle 29 of the County Code). It is possible that with the completion of archeological investigations, the Magruder/McGregor Family Cemetery and/or the Dunblane House site could be found to meet Historic Site designation criteria.

Archeology

3. Phase I archeological survey was conducted on the five parcels comprising the Woodside Village property (Wholey, Suit, Yergat, A. Bean, and Case) from February to April 2005 and January to May 2007. Twelve archeological sites were identified on the property. Site 18PR860 is located on the Wholey Property and is a late 19th to 20th century tenant house and artifact scatter. Site 18PR891 is located on the A. Bean property and is a multicomponent prehistoric lithic scatter and historic artifact scatter. Site 18PR892 is located on the Suit Property and is a light scatter of late 19th to mid-20th century artifacts surrounding a tenant house. Site 18PR893 is located on the Suit Property and is a light scatter of late 19th to 20th century artifacts surrounding the main house on the property. Site 18PR894 is located on the Suit Property and consists of a dense scatter of brick and domestic artifacts dating from the 18th to 20th centuries. This site may represent the remains of an 18th century occupation on the property. Site 18PR895 is located on the Suit Property and consists of a tenant house and associated late 19th to early 20th century artifact scatter. Site 18PR898 is located on the Yergat Property and is a mid 19th to 20th century artifact scatter that may represent the remains of two tenant houses. Site 18PR899 is located on the Yergat Property and is a refuse disposal area dating from the late 19th to 20th centuries. Site 18PR900 is located on the Case Property and is an 18th to 20th century artifact scatter associated with the former Dunblane House (Historic Resource #78-010). Site 18PR901 is located on the Case Property and consists of a late 19th to early 20th century artifact scatter. Site 18PR902 is located on the Case Property and is a late 19th to early 20th century refuse dump associated with house site 18PR900. Site 18PR903 is located on the Case Property and is another late 19th to early 20th century refuse dump associated with house site 18PR900.

4. Staff concurs with the report's findings that no further work is necessary on sites 18PR891, 18PR892, 18PR893, 18PR895, 18PR899, 18PR902, and 18PR903. Staff also concurs that no further work is necessary on archeological site 18PR860; however, the 20th century dwelling/tenant house associated with the site should be recorded on a Maryland Inventory of Historic Properties form. In addition, staff concurs that Phase II investigations are necessary on sites 18PR894, 18PR898, 18PR900, and 18PR901. The

applicant has submitted four copies of the final reports for the Bean, Case, Suit, Wholey and Yergat properties. The reports were accepted by Historic Preservation staff on March 28 and April 8, 2008.

CONCLUSIONS

Historic Preservation

1. Based on the historic significance of the Dunblane property, and its association with the Magruder family, the Magruder/McGregor family cemetery should be protected and maintained throughout the development process. A plan for the long term maintenance and preservation of the site should be developed by the applicant, whether or not the cemetery is designated as a Historic Site. Should the archeological investigations of the property yield significant findings and features to be preserved in place, those features should also be considered for potential Historic Site designation.

2. Should the Magruder/McGregor Family Cemetery and/or an archeological feature within the developing property be designated as a Historic Site, the buffering provisions of the *Prince George's County Landscape Manual* would apply, and careful consideration should be given to the character of fencing, and landscape features to be introduced.

Archeology

3. Phase II investigations are necessary on sites 18PR894, 18PR898, 18PR900, and 18PR901. A Phase II work plan for these sites was submitted to Historic Preservation and Maryland Historical Trust staff and has been approved.

Per the recommendation of the Historic Preservation and Public Facilities Planning Section, conditions 3u, 4d, and 5 of the Westphalia Sector Plan and Sectional Amendment Zoning Ordinance No. 5-2007 have been included in this approval.

b. **Community Planning—** In a memorandum dated May 1, 2008, the Community Planning South Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern Policies for the Developing Tier. Additionally, they stated that the proposed development plan is in conformance with the principles of the 2007 Westphalia Sector Plan for a planned community in the subject area. Lastly, they suggested that a fee of $3,500 per new dwelling unit is appropriate for the provision of public parks facilities. A condition below requires the payment of the suggested fee prior to issuance of each building permit.

c. **Transportation—**In a memorandum dated June 18, 2008, the Transportation Planning Section offered the following review and comment:

Upon review of the applicant's traffic study, staff concurs with its findings and conclusions as

they pertained to the analyses of the various intersections. In addition to the planning staff, the study was reviewed by two other agencies, the State Highway Administration (SHA) and the Department of Public Works and Transportation (DPW&T). In a May 20, 2008 memorandum to staff (*Issayans to Burton*), the DPW&T appears to be in general agreement with the study conclusions. It did however, made some recommendations, most of which affect traffic operations. Some of those recommendations are as follows:

- The developer should be required to widen Ritchie Marlboro Road for three westbound through lanes to accept the proposed third left turn lane from northbound Ritchie Marlboro Road.

- Due to the failing level of service, the applicant should also be required to provide the improvements to the intersection of Westphalia Road and Melwood Road/D'Arcy Road if Smith Farm Development does not come to fruition.

- Due to the skewed angle of Sansbury Road with D'Arcy Road and the future failing level of service, improvements should be made to improve capacity and realign Sansbury Road to 90 degrees with D'Arcy Road.

- Add an additional through lane on southbound Ritchie Marlboro and Westphalia Road to improve capacity and align the Westphalia Road to opposite Orion Lane. The proposed one-lane approach will block the right lane in addition to the through lane being blocked by left turns into Orion Lane.

In a June 3, 2008 memorandum to staff *(Foster to Burton)*, the SHA also expressed its concurrence with all of the traffic study findings regarding adequacy. SHA noted however, the following additional comments:

- Twenty-five percent of the site generated traffic will utilize the I-95 at Ritchie Marlboro interchange. SHA is therefore recommending that M-NCPPC conditions the applicant to pay a pro-rata contribution towards the future reconstruction of said facility.

- The third eastbound and westbound through lanes on Ritchie-Marlboro Road at Sansbury Road intersection should extend to the west to the I-95 Northbound Ramps at Ritchie Marlboro Road roundabout

TRANSPORTATION FINDINGS

1. The application is a CDP for a single-family residential a development of:

    - 451 single family units
    - 689 townhouse units
    - 220 multi-family units

    The proposed development would generate 840 (168 in, and 672 out) AM peak-hour trips

and 832 (541 in, 291 out) PM peak-hour trips at the time of full build-out, as determined using "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

2. The traffic generated by the proposed developments would impact the following intersections and links:

   - Ritchie Marlboro Road at Sansbury Road
   - Ritchie Marlboro Road at White House Road
   - MD 4 at Westphalia Road
   - Westphalia Road at P-616 (future)
   - Westphalia Road at MC-631 (future)
   - MD 4 at Suitland Parkway
   - Ritchie Marlboro Road at Westphalia Road
   - D'Arcy Road at Westphalia Road
   - D'Arcy Road at Sansbury Road

3. None of the aforementioned intersections is programmed for improvement with 100 percent construction funding within the next six years in the current (FY 2007 - 2012) Maryland Department of Transportation *2008*-2013 Consolidated Transportation Program (CTP) or the Prince George's County Capital Improvement Program (CIP) with the exception of the following:

   - MD 4 at Suitland Parkway

4. The subject property is located within the Developing Tier as defined in the *Prince George's County Approved General Plan*. As such, the subject property is evaluated according to the following 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; **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 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.

5. All of the intersections identified in Finding 2 above, when analyzed with the total future traffic as developed using the *Guidelines*, were found to be operating inadequately except the following:

   - MD 4 at Suitland Parkway

6. In consideration of the findings in number 5 above, this applicant will be required to

provide the following improvements:

a. **Sansbury Road/Ritchie Marlboro Road Intersection (signalized)**

- Install a third westbound and eastbound through lane on Ritchie-Marlboro Road.

b. **White House Road/Ritchie-Marlboro Road Intersection**

- Restripe the three approach lanes of northbound Ritchie-Marlboro Road to provide double left and a shared left thru right-turn lane.

- Provide a third through lane along westbound Ritchie Marlboro Road to receive traffic from three left-turn lanes.

c. **Westphalia Road/ MD 4 Intersection**

- Provide a pro-rata contribution pursuant to a Surplus Capacity Reimbursement Procedure (SCRP) approved by the Planning Board.

d. **Westphalia Road and P-616**

- Construct a standard collector section along the south side of Westphalia Road along the property frontage

e. **Westphalia Road and Ritchie Marlboro Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

f. **Westphalia Road and MC-631**

- Construct a standard collector section along the south side of Westphalia Road along the property frontage.

g. **D'Arcy Road and Westphalia Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

h. **D'Arcy Road and Sansbury Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

i. **SCRP Methodology**

Based on the findings adopted by the Planning Board (PGCPB 06-64(A)) for The Smith Home Farm, the following represents the methodology for computing the pro-rata amount for this application:

Pro Rata Share for Subject Development:
Base Condition

Total cost of Construction **$25,841,100.00**

Westphalia Road/service road:	AM CLV – 788; PM CLV – 679	Average 733.5
Old Marlboro Pike/MD 4 EB ramps:	AM CLV – 623; PM CLV – 620	Average 621.5
Service road/MD 4 WB ramps:	AM CLV – 569; PM CLV – 366.	Average 467.5

Interchange base statistic (733.5 + 621.5 + 467.5) / 3 = 607.50
Base Capacity: 1450 – 607.5 = 842.50 (capacity units)

Allocable cost per capacity unit: $25,841,100.00 / 842.5 = **$30,671.81**

Base Condition (with SHF + D'Arcy + Rajaee + Westphalia Towns)

Westphalia Road/service road:	AM CLV – 1318; PM CLV – 1168	Average 1243
Old Marlboro Pike/MD 4 EB ramps:	AM CLV – 805; PM CLV – 1096	Average 950.5
Service road/MD 4 WB ramps:	AM CLV – 673; PM CLV – 422.	Average 547.5

Woodside Village
Interchange traffic statistic: (1243 + 950.5 + 547.5) / 3 = 913.67
D'Arcy (North & South) + SHF + Rajaee + Westphalia Towns
Interchange traffic statistic: 890.5
Change in traffic statistic = Woodside Village – (Westphalia + D'Arcy + SHF + Rajaee)
Change in traffic statistic = 913.67– 890.5 = 23.17

Share = Change x Allocable cost per capacity unit
Share = 11.33 x $30,671.81 = **$710,563.60**
Cost per dwelling unit = $710,563.60/ 1,360 **= $522.47**

It should be noted that all of the CLV computations are based on a lane configuration as shown on the most recently available construction drawings (30 percent complete) for the

proposed interchange. These computations may vary from those that were outlined in PGCPB 06-64(A)) for The Smith Home Farm since staff had to rely on a design (and lane usage) that was in the very early planning phase. As the design plans get closer to 100 percent completion, it is conceivable that the proposed lane usage and subsequently, the final CLVs for the three intersections may change yet again. staff is confident that by the time final action by the Planning Board is taken regarding the establishment of a SCRP, staff will have available, 100 percent design plans with a definitive lane usage.

With the approval of the Smith Home Farm preliminary plan, and

a. The establishment of SCR improvement in accordance with Section 24-124; and

b. A methodology for computing the pro-rata payment associated with this improvement, subsequent developments; including the subject property could use this finding and methodology as a means of finding adequacy at the MD 4/Westphalia Road intersection.

All parties must be aware that subsequent action will be needed by the Planning Board to establish a SCRP at this location. This would be done by resolution at a later date only after the improvement is bonded and permitted. Any subsequent developments seeking to utilize the SCRP prior to the passage of the SCRP resolution by the Planning Board must receive a condition that requires passage of the resolution establishing the SCRP prior to issuance of building permits.

7. The intersections identified in Finding 6 above will operate acceptably provided all of the improvements in the traffic are implemented.

The Transportation Planning Section stated that the staging of development will not be an unreasonable burden on available public facilities as required by Section 27-521 of the Prince George's County Code if the application is approved with certain specified conditions. Those conditions have been included in this approval.

d. **Trails—**In a memorandum dated May 27, 2008, the trails coordinator stated that the subject site falls within the jurisdiction of the *Approved Westphalia Sector Plan and Sectional Map Amendment*, which recommends several master plan trains on the site and seeks to coordinate development proposals in the area in order to ensure that trail issues are considered comprehensively. More particularly, he notes the specific master plan trail issues as identified in the Westphalia Sector Plan as follows:

- Hiker-Biker-Equestrian trail along Cabin Branch
- Sidepath (Class II Trail) along Westphalia Road
- Trail/Bikeway along Suitland Parkway extended (MC-631)
- Trail/Bikeway along P-616
- Trail/Bikeway along P-619

Additionally, the trails coordinator noted the further guidance of condition 3.g. of approved Basic

Plan A-9973 (PGCPB No. 06-112) as follows:

g. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 master plan and the WCCP Study:

(1) Provide the master plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a side path (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

As review observation, the trails coordinator offered the following:

- It is also important to coordinate the trails and sidewalk facilities on the subject property with facilities on the adjacent Smith Home Farm and Marlboro Ridge developments. Marlboro Ridge already has a network of trails included on the previously approved Conceptual Site Plan CSP-03005 and Preliminary Plan 4-04080. This network includes the Cabin Branch Trail, as well as several trails and pedestrian connections between the Marlboro Ridge and Woodside Village. The amended basic plan submitted with the subject application adequately reflects the connectivity between the two developments.

- The trail plan shown for the Woodside Village basic plan is comprehensive, implements the appropriate master plan trail proposals, and utilizes available open space as trail corridors. Supplementing these trails are numerous connector trails. These connector trails link development pods and provide access between master plan trails. Sidewalks will also be an important component of providing a walkable community. Sidewalk connectivity will be looked at in more detail at the time of specific design plan (SDP). However, staff recommends that sidewalks be provided along both sides of all internal roads (excluding alleys), unless modified by DPW&T.

- Future submittals should delineate M-NCPPC trails from HOA trails. It should also be noted that the adjacent Smith Home Farm application (CDP-0501 and 4-05080) also indicates a trail along their side of Cabin Branch. Work done for the Westphalia CCP indicated that a trail may be desirable along both sides of Cabin Branch in some areas. However, this should be coordinated with the Department of Parks and Recreation and the ultimate location of the trail, as well as any necessary stream crossings, will be determined by DPR.

In order to implement the above trails recommendations, the trails coordinator suggested seven conditions that have been included in this approval.

e. **Parks—**In a memorandum dated May 23, 2008, the Department of Parks and Recreation offered the following:

The staff of the Department of Parks and Recreation (DPR) has reviewed the above referenced comprehensive design plan application for conformance with the requirements of the approved Basic Plan A-9973; with amendments, limitations and conditions as described in County Council Resolution CR-2-2007, the requirements and the recommendations of the *Approved Prince George's County General Plan, Approved Westphalia Sector Plan and Sectional Map Amendment*, the current zoning and subdivision regulations and existing conditions in the vicinity of the proposed development as they pertain to public parks and recreation facilities.

FINDINGS

The subject property consists of 381.9 acres of land located south of Westphalia Road. The property is bordered by the Cabin Branch Stream Valley to the south, the Smith Home Farms project to the west and the Marlboro Ridge project to the east.

The applicant's proposal includes 1,496 residential dwellings units. Using current occupancy statistics for single-family and multi family dwelling units, one would anticipate that the proposed development would result in a population of 4,005 residents in the new community.

The DPR staff finds that Planning Area 78 is currently ranked as in high need of public parkland and public recreational facilities such as football, soccer and baseball fields, basketball courts, playgrounds and picnic areas. The demand for public parkland and public recreational facilities will only grow with the extensive residential development in this region of Prince George's County.

The *Approved Westphalia Sector Plan and Sectional Map Amendment* introduced the concept of a "Central Park", a single major recreational complex to serve the entire Westphalia Area. A highly visible central park will serve as a unifying community destination and amenity. The Westphalia Sector Plan recommends developing the central park with a lake or another water feature, active and passive recreational facilities; lawn areas and bandstands suitable for public events; trail system, group picnic area and tennis facility. In addition, the Westphalia Sector Plan recommends dedication of the Cabin Branch Stream Valley including the Primary Management Area known as the Cabin Branch Greenway Park.

Section 27-507 of the Zoning Ordinance describes the purposes of the Comprehensive Design Zone R-M Zone (Residential Medium Development). This section requires establishment (in the public interest) of a plan implementation zone, in which permissible residential density is

dependent upon providing public benefit features. It states that the location of the zones must be in accordance with the adopted and approved General Plan, master plan, or public renewal plan. The purpose of R-M Zone is to encourage the provision of amenities and public facilities in conjunction with residential development and to improve the overall quality and variety of residential environments in the Regional District.

Council Resolution CR-2-2007 required the dedication of 56 developable acres of public open space to M-NCPPC (26 acres for central park, 10 acres for elementary school and 20 acres for middle school).

The applicant has provided 56 acres of public open space for parkland.

CR-2-2007, Condition 3 states: The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

g. The Applicant and Applicant's heirs, successors, and/or assignees shall provide the following in conformance with 1994 Master Plan and WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

The applicant has shown a master plan trail hiker biker system along the Cabin Branch on dedicated parkland on the Westphalia Urban Park concept plan; however, the segment of the master planned trail along the Cabin Branch between planned road P-619 and the eastern property line adjacent to Marlboro Ridge is not shown as dedicated to M-NCPPC. The DPR staff believes that the entire Cabin Branch Stream Valley should be placed in public ownership. The DPR staff recommends that the applicant dedicate an additional 7.5 acres along the Cabin Branch (mostly Primary Management Area) to the M-NCPPC and provides hiker/biker and equestrian trails along the subject site's entire portion of the Cabin Branch Stream Valley on public land. DPR staff recommends establishing the timing and phasing of trail construction at the time SDP review and approval for the Central Park and the Cabin Branch Stream Valley Park.

i. Provide a description of all type, amount, and general location of the recreational facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreational facilities to serve development on all portions of the subject property.

The applicant provided a description of all types, amount, and general location of the recreational facilities on the dedicated parkland as shown on the approved DPR Central Park Concept Plan. The applicant's proposal also includes private recreational facilities in

five designated recreational/open space areas throughout the development including tennis courts, trails, open play areas, sitting areas, playgrounds, basketball courts, volleyball court and a private community recreation center with a swimming pool.

j. The Applicant, and the Applicant' heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) submission. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

The applicant agrees to make a monetary contribution of $3,500 per dwelling unit in 2006 dollars or to provide in-kind services for the development for the operation and maintenance of the central park. The applicant's proposal includes approximately 1,496 dwelling units; the final unit count to be determined at the time of the Preliminary Plan of Subdivision approval. Using the proposed number of dwelling units (1,496 units), the DPR staff estimates that the applicant should make a monetary contribution into the "park club" in the amount of $5,236,000 or provide an equivalent amount of recreational facilities.

k. The applicant shall submit a scope of services from qualified urban park design consultant for development of comprehensive concept plan for the portion of central park in the project area. The comprehensive concept plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of comprehensive concept plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of Comprehensive Design Plan (CDP).

The applicant has submitted a scope of services from a qualified urban park designer. The DPR staff has reviewed the credentials of the consultant and accepted a consultant's services for the development of the comprehensive concept plan for the Westphalia Central Park. The comprehensive concept plan was prepared in cooperation with a design team from DPR and Urban Design Section and approved by staff.

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the comprehensive design plan.

The public recreational facilities in the central park had been designed in accordance *to Park and Recreation Facilities Guidelines*. The concept plan for the development of a central park is shown in applicant's justification statement, Appendix-C, "Park Concept Plan."

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

The applicant has provided a comprehensive design plan showing a multiuse stream valley trail along the subject site's portion of Cabin Branch and connector trails from the stream valley to adjacent residential development and recreational uses.

CR-2-2007, Condition 4 e, f and g, state: at the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

e. The applicant shall dedicate 56 acres of public open space to M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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 plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement

agreements shall be required prior to the issuance of grading permits.

The proposed CDP plan shows dedication of 56 acres to M-NCPPC. The DPR staff evaluated the proposed dedication area and found that this area is in general conformance with the Basic Plan A-9973 plan and recommendations for the parkland dedication area. However, the applicant proposes a large amount of tree conservation, afforestation and reforestation on dedicated parkland and has not obtained the written permission of DPR. DPR staff believes that the tree conservation, afforestation, reforestation easements should be removed from the dedicated parkland. This site presents many challenges for the development such as steep slopes, Marlboro Clay, floodplain and wetlands. Any additional restrictive easements on the dedicated parkland will jeopardize the vision of the master plan and Central Park Comprehensive Concept Plan. DPR staff recommends removing all tree conservation from dedicated parkland.

f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

DPR staff recommended that a draft agreement should be submitted to the DPR for review and approval prior to submission of the Preliminary Plan of Subdivision.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

CR-2-2007 also states that the District Council intents to require submission of an SDP for the Central Park following approval of the Westphalia Sector Plan and SMA. The exact timing for the submission, approval and phasing for the Central Park shall be established by District Council in approval of the next SDP to be filed under CDP-0501 for Smith Home Farm.

The Westphalia Central Park is located within the boundaries of the Smith Home Farm and the Woodside Village projects. Twenty-six acres of the central park are located within the boundaries of the Woodside Village. The District Council recommends establishing the timing for the submission, approval of the SDP for the Westphalia Central Park and the phasing of central park construction at the time of approval of the next SDP to be filed under CDP-0501 for Smith Home Farm.

While the majority of the Central Park (148 acres) is located within the boundaries of Smith Home Farm project and a SDP will be required for the Smith Home Farm portion of the

central park, the DPR staff believes that the similar condition for the submission of the SDP for the Woodside Village portion of the central park should be established at this time. DPR staff recommends that SDP for the central park shall be submitted, reviewed and approved by the Planning Board as a second SDP to be filed under CDP-0601. The SDP shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review the credentials and approve the selection of the design consultant prior to development of SDP plans.

CONCLUSION

Subject to the included conditions, the application satisfies the conditions of the approved Basic Plan A-9973 as described in County Council Resolution CR-2-2007, the requirements and recommendations of the *Approved Prince George's County General Plan and Approved Westphalia Sector Plan and Sectional Map Amendment* as they pertain to public parks and recreation.

f. **Public Facilities—**In a memorandum dated March 6, 2008, the Historic Preservation and Public Facilities Planning Section, noting that the Westphalia Sector Plan recommended the location of a fire station in a higher density location near the proposed community commercial core with access to the Suitland Parkway, stated that existing engine service to the subject property is within the travel time standard. In the same memorandum, the Historic Preservation and Public Facilities Planning Section noted that police and library facilities, according to the Westphalia concept plan, are appropriate uses in the commercial central core. Timing of the construction of these facilities will be determined in the Westphalia Financing Plan. Lastly, with respect to public schools, the Historic Preservation and Public Facilities Planning Section noted that the site plan indicates a 56-acre proposed park-school site in the central portion of the site and that the design program of the project was expected to generate 359 elementary school students, 90 middle school students and 180 high school students. In closing, the Historic Preservation and Public Facilities Planning Section suggested that the school site should be dedicated to M-NCPPC at or before a final plat is recorded for the subject site. A condition below ensures that this will occur.

g. **Environmental Planning—**In a revised memorandum dated June 25, 2008, the Environmental Planning Section offered the following:

MASTER PLAN CONFORMANCE

The current Master Plan for this area is the Westphalia Approved Master Plan and Sectional Map Amendment (February 2007). In the Approved 2007 Master Plan and Sectional Map Amendment, the Environmental Infrastructure Section contains goals, policies and strategies. The following 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 Westphalia sector planning area.

Strategies:

1. Use the sector plan designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.

The majority of the land within the designated green infrastructure network is being preserved and reforestation is being proposed along portions of the network to expand the existing denuded buffers.

2. Preserve 480 or more acres of primary management area (PMA) as open space within the developing areas.

With the exception of necessary road crossings, the CDP shows the PMA preserved on this site.

3. Place preserved sensitive environmental features within the park and open spaces network to the fullest extent possible.

The subject application proposes to preserve these features and in some places, reforestation is also proposed. Preservation and reforestation on parkland is subject to the review and approval of the Department of Parks and Recreation (DPR).

4. Protect primary corridors (Cabin Branch) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors (Back Branch, Turkey Branch, and the PEPCO right-of-way) to restore and enhance environmental features, habitat, and important connections.

The current application contains extensive areas of primary management area (PMA) associated with Cabin Branch, a designated primary corridor. Portions of the associated PMA are to be included in the property to be dedicated for use for a public school or park. The other portion of the PMA associated directly with Cabin Branch is proposed to be bordered by stormwater management ponds which will service the associated proposed single family houses. Details on protecting the Cabin Branch primary corridor are discussed below.

5. Limit overall impacts to the primary management area to those necessary for infrastructure improvements, such as road crossings and utility installations.

Impacts to the PMA were discussed above and are discussed in more detail in the Environmental Review Section below.

6. Evaluate and coordinate development within the vicinity of primary and secondary corridors to reduce the number and location of primary management area impacts.

Prior to submission of this CDP, the development of the overall roadway network was discussed in detail and the road crossings were placed at the optimal locations to reduce impacts. Impacts to the primary management areas are discussed in more detail in the Environmental Review Section below.

7. Develop flexible design techniques to maximize preservation of environmentally sensitive areas.

The use of the comprehensive design zone development standards is considered a flexible design technique.

Policy 2: Restore and enhance water quality of receiving streams that have been degraded and preserve water quality in areas not degraded.

Strategies:

1. Remove agricultural uses along streams and establish wooded stream buffers where they do not currently exist.

The current proposal provides conservation of already established wooded buffers along the streams on-site. The application also provides for reforestation/afforestation in some areas along these streams in order to increase the wooded buffer; however, additional information is needed to determine the best places to focus reforestation efforts. The tree conservation issues associated with this site are discussed in further detail in the Environmental Review Section below.

2. Require stream corridor assessment using Maryland Department of Natural Resources protocols and include them with the submission of a natural resources inventory as development is proposed for each site. Add stream corridor assessment data to the countywide catalog of mitigation sites.

A signed NRI was submitted but it does not include a stream corridor assessment. The streams on-site are highly degraded from erosion of the highly erodible soils on-site and from the former agricultural uses. A stream corridor assessment is needed to determine where restoration efforts should be focused and whether or not the stream system in its current condition can handle the stormwater run-off proposed. The stormwater management design should consider the information obtained from the stream corridor assessment as part of the process of designing the overall system because a poorly design system will continue to degrade the streams on-site and result in the continuation of down-stream degradation.

3. Coordinate the road network between parcels to limit the need for stream crossings and other environmental impacts. Utilize existing farm crossings where possible.

The subject application proposes the dedication of right-of-ways for four master-planned roads. At the time of creation of the Westphalia Master Plan, the exact locations of P-616, P-619, and MC-631 were determined for both the subject property and Smith Home Farms. These road crossings have been placed such that they reduce environmental impacts as much as possible.

4. Encourage shared public/private stormwater facilities as site amenities.

5. Ensure the use of low-impact development (LID) techniques to the fullest extent possible during the development review process with a focus on the core areas for use of bioretention and underground facilities.

At this time there is insufficient information to fully address these standards. The CDP shows a variety of stormwater management ponds, all placed adjacent to the PMA. As stated above, a stream corridor assessment is needed to determine if the stream system will be stable enough to handle the influx of run-off. During the review of the preliminary plan, the stormwater management concept proposed will be evaluated to determine if it has been designed to include low impact development techniques and as amenities.

Policy 3: Reduce overall energy consumption and implement more environmentally-sensitive building techniques.

Strategies:

1. Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.

2. Encourage the use of alternative energy sources such as solar, wind and hydrogen power. Provide public examples of uses of alternative energy sources.

The use of green building techniques and energy conservation techniques shall be evaluated at time of specific design plan. The subject property does not currently contain existing buildings.

CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN

The following policies support the stated measurable objectives of the Countywide Green Infrastructure Plan, and are applicable to the subject site.

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

The subject property contains Regulated Areas, Evaluation Areas, and Network Gap Areas as identified in the Countywide Green Infrastructure Plan, which cover a small portion of the property, adjacent to Cabin Branch. The areas adjacent to Cabin Branch are proposed to be preserved, and where possible, enhanced by areas of reforestation.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Preservation of water quality in this area will be provided through the protection of the Patuxent River Primary Management Area; the application of best stormwater management practices for stormwater management; and through stream restoration efforts where necessary. It is recommended that low impact development stormwater management methods be applied on this site, to the fullest extent possible, and be designed in a comprehensive manner that ensures that proper drainage has been provided to residential portions of the site.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

The development is conceptual at the present time. In future applications, the use of environmentally sensitive building techniques to reduce overall energy consumption should be addressed.

Policy 5: Reduce light pollution and intrusion into residential, rural and environmentally sensitive areas.

Lighting should use full cut-off optics to ensure that off-site light intrusion into residential and environmentally sensitive areas is minimized. This will be addressed in more detail during future reviews.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

There are no noise related issues associated with this development because all of the roadways within and adjacent to the site are classified below the level of arterial.

Policy 7: Protect wellhead areas of public wells.

The site is not in a wellhead protection area and does not propose any public wells.

CONFORMANCE WITH DISTRICT COUNCIL FINAL DECISION ON A-9973

On May 11, 2006, the Prince George's County Planning Board reviewed Zoning Map Amendment Petition No. A-9973 Woodside Village, requesting rezoning from R-A (Rural Agriculture) Zone to the R-M (Residential Medium Development) Comprehensive Design Zone in accordance with Subtitle 27 of the Prince George's County Code. The decision contains several environmentally-related conditions and considerations on the approved rezoning of the property to be applied at various review points in the process. The District Council reviewed the Zoning Map Amendment on September 18, 2006 and approved it with no additional conditions.

The text from the Prince George's County Planning Board Resolution No. 06-112 has been shown in **[BOLD]** typeface evaluation has been shown in standard typeface.

Environmental Conditions of the Final Decision for Basic Plan A-9973

o. Submit a signed natural resources inventory (NRI) with the comprehensive design plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

The PMA is clearly shown on all plan submittals per this condition.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

As noted above, the overall layout of the road network in this area was evaluated comprehensively before CDP submission. The Environmental Review section below will go into further detail regarding the preservation of the PMA to the fullest extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland.

(2) Concentrate priority areas for tree preservation in areas within the framework of the Approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by master plan roads

which shall be mitigated ¼:1. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

The Type I Tree Conservation Plan contains several errors with regard to the calculation of the requirements of this condition. Revisions are needed to the worksheet as addressed in the Environmental Review section below.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

The current review package includes plans with the approximate locations of Marlboro clay formations.

ENVIRONMENTAL REVIEW

1. A signed Natural Resources Inventory (NRI/158/06), which included detailed forest stand delineation (FSD), was submitted with the application. A revised NRI was subsequently submitted to add the Wholey property (the -01 revision). The applicant states in a June 10, 2008 letter that the figures on the -01 revision are also incorrect, and that the numbers on the TCPI are the correct numbers. At this time, staff is unable to verify the correct numbers and will review another revision to the NRI prior to approval of any more plans for this site.

   The site contains four different forest stands. Stand one is approximately 51.04 acres of midsuccessional tulip poplars and sweetgums. This stand contains streams and their associated buffers along with wetlands and their associated buffers. Stand two is approximately 14.50 acres of mature mixed hardwoods, dominated by American beech, white oak, and tulip poplar. This stand contains many specimen trees and has a large area of severe slopes of 25 percent and greater. Stand three contains approximately 9.12 acres of mature tulip poplars, American beech, and white oak. This stand also contains the headwaters of the stream that originates on the property in the northeast portion of the site. Stand four contains 17.87 acres of early successional sweetgum, red maple, ash, black cherry, and tulip poplars. This stand contains extensive areas of severe slopes greater than 25 percent.

   The calculations for the total site acreage, total floodplain acreage, and the total woodland in the floodplain vary between the two NRI submissions and the TCPI. The total acreage of the site is listed as 369.42 acres on NRI/158/05-01 and as 381.96 acres on

the Type I Tree Conservation Plan, TCPI/006/08. The total floodplain for the site is listed as 15.83 acres on the NRI while it is listed as 15.45 acres on the TCPI. The forested floodplain for the site is listed as 6.43 on the NRI while it is listed as 7.91 acres on the TCPI. A letter from the applicant dated June 10, 2008, states that the acreages listed on the TCPI/006/08 are correct.

2. This development is subject to the requirements of the Prince George**'**s County Woodland Conservation Ordinance, because the parcels affected by the development activity are more than 40,000 square feet in size and contain more than 10,000 square feet of existing woodland.

   A Type I Tree Conservation Plan (TCPI/006/08) was submitted and has been reviewed. appears that a standard worksheet was not use because of the special nature of the conditions associated with the site (the use of a 25 percent threshold); however, a standard worksheet is required for all TCPs. The standard worksheet can be easily modified to provide the correct figures. The worksheet provided lacks two of the most important lines of information: the acreage cleared above the threshold and the calculations of the clearing that is required to be mitigated at a ratio of 1:1.

   It appears that the woodland conservation requirement is 107.97 acres; however, this is subject to verification.

   In conjunction with the above mentioned acreage discrepancies, there are technical revisions required. The areas of natural regeneration listed for the subject site shall include the following label on the plan, "Existing shrub/scrub area of natural regeneration."

   Woodland preservation is proposed on the park/school site. This is not permitted without the consent of the Department of Parks and Recreation (DPR). If DPR's consent is obtained, the plans may be revised later. Update the woodland conservation calculations worksheet to exclude this preservation until written permission is obtained.

3. Marlboro clay occurs on this property. The plan does not show the existing, unmitigated 1.5 safety factor line associated with Marlboro clay. Section 24-131 of the Subdivision Regulations controls the development of potentially unsafe lands. The geotechnical study submitted, dated December 2006, states: "Based upon the available plans and subsurface information, GTA anticipates that the existing slopes on the project site generally have factors of safety for global stability greater than 1.5, and therefore, the unmitigated 1.5 line is not applicable to this site. Please refer to the attached results of the slope stability analysis for additional information. Note that as proposed grading plans are developed and revised, the "mitigated" 1.5 factor of safety line may impact the site development plans. In order to reduce this impact, the civil engineer should attempt to minimize proposed fill slopes, and stormwater management (SWM) facilities in the vicinity of the Marlboro Clay outcrops."

A more detailed review of this issue will take place during the review of the preliminary plan.

4. The property contains streams and primary management areas that run roughly north to south close to the western and southern boundaries of the site. Streams and their buffers are required to be preserved by Section 24-130 of the Subdivision Ordinance. Proposed impacts to the regulated environmental features should be limited to those necessary for carefully placed road crossings, utilities, and stormwater management outfalls. In conjunction with the stream restoration information, the impacts to the PMA will be evaluated at the time of preliminary plan review.

5. According to the *Prince George's County Soil Survey* the principal soils on the site are in the Adelphia, Bibb, Collington, Galestown, Howell, Iuka, Marr, Mixed Alluvial Land, Sassafras, and Westphalia soils series.

   Bibb, Collington, Galestown, and Sassafras pose no real limitations on development. Adelphia, Iuka, and Mixed Alluvial Land may limit development due to high water tables, flooding hazards, and poor drainage. Westphalia and Marr soils may pose development difficulties due to high erodibility on slopes.

   The site is generally suitable for the proposed development. Specific mitigation measures will be further analyzed during the development process by the Washington Suburban Sanitary Commission for installation of water and sewer lines; by the Department of Public Works and Transportation for the installation of street, the installation of stormwater management facilities, and general site grading and foundations; and the Department of Environmental Resources for building foundations.

h. **Zoning—**In an undated response, the Zoning Section stated that they had no comments on the subject project.

i. **Department of Public Works and Transportation (DPW&T)—**In a memorandum dated April 29, 2008, DPW&T offered the following:

- Right-of-way dedication and frontage improvements constructed in accordance with DPW&T's urban residential roadway standards would be required for internal subdivision streets and that right-of-way dedication for all proposed public roads and existing road frontages would be required and would have to be designed in accordance with DPW&T's specifications and standards.

- Full-width, two-inch mill and overlay for all county roadway frontages would be required.

- Any proposed and/or existing master plan roadways that lie within the property limits must be addressed through coordination between M-NCPPC and DPW&T

and may involve rights-of-way reservation, dedication and/or road construction in accordance with DPW&T's specification and Standards.

- Compliance with DPW&T's Utility Policy would be required. Proper temporary and final patching and the related mill and overlay in accordance with "DPW&T's Policy and Specification for Utility Installation and Maintenance Permits" would be required.

- The proposed site development will require an approved DPW&T stormwater management concept plan.

- An access study would have to be conducted by the applicant and reviewed to determine the adequacy of access points(s) and the need for construction of an acceleration/deceleration lane.

- All improvements within the public right-of-way are to be dedicated to the County and are to be designed in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act.

- Culs-de-sac are required to allow a minimum turning movement for a standard WB vehicle and a standard length fire truck.

- Conformance with DPW&T street tree and lighting specifications and standards.

- Design of storm drainage systems and facilities are to be designed in accordance with DPW&T's Specifications and standards.

- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for public streets would be required.

- Realignment of major collector road MD 631 would be required.

- Alignment and grade study of Westphalia Road from Ritchie Marlboro Road to Melwood Road is required prior to the comprehensive design plan approvals.

- Coordination with Smith property for the extension of P-619 would be required.

- Stormwater management facilities are to include recreational features and visual amenities.

- Determination of roadway identification public or private within the site would be necessary prior to comprehensive design approval.

j. **Maryland State Highway Administration (SHA)—**In a letter dated April 4, 2008, SHA stated the following:

- Since the subject property is located on the County-owned Westphalia Road, coordination with DPW&T would be most appropriate.

- However, they also noted that by letter dated February 20, 2008, they commented on a traffic impact study submitted in support of the application and concurred with the study's finding that the development would negatively impact the adjacent roadway network and recommended that the applicant make a pro rata share contribution towards future roadway improvements. They noted that the counts were dated and requested new counts be done and the traffic conditions reassessed.

In a subsequent letter, dated June 3, 2008, in response to an updated traffic impact study report, SHA offered the following:

- Access to the 451 single-family detached swelling units, 689 townhouse units and 220 multifamily dwelling units is proposed from two full movement site access driveways on Westphalia Road and a connection to Presidential Parkway (all County roadways).

- The traffic report recommended the following improvements to address the negative site traffic impacts:

- Ritchie Marlboro Road at Sansbury Road - Widen eastbound and westbound Ritchie Marlboro Road to provide third exclusive through lane. The third eastbound Ritchie Marlboro Road was proposed to drop as a right turn lane at the adjacent Ritchie Marlboro Road at White House Road intersection. Modify northbound Sansbury Road approach to provide two left-turn lanes and one left through right lane.

- Ritchie Marlboro Road at White House Road – Modify northbound Ritchie Marlboro Road approach from the existing two left turn lanes and one right turn lane to two left turn lanes and one left through right lanes.

- MD4 at Westphalia Road – Contribute pro rata share towards the future grade separated interchange at this location.

- Westphalia Road at Ritchie Marlboro Road – Widen northbound Ritchie Marlboro Road approach to provide one left-turn lane and two through lanes. Widen southbound Ritchie Marlboro Road approach to provide one through lane and one right-turn lane. Widen eastbound Westphalia Road approach to provide one left-turn lane and one right-turn lane.

Further, they had the following recommendations:

- Twenty-five percent of the site generated traffic will utilize the 1-95 at Ritchie Marlboro Road interchange. As noted in many other traffic reports, additional improvements will be needed beyond the currently proposed three lane roundabout. Therefore, SHA recommends that M-NCPPC condition the applicant to pay a pro rata share contribution towards the future reconstruction of the I-95/Ritchie Marlboro interchange. Regional and Intermodal Planning Division (RIPD) will be in the lead for the Interstate Access Point Approval (IAPA) study and the coordination with the concerned agencies including the FHWA Maryland Division for the I-95/Ritchie Marlboro Road interchange reconstruct. Preliminary costs for the redesigned I-95/Ritchie Marlboro Road interchange are in the $150 to $225 million range. Therefore, it is the hope of SHA and FHWA that significant contributions can be collected from area developments to fund this project.

- The third eastbound and westbound Ritchie Marlboro Road through lanes at the Ritchie Marlboro Road at Sansbury Road intersection (as recommended in the traffic report) should extend to the west to the I-95 Northbound Ramps at the Ritchie Marlboro Road roundabout.

- SHA concurs with a pro rata share contribution towards the future improvements at the MD 4 at Westphalia Road intersection.

Such pro rata contribution was supported by the M-NCPPC Transportation Planning Division.

k. **Washington Suburban Sanitary Commission (WSSC)—**In a memorandum dated March 18, 2008, WSSC stated that water and sewer extension will be required and that the property is in the wrong water and sewer service category. They suggested that the applicant contact Prince George's County Department of Environmental Resources for additional information.

i. **Prince George's County Fire/EMS Department –** In a memorandum dated April 25, 2008, the Prince George's County Fire/EMS Department offered information regarding the needed access for fire apparatuses, private road design and the location and performance of fire hydrants.

l. **Verizon—**In an email dated March 20, 2008, Verizon stated that they would need a ten-foot private utility easement along all public and private streets and one in front of every unit.

m. **Potomac Electric Power Company (PEPCO)—**In an email dated May 30, 2008, PEPCO stated that they were coordinating with the developer on providing service, but had no comments on the comprehensive design plan.

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 the Type I Tree Conservation Plan (TCPi/006/08), and further APPROVED the Comprehensive Design Plan CDP-0601, Woodside Village for the above described land, subject to the following conditions:

1. Prior to signature approval of the subject CDP, the applicant shall revise the plans as follow and/or provide the specified documentation:

    a. Provide documentation that the Department of Parks and Recreation staff shall review and approve the revised comprehensive design plan that shows approximately 61 acres of parkland dedication.

    b. Provide the master plan Hiker-Biker-Equestrian Trail along the subject site's entire portion of the Cabin Branch Stream Valley subject to Department of Parks and Recreation coordination and approval.

    c. Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended (MC-631), unless modified by DPW&T.

    d. Provide an eight-foot-wide side path or wide sidewalk along the subject site's entire road frontage of Westphalia Road (C-626), unless modified by DPW&T.

    e. Provide bicycle and pedestrian accommodations along P616, unless modified by DPW&T. The exact nature of accommodations will be determined at time of specific design plan approval.

    f. Provide an eight-foot-wide side path or wide sidewalk along the subject site's entire road frontage of P-619, unless modified by DPW&T.

    g. Provide standard sidewalks along both sides of all internal roads (excluding alleys), unless modified by DPW&T.

    h. Provide the internal connector trails as conceptually shown on the submitted landscape and recreation plan.

    i. The lighter orange color utilized on the comprehensive design plan graphic shall be included in the legend for the plan and correctly identified as a single-family detached use and the spelling of the adjacent Marlboro Ridge development shall be corrected.

    j. A note shall be added to the subject comprehensive design plan document stating that:

        - 80 percent of all single-family detached models shall have a full front façade (excluding gables, bay windows, trim, and door) of brick, stone, stucco or fiber cement board. At time of SDP approval, applicant may request that the Planning

Board allow other masonry materials of equivalent quality.

- At least 60 percent of all single-family attached units shall have a full front façade (excluding gables, bay windows, trim and door) of brick, stone, stucco or fiber cement board. At time of SDP approval, applicant may request that the Planning Board allow other masonry materials of equivalent quality.

- Every side elevation on a corner lot that is visible from the public street shall display significant architectural features as provided in one of the following options:

  1. Full brick, stone, stucco, or fiber cement board (excluding gables, bay windows, trim and door) combined with at least three windows, doors, or other substantial architectural features: or

  2. Brick, stone, stucco, or fiber cement board (excluding gables, bay windows, trim and door) with at least four windows, or one side entry door. At time of SDP approval, applicant may request that the Planning Board allow other masonry materials of equivalent quality.

- Architecture for the condominium buildings shall be of a balanced and harmonious design and shall include at least 80 percent brick, stone, stucco or fiber cement board. At time of SDP approval, applicant may request that the Planning Board allow other masonry materials of equivalent quality.

- Specific architecture for the project shall be approved at time of specific design plan approval for the project.

k. All wood specified for the project to be used for benches and other amenities shall be replaced by a durable, non-wood, low sheen construction material to be approved more particularly at time of approval of specific design plan(s) for the project.

l. A continuous buffer of green space/open area shall be provided at the periphery of the project. Exceptions to this requirement will be along the shared property line with the Sun Valley Estates subdivision to the west, and where roads and/or sidewalks or trails cross the site's boundaries and along the southeastern boundary where it is intended to provide a lotting pattern/street network that will dovetail with that of a replatted Marlboro Ridge.

m. A note shall be added to the plans stating that the homeowners association park site be completed prior to the issuance of the 748th building permit for the project. In the interim, the applicant will coordinate a program by which the residents may use the community center and pool in the adjacent Marlboro Ridge development until the homeowner’s association park site can be completed.

n. A note shall be added to the plans that the following design guidelines should be adhered to for development of the townhouse lots:

- That no more than 60 percent of the units included in the development be townhouse/two over two units.

- That no townhouse (with the exception of rear loaded townhouses) yard shall measure smaller than 800 square feet if the unit does not have a deck and no less than 500-square feet if a deck is provided.

- That a maximum of 15 percent of the townhouse/two over two units measure a minimum of 16 feet wide, with the remainder of the townhouse/two over two units measuring a minimum of 18 feet wide.

o. A note shall be added to the plans stating that the applicant shall be required to make information available to prospective homeowners regarding the Department of Housing and Urban Development (HUD) affordable housing program referred to in Appendix L of the subject Comprehensive Design Plan entitled "Plan for Housing for All Income Groups" pursuant to Condition 3s of A-9973.

2. Prior to approval of a preliminary plan for the subject site:

a. The applicant shall prepare a draft perpetual maintenance easement for the Magruder Family Cemetery to be attached to the legal deed (i.e., the lot or parcel delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

b. The applicant shall demonstrate that the Dunblane (Magruder family) Cemetery (Historic Resource #78-010) shall be preserved and protected in accordance with Section 24-135.02 of the subdivision regulations including:

(1) An inventory of existing cemetery elements which shall be provided to Historic Preservation staff for review and approval.

(2) Measures to protect the cemetery during development, which shall be provided to Historic Preservation staff for review and approval.

(3) An appropriate fence or wall constructed of stone, brick, metal or wood shall be maintained or provided to delineate the cemetery boundaries. The design of the proposed enclosure and a construction schedule shall be reviewed and approved by Historic Preservation staff.

c. The applicant shall be conditioned to dedicate all rights-of-way for Westphalia Road as identified by the Planning Department.

d. The TCPI shall be revised to conceptually show the proposed stormwater management ponds as amenities and be labeled as such.

e. The Primary Management Area shall be preserved to the greatest extent possible. Protection and restoration of these areas is a priority. Impacts shall be limited to necessary road crossings, installation of sanitary sewer lines and connections, creation of a lake, a portion of which may be located on the subject property and stormwater management outfalls. PMA impacts for the trails and future lake on property to be dedicated to
M-NCPPC will be evaluated at time of preliminary plan and subsequent specific design plan review.

3. Prior to the acceptance of a specific design plan application (or applications) for the area including 18PR894, 18PR898, 18PR900, 18PR901 or the cemetery:

a. The applicant shall provide a final report detailing the Phase II investigations on sites 18PR894, 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated to MHT standards.

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

1. Avoiding and preserving the resource in place; or

2. Phase III Data Recovery investigations and interpretation.

c. The applicant's Phase III Data Recovery plan, if required, shall be approved by The M-NCPPC staff archeologist. The Phase III (Treatment/Data Recovery) final report, if required, shall be reviewed for compliance with the *Guidelines for Archeological Review* before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.

d. The applicant shall provide for buffering of the Magruder/McGregor Family Cemetery and/or an archeological site designated as a Historic Site, in compliance with the *Prince George's County Landscape Manual.*

e. The applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and M-NCPPC staff archeologist.

4. Prior to the issuance of the first building permit for the development, the applicant shall:

a. The applicant and the applicant's heirs, successors and/or assignees, shall pay a pro-rata

share of the cost of construction of an interchange at MD 4 and Old Marlboro Pike-Westphalia Road. The pro rata share shall be payable to Prince George's County (or its designee), with evidence of payment provided to the Planning Department with each building permit application. The pro rata share shall be $522.47 per dwelling unit x (*Engineering News Record* Highway Construction Cost Index at the time of building permit application) / (*Engineering News Record* Highway Construction Cost Index for the second quarter 2006).

b. The above improvement shall have full financial assurances through either private money and/or full funding in the CIP, in a SCRP, (which requires the Planning Board to adopt a resolution establishing the SCRP) State CTP, Public Financing Plan approved by the Council.

c. Prior to the issuance of any building permits within the subject property, except model homes within the subject property, the following road improvements or sections of roads 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:

(1) **Sansbury Road/Ritchie Marlboro Road intersection (signalized**)

- Install a third westbound and eastbound through lane on Ritchie-Marlboro Road.

(2) **White House Road/Ritchie-Marlboro Road intersection**

- Restripe the three approach lanes of northbound Ritchie-Marlboro Road to provide double left and a shared left-thru-right-turn lane.

- Provide a third through lane along westbound Ritchie Marlboro Road to receive traffic from three left-turn lanes.

(3) **Westphalia Road/ MD 4 intersection**

- Provide a pro-rata contribution pursuant to conditions 4(a) and 4(b)

(4) **D'Arcy Road and Westphalia Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

(5) **D'Arcy Road and Sansbury Road**

- Conduct a signal warrant study and install signal if deemed necessary by

DPW&T.

d. Prior to the initial SDP for residential units a timetable for the phasing, construction, and financing of the following road improvements shall be determined:

(1) **Westphalia Road**

- Construct a standard collector section along the south side of Westphalia Road along the property frontage

(2) **Westphalia Road and Ritchie Marlboro Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T. The timing for the installation of a signal shall be determined by DPW&T prior to the first SDP.

5. Prior to approval of the final plat that includes the park/school site acreage, the applicant shall dedicate approximately 61 acres parkland to M-NCPPC as shown on Department of Parks and Recreation Exhibit "A", which shall be conveyed to M-NCPPC subject to the conditions of DPR's Exhibit "B", included as plat notes on the final plat.

6. Prior to issuance of each building permit for a residential unit, per the applicant's proffer, the applicant and the applicant's heirs, successors and/or assignees shall make a monetary contribution or provide in-kind services in the amount of $3,500 per dwelling unit in 2006 dollars. The applicant may make a contribution to the "park club" or provide an equivalent amount of recreational facilities. The choice between a monetary contribution and the provision of in-kind services shall be at the sole discretion of the Department of Parks and Recreation. Notwithstanding the above, DPR acknowledges that it prefers that the applicant provide in-kind services (such as park improvements, trails, crossing, etc.) and that DPR's approval of said services shall not be unreasonably withheld. The value of the recreational facilities shall be reviewed and approved by the Department of Parks and Recreation staff. Monetary contributions may be used for construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by the Department of Parks and Recreation.

7. Prior to the first final plat of subdivision, the applicant shall enter into an agreement with the Department of Parks and Recreation establishing a mechanism for payment of fees into an account administered by M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined by the DPR staff based on a cost estimate to be provided by the applicant. If not previously determined, the agreement also shall establish a schedule for payments and/or a schedule for park construction. The payment shall be adjusted from the base year of 2006 pursuant to Consumer Price Index (CPI) to account for inflation. The agreement shall be recorded in the Prince George's Land Records by the applicant prior to final plat approval.

8. The applicant shall develop a specific design plan (SDP) for the portion of Central Park on the Woodside Village Site. The SDP for the Central Park shall be submitted to the Planning Board in conjunction with the SDP containing the 225th dwelling unit for the area covered by CDP-0601. A specific design plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from the Department of Parks and Recreation. Department of Parks and Recreation staff shall review the credentials and approve the selected design consultant, prior to development of the SDP plans. The SDP shall include a phasing plan. Should the applicant seek to have the residential component of CDP-0601 included in a single specific design plan, plans for the approximately 61-acre park/school site shall be included in that plan. The public recreational facilities shall include a ten-foot-wide asphalt master planned trail along the Cabin Branch and a six-foot-wide trail connectors to the neighborhoods. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed and approved by the Department of Parks and Recreation. Grade separated crossings shall be provided for the master planned Cabin Branch Stream Valley Trail at all major road crossings. The SDP for the Central Park shall identify the needed road crossings the value of which shall be credited to the applicant as an in-kind-contribution toward its required per dwelling park fee.

9. The recreational facilities to be constructed on dedicated parkland shall be built in phase with development but no later than the issuance of the 748th building permit.

10. Three original, executed recreational facilities agreements (RFA) for the construction of the recreational facilities on dedicated parkland shall be submitted to DPR for their approval, six weeks prior to a submission of a final plat of subdivision for any land adjoining the parkland. Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.

11. A performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the Department of Parks and Recreation shall be submitted to the Department of Parks and Recreation, at least two weeks prior to applying for any building permits.

12. At least 35 days prior to any public hearing for specific design plans for each portion of the property containing a stormwater management pond, the stormwater management ponds shall be designed as visual and recreational amenities to the community with features such as utilizing the natural contours of the site, providing extensive landscaping, providing walking trails where appropriate and shall include the use of low impact development stormwater management techniques, such as the use of forebays to trap sediment, bioretention, french drains, depressed parking lot islands and the use of native plants as approved by DPW&T.

13. Private recreational facilities for the project, the majority of which shall be located on the centrally-located homeowner's association land, shall consist of the following facilities or alternate facilities of equal value of $1,853,600± which shall be determined at time of SDP:

    - 2 picnic areas

- 3 sitting areas
- 4 tot lots
- 2 open play areas
- 2 pre-teen areas
- 4 tennis courts
- 1 swimming pool with six lanes (25 meters long) with at least a 30-foot by 30-foot training area and additional area for wading for toddlers
- 1 volleyball court
- 1 basketball court
- 1 community building including a meeting room measuring a minimum of 5,000 square feet in addition to space acquired by pool facilities or as may be increased at the time of consideration and approval of the specific design plan for the subject project that includes the community building.

Recreational facilities not located on the centrally-located homeowners' association land shall be distributed throughout the subdivision so that all units have convenient access to a portion of the recreational facilities. Phase 5 of the deployment, which includes the centrally-located homeowners' association land, shall be completed prior to the issuance of the 748th building permits, while the remainder of the private recreational facilities shall be completed as the are included on individual specific design plans and prior to issuance of 50-percent of the building permits for units included on each respective specific design plan. Exact location of all the recreational facilities for the development shall be generally in accordance with Applicant's Exhibit #1 and confirmed at time of specific design plan approval.

14. At least 35 days prior to any Planning Board hearing on the preliminary plan,

    a. A stream corridor assessment using the Maryland Department of Natural Resources protocol shall be submitted and used to further develop the stormwater management design for the site. Outfalls shall be carefully placed to ensure stream stability. If stream restoration recommendations are appropriate, they shall be included in the report and shown on the specific design plan. Streams shall not be piped unless absolutely necessary to address a water quality or water conveyance problem.

    b. The applicant shall coordinate a joint meeting with the staff reviewers of DPW&T, DPR and the Environmental Planning Section of M-NCPPC to evaluate the results of the stream corridor assessment and recommend the final stormwater design for the site.

    c. The NRI shall be revised to correctly show the total acreage of the site, total floodplain acreage, and the total wooded acreage in the floodplain for the subject site. Any other figures that need to be corrected as a result of these changes shall also be revised.

15. Prior to acceptance of the review package of the SDP, it shall be evaluated to ensure that it includes a statement from the applicant regarding how green building techniques and energy conservation methodologies have been incorporated to the greatest extent possible.

16. The following note shall be placed on all future plans for the project:
NOTE: All on-site lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.

17. Prior to certification of the CDP, and at least 35 days prior to any hearing by the Planning Board on the preliminary plan, the TCP1 shall be revised as follows:

    a. Include the following label on the TCPI for the area of natural regeneration: "Existing shrub/scrub area of natural regeneration."

    b. Remove woodland preservation located on the school/park site and revise the worksheet unless written permission from the Department of Parks and Recreation has been obtained.

    c. Have the plan signed and dated by the qualified professional who prepared it.

18. Prior to acceptance of the preliminary plan application, the package shall be evaluated to ensure that it contains a revised geotechnical report based on the proposed grading of the site. The geotechnical report, prepared following the guidelines established by the Environmental Planning Section and the Prince George's County Department of Environmental Resource, shall state how the grading addresses the proposed 1.5 safety factor on the TCPI. The TCPI shall show proposed grading and the resulting 1.5 safety factor line. The 1.5 safety factor line shall not occur on any proposed residential lots. The report must contain an original signature and date; a signature stamp is not allowed.

19. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.

20. Prior to the issuance of a building permit for any lot immediately adjoining a lot or parcel occupied by an archeological site or cemetery, applicant shall:

    a. Install all required signage, if any, decided at time of specific design plan approval

    b. Install a permanent wall or fence to delineate the Dublane (McGruder/McGregor Family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission at the time of approval of the SDP that includes the cemetery.

21. The following note shall be placed on the final plat of subdivision:

    Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/006/08), or as modified by the Type II 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 Conservation and Tree Preservation 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.

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns and Parker voting in favor of the motion, and with Commissioner Cavitt absent at its regular meeting held on Thursday, July 31, 2008, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of September 2008.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

OSR:FJG:RG:bjs

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2007 Legislative Session

Resolution No. CR-2-2007

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Dean, Turner and Bland

Co-Sponsors

Date of Introduction February 6, 2007

RESOLUTION

A RESOLUTION concerning

The Westphalia Sector Plan and Sectional Map Amendment

For the purpose of approving with amendments, as an act of the County Council of Prince George's County, Maryland, sitting as the District Council, the Westphalia Sector Plan and Sectional Map Amendment, thereby defining long-range land use and development policies, detailed zoning policies, and community improvement proposals within the area generally defined by Ritchie-Marlboro Road to the northeast, the Capital Beltway (I-495) to the west, and Pennsylvania Avenue (MD 4) to the south, consisting of a portion of Planning Area 78, the boundaries of which are described in the zoning ordinance.

WHEREAS, the Westphalia Sector Plan and Sectional Map Amendment amends portions of the 2002 *Prince George's County Approved General Plan* for the Physical Development of the Maryland-Washington Regional District in Prince George's County, Maryland*;* the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78);* the 2005 *Approved Countywide Green Infrastructure Plan;* the 1982 *Master Plan of Transportation;* the 1983 *Functional Master Plan for Public School Sites;* the 1990 *Public Safety Master Plan;* the 1992 *Prince George's County Historic Sites and Districts Plan;* and the 1975 *Countywide Trails Plan* including the 1985 *Equestrian Addendum;* and

WHEREAS, on January 17, 2006, in Council Resolution CR-5-2006, the County Council, sitting as the District Council, directed The Maryland-National Capital Park and Planning Commission to prepare a new sector plan and sectional map amendment for the Westphalia Sector Plan area, being a part of Planning Area 78, in order to develop a

comprehensive approach to implementing the recommendations of the 2002 General Plan and to ensure that future development is consistent with County policies; and

WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provided a refinement and a detailed update to the vision, analysis, and information contained in the 1994 *Approved Melwood-Westphalia Master Plan* (Planning Areas 77 & 78) as a means of facilitating the orderly and cohesive development of a planned community in the Westphalia area; and

WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provides a description of goals, concepts and guidelines for future development of this area; and

WHEREAS, during preparation of the October 2005 *Westphalia Comprehensive Concept Plan* study a lengthy, substantive, and well-notified public participation process was conducted between June and August 2005 including a pre-charrette, three public charrettes, a final public presentation, a mailed community survey, and visual preference survey; and

WHEREAS, on January 17, 2006, the District Council endorsed the goals, concepts and guidelines prepared by the Planning Board pursuant to Section 27-643 of the Zoning Ordinance; and

WHEREAS, the Planning Board granted permission to print the Preliminary Westphalia Sector Plan and Proposed Sectional Map Amendment on April 6, 2006; and

WHEREAS, the District Council and the Planning Board held a duly-advertised joint public hearing on the Preliminary Westphalia Sector Plan and Proposed Sectional Map Amendment on May 23, 2006; and

WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for public facilities were referred to the County Executive and the District Council for review, and the District Council subsequently endorsed the sector plan proposals for public facilities; and

WHEREAS, the Planning Board held two worksessions on June 22 and July 6, 2006, to consider the public hearing testimony; and

WHEREAS, on July 6, 2006, the Planning Board, in response to the public hearing testimony, adopted the sector plan and endorsed the sectional map amendment with revisions as described in Prince George's County Planning Board Resolution PGCPB No. 06-159 and transmitted the adopted sector plan and endorsed sectional map amendment to the District Council on July 7, 2006; and

WHEREAS, the District Council held a worksession on July 11, 2006, to consider public

hearing testimony and the recommendations of the Planning Board and voted to propose amendments to the adopted plan and endorsed sectional map amendment and to hold a second public hearing to allow public comment; and

WHEREAS, the District Council adopted CR-66-2006 on July 18, 2006, proposing thirteen amendments to the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment; and

WHEREAS, the Planning Board held a worksession on September 14, 2006, to review a revised Development Pattern plan text element and new Existing Communities and Economic Development plan text elements as required by CR-66-2006, and transmitted those elements to the District Council on September 19, 2006, for submittal to the public record of testimony; and

WHEREAS, the District Council and the Planning Board held a second duly-advertised joint public hearing on amendments to the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment on September 19, 2006; and

WHEREAS, the Planning Board held a worksession on October 5, 2006, to consider the public hearing testimony; and

WHEREAS, on October 16, 2006, the Planning Board, in response to the public hearing testimony and pursuant to Sections 27-226(c)(7) and 27-646 of the Zoning Ordinance, transmitted its written comments to the District Council; and

WHEREAS, the District Council held a worksession on October 17, 2006, to consider public hearing testimony and the recommendations of the Planning Board and voted to propose additional amendments to the adopted plan and endorsed sectional map amendment, and to hold a third public hearing to allow public comment; and

WHEREAS, the District Council adopted CR-83-2006 on October 31, 2006, proposing four additional amendments regarding the proposed transportation network and the sectional map amendment for the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment; and

WHEREAS, the District Council adopted CB-76-2006 on October 31, 2006, revising the Sectional Map Amendment process to allow rezoning to a Comprehensive Design Zone without filing a formal rezoning application and correcting conflicting language in the plan/sectional map amendment (SMA) approval process regarding notices for public hearings, the public hearing record, and plan or SMA amendment decisions made by the District Council; and

WHEREAS, the District Council adopted CB-77-2006 on October 31, 2006, amending development regulations in the Comprehensive Design Zones to identify master plan, sector plan, and/or Sectional Map Amendment (SMA) zoning change recommendations, including any references to a public hearing exhibit of record, as the "Basic Plan" for development and establishing master or sector plan/SMA changes as the guide for defining development regulations in the review of Comprehensive Design Plans and Specific Design Plans; and

WHEREAS, the District Council adopted CB-78-2006 on October 31, 2006, amending the M-X-T Zone to allow the requirement for mixed-use development in the M-X-T Zone to be satisfied on other property within a comprehensively-planned General Plan Center consistent with the recommendations of a master plan or sector plan, and place a specific focus on implementing plan recommendations and establishing plan recommendations as the guide to defining regulations for development in the review of subsequent Conceptual Site Plan and Detailed Site Plan applications; and

WHEREAS, the Planning Board held a worksession on January 11, 2007, to review additional staff analysis for proposed Amendments 1 and 2 in CR-83-2006, and voted to transmit the analysis to the District Council prior to the scheduled public hearing; and

WHEREAS, the District Council and the Planning Board held a duly-advertised joint public hearing on amendments proposed by CR-83-2006 to the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment on January 16, 2007; and

WHEREAS, the Planning Board held a worksession on January 18, 2007, to consider the public hearing testimony; and

WHEREAS, on January 18, 2007, the Planning Board, in response to the public hearing testimony and pursuant to Sections 27-226(c)(7) and 27-646 of the Zoning Ordinance, transmitted its written comments to the District Council; and

WHEREAS, the District Council held worksessions on January 23, January 30, and February 6, 2007, to consider all public hearing testimony and the recommendations of the Planning Board; and

WHEREAS, the District Council, having reviewed supporting materials submitted as part of the comprehensive rezoning proposals and examined the testimony presented, finds that the accumulated record along with County plans and policies justifies the zoning changes, including the downzoning recommendations, within this sectional map amendment; and

WHEREAS, the District Council has reviewed several comprehensive design zone proposals and finds the proposals to be in general conformance with the land use recommendations of the Westphalia Sector Plan as approved in this resolution; and

WHEREAS, the District Council recognizes that its action to approve comprehensive design zones as described in this sectional map amendment establish the Basic Plan for development which, combined with policies and strategies in the plan text, becomes the basis on which the second phase, Comprehensive Design Plan, and third phase, Specific Design Plan, will be processed as a continuing development sequence.

WHEREAS, the District Council has reviewed and generally endorses the findings and recommendations of the Planning Board as expressed in Prince George's County Planning Board Resolution PGCPB No. 06-159, it nevertheless makes the following findings:

(a) The Spirit of God Deliverance Church properties (Tax Map 80, Parcels 67 and 211) located on the south side of Westphalia Road, east and west of Melwood Road, should be classified in a commercial zoning category to allow institutional and limited commercial land uses, provided that site plan review by the Planning Board is obtained prior to issuance of a building permit for any new construction on the site. The purpose of site plan review is to ensure that any proposed commercial or institutional use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area. It is not intended that commercial or institutional activities on these properties will establish a precedent to justify further commercial expansion along these roads.

(b) The Fletcher property located on the west side of Sansbury Road, south of Little Washington Neighborhood Park, should retain the existing industrial zoning category for the one lot (Lot 3, Block E, Plat A15-1486) upon which an ongoing business has been legally established, provided that site plan review by the Planning Board is obtained prior to building permit issuance for any other use on the property. The purpose of site plan review is to ensure that any proposed new commercial or industrial use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area.

(c) The Mirant Mid-Atlantic property at 8711 Westphalia Road, which is currently developed

with a large industrial building, should be redeveloped with mixed residential and commercial land uses under a mixed-use zoning category. In the short term, the Council should consider legislation to allow limited industrial use of the existing industrial buildings on the site.

(d) As determined by the Department of Public Works and Transportation, adequate safety roadway improvements for Melwood Road between MD 4 and new road MC-632, including traffic calming devices, should be bonded for construction prior to issuance of building permits for the Westphalia Town Center development project.

(e) A larger than normally required buffer averaging 150 feet in depth, but not less than 40 feet, should be established on the town center property along historic Melwood Road and the properties in the Twin Knolls subdivision as illustrated on Exhibit 44. If the portion of the Westphalia Town Center property located along Melwood Road is to be developed within two years following approval of this resolution, additional buffering could be required between the proposed development and existing home sites.

NOW, THEREFORE, BE IT RESOLVED by the 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, that the Westphalia Sector Plan and Sectional Map Amendment, as adopted and endorsed by the Planning Board on July 6, 2006, is hereby approved with the following amendments:

AMENDMENTS TO THE ADOPTED SECTOR PLAN

AMENDMENT 1

Replace the Development Pattern element of the adopted sector plan with new text transmitted by the Planning Board on September 19, 2006 (**See Attachment A**) to designate the Westphalia Town Center as a General Plan Regional Center and to refine design concepts and phasing strategies for the sector plan area, with the following revisions:

- Revise Map 3A (Proposed Future Land Use) and Map 4B (Illustrative Town Center Development Pattern) to reflect illustrations submitted by Exhibit 44, which depict Westphalia Town Center development concepts as revised by Council amendments. Revise the plan text to clarify that these illustrations represent the desired design concepts

for the character and pattern of urban development in the Town Center area as the guide for review of future applications in the development review process.

- Add text to clarify the phasing of commercial development in the Westphalia Town Center to ensure that such development precedes or occurs concurrently with and in proportion to residential development.
- Add a new design principle as follows: "Design a Town Center road network that reflects the sector plan's design principles for development with an urban character, provides functional continuity with the sector plan transportation network (Map 7), and needed capacity for adequate circulation of non-motorized as well as motorized transportation on internal streets."
- Add a new strategy to Policy 2 on page 9 of the revised development pattern element to read: "Consider a future Development District Overlay Zone (DDOZ) for the entire sector plan area or a portion of the sector plan area such as the Town Center or local activity centers to ensure a comprehensive review of all new development applications and adherence to the policies, strategies and design guidelines."
- Add text on page 12 to recommend that single-family attached residential lot sizes near the town center area may range from 1,300 to 1,800 square feet and the minimum finished floor area should be determined at site plan review. Within the town center urban areas there should be a range of lot sizes for single-family attached dwelling units with a minimum of 1,000 square feet. The finished floor area for dwelling units in the town center should be determined during site plan review in order to ensure an urban character of development. The percentage of townhouses and other dwelling unit types to be allowed in the town center and surrounding development projects should be determined at site plan review based on the policies and exhibits referenced in the sector plan text.
- Add text to clearly identify the allowable percentage of residential development types, as illustrated on Exhibit 44.
- Clarify the definition of "two over two" dwelling units as two-family attached dwellings, and establish a development guideline that provides for a maximum height of 65 feet for "two over two" structures.
- Clarify that the proposed locations for the future police and fire stations within the Town Center may be subject to change as facility and service needs and implementation of the

Town Center vision warrant.

- Clarify that a medical facility should be included among the uses developed within the town center area.
- Require a buffer along historic Melwood Road and the Twin Knolls subdivision that is an average depth of 150 feet, with a minimum depth of 40 feet, as illustrated on Exhibit 44.

AMENDMENT 2

- Add two new plan elements entitled Existing Communities and Economic Development, as transmitted by the Planning Board on September 19, 2006 (**See Attachments B and C**).

AMENDMENT 3

Add language to the Environmental Infrastructure element of the sector plan to address stormwater management, woodland conservation, and environmentally-sensitive roadway design (**See Attachment D**).

AMENDMENT 4

Revise the text of the Transportation element and Map 7 (Transportation Network) to:

- Require additional right-of-way at major intersections along MC-631 (Suitland Parkway Extended) for one additional lane in each direction, but not along the entire road length, in order to minimize impacts on adjacent properties and provide level of service LOS D operation at the major intersections during peak hours.
- Require only four lanes of road construction along A-39 (Ritchie Marlboro Road) for the segment between Old Marlboro Pike and MC-631 (Suitland Parkway Extended), to prohibit direct access to the road from individual lots, and require additional right-of-way at major intersections for one additional lane in each direction, but not along the entire road length, in order to minimize impacts on adjacent properties and provide LOS D operation at the major intersections during peak hours.
- Require additional right-of-way within the segment of MC-634 (Presidential Parkway Extended) between Sansbury Road and White House Road for multiple turning lanes at a T-intersection with Ritchie Marlboro/White House Road.
- Add a new strategy to Policy 4 on page 28 of the adopted sector plan as follows: "Design

a Town Center road network that reflects the sector plan's design principles for development with an urban character, provides functional continuity with the sector plan transportation network (Map 7), and needed capacity for adequate circulation of non-motorized as well as motorized transportation on internal streets."

- Replace roadway cross section illustrations with urban street cross sections referenced in Exhibit 65 and add language proposed by DPW&T in Exhibit 70 regarding pedestrian safety under the fifth bullet to add: "…regarding pedestrian safety <u>across new roads MC-632 and A-66",</u> and <u>"the location of the consolidated transit center should provide safe and convenient pedestrian crossing and access to the core of the town center."</u>
- Downgrade the segment of A-66 (Presidential Parkway) between A-67 (Suitland Parkway Extended) and A-52 (Dower House Road extended) to MC-634.
- Downgrade the segment of MC-636 between A-66 and P-615 to C-636 to provide the equivalent of a collector road function through the designed network of urban streets in the town center.
- Downgrade the segment of MC-636 between P-615 and MC-631 to P-619 with a 70-foot right-of-way to allow for construction of two travel lanes with parking on each side.
- Downgrade the segment of MC-637 between MC-632 (Westphalia north/south spine) and MC-636 to become part of P-615 (Dower House Road Extended), and add plan text language to require a 70-foot right-of-way for construction of two travel lanes with parking on each side.
- Extend MC-632 (Westphalia north/south spine) through the Westphalia Town Center from A-66 (Presidential Parkway) to MC-637, and add plan text language to clarify that review in the Conceptual Site Plan stage should ensure the equivalent of a major collector road function is provided through the designed network of urban streets in the Town Center.
- Retain the segment of Ritchie Marlboro Road between Pennsylvania Avenue (MD 4) and Old Marlboro Pike as part of A-39, with 6-8 lanes.
- Revise the alignment for proposed road MC-631 to avoid impacts to the James Butler property (Tax Map 90, Grid D3, Parcel 158, 4.076 acres) to the greatest extent possible.
- Add a new strategy to Policy 4, Rural Roads (plan text, p. 30): "As determined by the Department of Public Works and Transportation, adequate safety roadway improvements

for Melwood Road between MD 4 and new road MC-632, including traffic calming devices, should be bonded for construction prior to issuance of building permits for the Westphalia Town Center development project."

AMENDMENT 5

Revise the adopted plan Transportation element text and Map 7 (Transportation Network) to identify interchange footprints and design concepts for the following major interchanges along the Capital Beltway (I-495/I-95) and Pennsylvania Avenue (MD 4) to accommodate the development proposed by the sector plan:

- Ritchie Marlboro Road and the Capital Beltway
- Suitland Parkway and Pennsylvania Avenue
- Dower House Road and Pennsylvania Avenue
- Woodyard Road and Pennsylvania Avenue (either Alternative K, or Alternative N, pending further analysis)

AMENDMENT 6

Add a new strategy to Policy 4 of the Transportation element to read:

- Implement the road transportation system in an environmentally-sensitive manner, by:
  - Minimizing the crossings of streams and wetlands, where possible, by careful planning of road locations, maximizing the use of existing stream crossings, and coordinating the road network between parcels to limit the need for stream crossings and other environmental impacts.
  - Crossing streams (where stream crossings are unavoidable) at right angles except where prevented by geologic features.
  - Constructing stream crossings using clear span bridges or, where bridges cannot be used for design reasons, bottomless culverts or other low-impact crossing structures that have a width that matches or exceeds the natural width of the stream and that minimize the impact to stream habitats, fish and other stream organisms.
  - Using drainage structures, such as water turnouts or broadbased dips, on both sides of a crossing as needed to prevent road and ditch runoff from directly entering the stream.

- Retrofitting stream crossings (where necessary) in a manner that removes fish blockages.

AMENDMENT 7

Revise the adopted plan Public Facilities element text and Map 9 (Public Facilities) to:

- Reflect the following proposed school facility locations:
  - Elementary schools on the:
    - Smith Home Farms site
    - Westphalia Neighborhood Park site
    - On Brook Lane adjacent to Henry A. Wise High School (outside the sector plan area to the east)
    - Woodside Village site (combined with a middle school)
    - Town Center property (as a possible future school)
    - Arrowhead Elementary School (to be revitalized/replaced)
  - A middle school on the Woodside Village site, combined with an elementary school.
  - A high school northeast of Ritchie Marlboro Road at White House Road (outside the sector plan area to the east)
- Make note of the potential relocation of the proposed fire and police stations to a location within the Westphalia Town Center area that is separated from the transit center site illustrated on Exhibit 44.

AMENDMENT 8

Revise the adopted plan parks and recreation element text to:

- Add text to Policy 3, under the strategy describing the Westphalia Central Park (p. 38) as follows:
  - Revise the description of the lake in the central park to state: "A lake or other water element as the central feature of the park with an extensively landscaped edge and paths…."
  - Add a new paragraph describing park elements: Active and passive recreation facilities which should include a tennis center, an amphitheater, a waterfront activities center, a restaurant with patio, a multi-station playground, a skate park,

a splash park, sports fields and courts, a dog park, pedestrian, bicycle, and equestrian trails, and similar features.

- Add a new paragraph that states: Form a multi-agency public/private work group to implement the vision for the Westphalia Central Park on an expedited basis.

- Revise the plan text to specify that a parks fee of $3,500 per new dwelling unit (in 2006 dollars) is required to construct the public parks facilities recommended for the sector plan area.

AMENDMENT 9

Include a table of proposed public facilities with cost estimates based on the Westphalia Public Facilities Financing and Implementation Program study (Exhibit 73) in the approved sector plan and sectional map amendment document.

AMENDMENTS TO THE ENDORSED SECTIONAL MAP AMENDMENT

SMA 1 Prepare a standardized set of concept illustrations (based on and referencing exhibits submitted to the record for each property) for the published sector plan text that will serve as the Basic Plan for development in Comprehensive Design Zones or the illustrative site plan to guide the character of development for the M-X-T Zone for the properties rezoned by this SMA.

SMA 2 Revise the comprehensive rezoning policies for Comprehensive Design Zones on page 49 of the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment to reference CB-76-2006 and CB-77-2006, as follows:

"**Comprehensive Design Zones**

Comprehensive Design Zones (CDZs) may be included in a sectional map amendment. [However] Normally, the flexible nature of these zones requires a Basic Plan of development to be submitted through the zoning application process (Zoning Map Amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a Basic

Plan, which identifies land use types, quantities, and relationships, that a CDZ can be recognized. [Therefore] Under this process, an application must be filed, including a Basic Plan; and the Planning Board must have considered and made a recommendation on the zoning application in order for the CDZ to be included within the SMA. During the comprehensive rezoning, prior to the submission of such proposals, property must be classified in a conventional zone that provides an appropriate "base density" for development. In theory, the "base density" zone allows for an acceptable level of alternative development should the owner choose not to pursue full development potential indicated by the master plan.

Under limited circumstances, which include the Westphalia Sector Plan and SMA, CDZs may be approved in a sectional map amendment without the filing of a formal rezoning application by an applicant. The recommendations of the sector plan and the SMA Zoning Change, including any design guidelines or standards, may constitute the Basic Plan for development. In these cases, overall land use types, quantities and relationships for the recommended development concept should be described in the SMA text, and be subject to further adjustment during the second phase of review, the Comprehensive Design Plan, as more detailed information becomes available. (See CB-76-2006, CB-77-2006, and Sections 27-223(b), 27-225(a)(5), 27-225(b)(1), 27-226(a)(2), [and] 27-226(f)(4), 27-478(a)(1), 27-480(g), and 27-521(a)(1) of the Zoning Ordinance.)"

SMA 3 Change the zoning of the Rock Creek Baptist Church, Washington and Bean properties located west of Ritchie Marlboro Road north of Westphalia Road.

Zone Change: From R-A (Residential-Agricultural) to R-M (Residential Medium Development) and L-A-C (Local-Activity- Center)

Land Area: Approximately 223.5 acres

Legal Description: Tax Map: 83 Grid: B2, B4, C4 Parcels: 16, 25, 26 and 71

Other Information: Reference Exhibit 58 as the Basic Plan for development of these comprehensive design zones for the following land use types and quantities:

Land Use Types: All uses allowed in the R-M and L-A-C Zones

Land Use Quantities (to be determined at CDP, based on Exhibit 58):

R-M (3.6) Zone:

Approximately 183.5 acres, capped at 4.0 DU/acre

Residential - 712 units

Age-Restricted Community – 160 units

Public/Quasi-Public Use – Church, school and recreation amenities

L-A-C (Neighborhood) Zone:

Approximately 40 acres:

Residential – 320 units

Commercial/Retail (including live/work) – 25,000 square feet GFA

Country Inn – 40,000 square feet GFA

CDP Review Considerations:

MC-631 is located on the subject property and should connect directly to the portion of MC-631 located on the Woodside Village property at a four-way intersection with Westphalia Road.

SMA 4 Change the zoning of the Addison property, located west of Ritchie Marlboro Road north of Old Marlboro Pike

Zone Change: From R-R (Rural Residential) to M-X-T (Mixed Use – Transportation Oriented)

Land Area: 8.98 acres

Legal Description: Tax Map: 101 Grid: B1 Subdivision: Marlboro Riding Subdivision, Plat 15208020, Parcel P

Other Information: Reference Exhibit 20 as the intended development concept for subsequent development review procedures regarding this site.

SMA 5

Change the zoning of the Spirit of God Deliverance Church properties located on the east and west sides of Melwood Road at Westphalia Road.

Zone Change: From C-A (Commercial-Ancillary) on Parcel 67 and R-A (Residential-Agricultural) on Parcel 211 to C-S-C (Commercial Shopping Center)

Land Area: 3.7 acres

Legal Description: Tax Map: 80 Grid: D1 Parcels: 67 and 211

Other Information: Subject to site plan review per findings of the District Council.

SMA 6

Change the zoning of the Pleasant Excavating, Inc. property located on the east side of Sansbury Road south of Arrowhead Elementary School.

Zone Change: From I-1 (Light Industrial) to R-18C (Multifamily Medium-Density Residential-Condominium)

Land Area: 28.09 acres

Legal Description: Tax Map: 82 Grid: E2 and E3 Subdivision: Lots 1-19 and Parcel A, Sansbury Park Subdivision, Plat 15167042

Other Information: Reference Exhibit 34 as the development concept for a mix of residential condominium product types for this property in subsequent development review procedures.

SMA 7 Change the zoning for three of the four recorded lots known as the Fletcher property located on the west side of Sansbury Road south of the Little Washington Neighborhood Park

Zone Change: From I-1 (Light Industrial) to R-R (Rural Residential)

Land Area: 0.84 acres

Legal Description: Tax Map: 82 Grid: D2 Subdivision: Little Washington Subdivision, Plat A15-6085, Block E, Lots 4, 5 and 6

Other Information: The existing I-1 Zone will be retained on Lot 3, Block E, Plat A15-1486 (0.46 acres) to recognize the existing business on that lot, subject to site plan review per findings of the District Council.

SMA 8 Change the zoning of the PB&J, LLC property located east of Sansbury Road south of Ritchie Marlboro Road.

Zone Change: From R-A (Residential-Agricultural) to M-X-T (Mixed Use – Transportation Oriented)

Land Area: 4.484 acres

Legal Description: Tax Map: 82 Grid: E1 Parcel: 195 and Subdivision: Parcel A, Roy Bean Subdivision, Plat A15-4383

Other Information: Reference Exhibit 19 as the development concept for a mix of commercial and residential uses on these properties.

The property was formerly referred to as the PB&J, Inc. property, consisting of 6.3 acres. The representative of the property owner corrected ownership and acreage information in a letter dated August 30, 2006 (EXHIBIT 52)

SMA 9 Change the zoning of the Scales property (formerly referenced as the PJ Associates, Inc., property), located south of Ritchie Marlboro Road and east of Sansbury Road.

Zone Change: From R-A (Residential-Agricultural) to R-M (Residential Medium Development) for approximately 42.5 acres and to M-X-T (Mixed Use – Transportation Oriented) for approximately 7.1 acres

Land Area: 49.6 acres

Legal Description: Tax Map: 82 Grid: F1 Parcels: 194, 199, and 250

Other Information: The R-M portion of the property shall be located southeast of the proposed centerline for MC-634 (Sansbury Road Relocated), with the M-X-T portion to be located northwest of the proposed centerline for MC-634, as illustrated in Exhibit 66). Reference Exhibit 66 as the Basic Plan for development of the R-M portion of the property for the following land use types and quantities:

Land Use Types: All uses allowed in the R-M Zone

Land Use Quantities (to be determined at CDP, based on Exhibit 66): Residential development up to the maximum density allowed in the R-M (5.8-7.9) Zone up to approximately 335 units.

SMA 10 Change the zoning of the Mirant Mid-Atlantic, LLC property (formerly PEPCO) located at 8711 Westphalia Road across from Chester Grove Drive.

Zone Change: I-1 (Light Industrial) to M-X-T (Mixed Use – Transportation Oriented)

Land Area: 68.9 acres

Legal Description: Tax Map: 90 Grid: C1 Subdivision: Parcel C, Penn-East Business Park Resubdivision, Plat 06 191-023

Other Information: Reference Exhibit 31 as the development concept for future development review procedures, revised to show that proposed road MC-634 is located on the subject property in accordance with the approved transportation plan.

SMA 11

Change the zoning of the Purdy Property located at 3311 Melwood Road, south of Westphalia Road.

Zone Change: C-M (Commercial Miscellaneous) to R-R (Rural Residential)

Land Area: 0.87 acres

Legal Description: Tax Map: 90 Grid: D1 Parcel: 112

SMA 12

Change the zoning of the Toll Brothers, Inc. property (formerly the Patricia M. Wholey property) located at 10501 Westphalia Road, east of Matapeake Drive, from the R-A Zone to the R-M Zone for approximately 11.65 acres as an addition to the Woodside Village Comprehensive Design Zone Application A-9973.

Zone Change: From R-A (Residential-Agricultural) to R-M (Residential Medium Development)

Land Area: Approximately 11.65 acres

Legal Description: Tax Map: 91 Grid: A1 Parcel: 13

Other Information: Reference Exhibit 41 as the Amended Basic Plan for development of the Woodside Village comprehensive design zone for the following additional land use types and quantities:

Land Use Types: All uses allowed in the R-M Zone

Land Use Quantities (to be determined at CDP, based on Exhibit 41): R-M (3.6) Zone: Up to 46 units capped at 4.0 DU/acre

BE IT FURTHER RESOLVED that the Basic Plan for A-9973, Woodside Village, is hereby approved with amendments, including the addition of the 11.65-acre Toll Brothers, Inc. property (see SMA 12 above), and the subject property is rezoned from the R-A Zone to the R-M Zone, with the Basic Plan as amended, and with the following limitations and conditions as contained in the recommendation of the Zoning Hearing Examiner dated July 13, 2006:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

DEVELOPMENT DATA:

Total area	381.95 acres
Land in the 100 year floodplain*	15.69 acres
Adjusted gross area: (381.95 less half the floodplain)*	374.15 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)*	1,347 dwellings
Maximum residential density (5.8 du/ac)*	2,170 dwellings

Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres @ 3.8-4.0 du/ac*	1,422-1,497 dwellings
Number of the units above the base density:	75-150 dwellings
Permanent open space: (31 percent of original site area)*	116 acres
Public active open space: (parkland and school sites)*	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

* To be validated during the review of a CDP to account for the addition of the 11.65-acre Toll Brothers, Inc. property.

2. Prior to approval of the Basic Plan the Applicant shall revise the Basic Plan to provide the following:

   a. Eliminate the cul-de-sac streets on the Case property that stretch out of the subject site

boundary into the Smith Home Farms property, and terminate the cul-de-sac within the subject property.

b. Show one (1) primary street connection between the subject property and the adjacent W. Bean property to the east.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

a. The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road alignments shall conform to road alignments in all other adjacent approved subdivisions.

b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the Applicant along Master Plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of Preliminary Plan of Subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the Comprehensive Design Plan shall conform to all other adjacent approved subdivisions.

d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding land use pattern and to preserve a rural character as recommended in the WCCP Study.

f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any

roadways, which are classified as collector and above, they should be accessed through an alley.

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot wide sidepath or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

j. The Applicant, and the Applicant' heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the

Westphalia Study Area. The park club shall be established and administered by DPR.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station

(2) Library

(3) Police facility

(4) Middle school

(5) Elementary school

o. Submit a signed Natural Resources Inventory (NRI) with the Comprehensive Design Plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland

(2) Concentrate priority areas for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the Master Plan recommendations for the planned community.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

u. Complete a Phase I archeological investigation report and submit to the Historic Preservation staff for approval.

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.

b. Submit Hydraulic Planning Analysis to WSSC to address access to adequate water

storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee

(suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that

the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text, illustratives/concepts, and map revisions to correct identified errors, reflect updated information, and incorporate the Zoning Map changes reflected in this Resolution.

BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional District in Prince George's County. The zoning changes approved by this Resolution shall be depicted on the official Zoning Map of the County.

BE IT FURTHER RESOLVED that the approval of this Sectional Map Amendment shall repeal and readopt with amendments that portion of the Zoning Map encompassed by the Amendment, and that the conditions and findings attached to previously approved zoning applications are considered part of this Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or circumstances. It is hereby declared to be the legislative intent that this Resolution would have

been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been included therein.

BE IT FURTHER RESOLVED that it is the intent of the District Council that approved Conditions 10 and 23 in Comprehensive Design Plan CDP-0501 for Smith Home Farms should be interpreted to require submission of an SDP for the Central Park following approval of the Westphalia Sector Plan and SMA and not as the second SDP under CDP-0501. The exact timing for SDP submission, approval and phasing for the Central Park shall be established by the District Council in approval of the next SDP to be filed under CDP-0501.

BE IT FURTHER RESOLVED that it is the intent of the District Council that the first building constructed in the Central Park be a tennis facility and that funding in the amount of $2.5 million be allocated from the $4.2 million for construction funds for the Central Park as required by CDP-0501; and

BE IT FURTHER RESOLVED that it is the intent of the District Council that the first public recreation building constructed outside the Central Park be a recreation building in the Westphalia Estates Neighborhood Park and that funding in the amount of $1.0 million be allocated from the $4.2 million in construction funds for the Central Park as required by CDP-0501.

BE IT FURTHER RESOLVED that, pursuant to Condition 16 of CDP-0501, it is the intent of the District Council that the lot size for single-family attached dwellings in the R-M (market rate) Zone in the Smith Home Farms project be a minimum of 1,300 square feet.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 6th day of February, 2007.

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
Council Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the County

CR-2-2007 ATTACHMENT A

Development Pattern Element (Revised)

Planning Framework
The Westphalia sector plan area is in the Developing Tier and a segment of the Pennsylvania Avenue Corridor as described in the 2002 *Prince George's County Approved General Plan.* The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The vision for corridors is mixed residential and nonresidential uses that are community-oriented in scope at moderate densities and intensities. This development should occur at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor.

The General Plan indicates a possible future community center in the Westphalia sector plan area north of Pennsylvania Avenue. The General Plan's vision for community centers is a mix of residential and nonresidential uses at moderate to high densities and intensities that serve the immediate community near them and have a strong emphasis on transit-oriented development.

The development pattern concept for the Westphalia sector plan is also established largely by the 2005 Westphalia Comprehensive Concept Plan (WCCP) study, which built upon the vision of the General Plan and the approved 1994 Melwood-Westphalia Master Plan by promoting a high-density, mixed-use core off MD 4, with incrementally less dense, largely residential development throughout the remainder of the area and green spaces and parks linking the elements together.

Existing Development Pattern
The predominant land uses have historically been agricultural and equestrian in nature, but are currently being converted to residential and commercial uses.
Existing residential land use patterns include single-family homes on small and large lots, such as those found in the Little Washington, Westphalia, and Melwood neighborhoods. Approximately six single-family residential subdivisions have been built in recent years, with two large residential subdivisions now under construction along Ritchie Marlboro Road and Old Marlboro Pike on the east side of the sector plan area. Additional development applications have been approved or are pending review. An older mobile-home park is also located in the northwest part of the area.
Limited industrial and commercial office development has taken place along MD 4 and along the Capital Beltway under the northern extension of the Andrews Air Force Base flight path and its related noise contours. Additional industrial uses are located off Westphalia Road and D'Arcy Road.
One large rubble fill, and approximately six Class Three landfill operations, exist in the central, northern, and western parts of the sector plan area.

Vision
The Westphalia sector plan area contains an urban town center core that is transit- and pedestrian-oriented, with ample public spaces suitable for community events, and surrounding residential and commercial development that helps create a single unified community. Westphalia's existing neighborhoods are an integral part of the new development pattern.

Map 2 shows the overall development concept envisioned by the sector plan. The concept promotes:

- A mixed-use, urban town center with a defined core and a defined edge.
- An urban town center core that is transit- and pedestrian-oriented, with ample public spaces suitable for community events, and surrounding residential and commercial development that helps create a single unified community.

- Two mixed-use activity centers with medium-density local commercial, office, and retail development that serves area neighborhoods.
- Four smaller-scaled mixed-use neighborhood centers to serve local neighborhoods.
- Retail development of approximately one million square feet located primarily in the Westphalia town center core and also within the two mixed-use activity centers and four mixed-use neighborhood centers.
- Office development of up to 4.5 million square feet.
- Attractive and safe residential neighborhoods with a range of housing types and densities, convenient access to schools, recreation, green spaces, and shopping, designed to minimize the visual impact of cars.
- Residential development of approximately 17,000-18,000 units in a wide range of mixed housing types and densities, with incremental increases in development densities closer to the high-density urban town center core.
- Open space of approximately 1,850 acres within, and immediately adjacent to, the Westphalia sector plan area.
- Preservation of green space along the eastern edge and a portion of the MD 4 corridor.
- New industrial development restricted to areas within the Andrews Air Force Base noise zone of 70 dBA (the average day/night sound level measured in decibels) and higher, and existing industrial uses outside the 70 dBA line redeveloped for commercial or residential uses, depending on their location.

Taking into account this development concept, recently approved zoning cases, and existing land uses, proposed future land uses for the Westphalia sector plan area are shown on Map 3A. An illustration of development patterns that may result from this land use plan is shown on Map 3B.

Goals

- Promote compact, mixed-use development at moderate to high densities through the development of a center on the Pennsylvania Avenue (MD 4) corridor in accord with the 2002 General Plan.
- Create a mixed-use town center with high-quality urban form.
- Develop compact areas of commercial and office development.
- Encourage phased commercial and office development that strategically targets and creates market demand in the town center and mixed-use areas.
- Maintain low- to moderate-density land uses for the sector plan area, except in the Westphalia town center core.
- Reinforce existing residential neighborhoods in the Westphalia sector plan area.
- Preserve and enhance environmentally sensitive areas, such as streams, woodlands, and wetlands.
- Develop transit supportive densities and promote street grid systems with compact blocks of development that provide easy automobile, transit, and pedestrian accessibility.
- Balance the pace of development with the provision of adequate transportation and public facilities.

Policy 1

Promote development of an urban town center with a defined core, edge, and fringe, with mixed residential and nonresidential uses at medium to high densities and intensities, and with a strong emphasis on transit-oriented design.

Strategy I. *Westphalia Regional Center:*

Concurrent with this sector plan process, amend the 2002 *Prince George's County Approved General Plan* to officially designate a Regional Center in the Westphalia sector plan area, changing its designation

from a "possible future" community center to Regional Center and "possible future" Metropolitan Center (see Map 4A).

Strategy II. ***Westphalia Town Center Core:***
Develop a compact, interconnected, high-density, high-quality, transit-oriented urban core with mixed commercial, retail, office, residential, and public spaces that create an appealing place for people to live, work, shop, and play (see Map 4B and Illustrations A and B).

Size:

- An area of approximately one-quarter mile from the midpoint of the town center.

Development Density and Intensity Targets:

- Residential density at a minimum of 24 dwelling units per acre net, with a preferred target density range of 40-60 dwelling units per acre net.
- Mixed-use and nonresidential intensity at a minimum 1.0 FAR (floor area ratio) net lot area.

Recommended Range of Land Use Mix:

- Residential: 20-70%
- Retail and Services: 10-60%
- Office: 10-60%
- Public and Quasi-Public Uses: 10-20%

Design Principles**:**

- Construct high-density residential and commercial development using multistory buildings, generally of three to ten stories, with taller landmark buildings. (Note: The town center area is located under federally regulated airspace surrounding Andrews Air Force Base. The regulations limit the height of buildings in the town center area to generally less than 150 feet depending on site elevation and distance from the airport runway. The exact restrictions for each building site need to be verified with Andrews Air Force Base personnel.)
- Feature vertical mixing of uses, particularly along main streets, to include ground-level retail and upper level office or residential uses.
- Create a high-quality urban environment that results in a lively and appealing place to live, work and shop:
    - The façade of all buildings should front all master planned or internal streets and roads unless they front a plaza, green, courtyard, or public park.
    - Encourage the use of materials and finishes that reinforce a sense of quality and permanence.
    - Encourage building designs that are compatible in scale, form, rhythm, and materials to adjacent commercial or residential structures.
    - Provide architectural variation in buildings to discourage the appearance of a uniform structure:
        - Building façades that face public streets should be articulated with form variation and should include design elements such as:
            - Texture
            - Canopies
            - Projections or indentations
            - Vertical expression of structural bays
            - Roof design
        - Design building wall planes to have shadow relief; pop-outs, off-setting planes, overhangs, and recessed doorways shall be used to provide visual interest at the pedestrian level.

  - Design signs as a means to communicate a unified theme and identity for the town center.
  - Prohibit drive-through commercial services that are visible from public streets.
  - Hide garbage collection and other storage areas from streets, parks, squares, and pedestrian spaces through strategic placement and screening.
  - Locate loading areas and service driveways adjacent to alleys or parking areas off the rear or the principal buildings, hidden from streets, parks, squares, and pedestrian spaces by the principal structure, or through articulated screening walls.
- Promote the development of quality public spaces:
  - Design a minimum of one public space in a prominent, centralized location of the town center core at a minimum of three acres in size.
  - Construct inviting public amenities such as a gazebo, fountain, bandstand, public art or ornamental landscaping in all civic and public spaces.
  - Develop numerous smaller public spaces such as plazas, courtyards, and green spaces of approximately one-quarter to one-half acre in size.
- Use street grid systems to create compact blocks of development and provide for easy connectivity of all town center features:
  - Prohibit culs-de-sac.
  - Construct blocks with an average length of no more than 500 feet and maximum length not to exceed 800 feet.
- Develop in a way that promotes walking and transit use and provides high levels of pedestrian accommodation, safety and amenity:
  - Design streets to support multiple users such as: automobiles, pedestrians, bicyclists, transit buses, and trash collection and emergency vehicles.
  - Provide necessary rights-of-way for transit, transit stops, or stations.
  - Provide direct access from public sidewalks to all buildings, unless the building fronts a plaza, green, or courtyard.
  - Design streets with pedestrian facilities and amenities such as wide sidewalks, street trees, nature strips or tree boxes, pedestrian-scaled lighting and signs, landscaping, and street furniture.
  - Design sidewalks adjacent to master planned roads to an appropriate standard for city boulevards, city collectors, and city residential streets (see Transportation Illustration 1).
  - Design all other streets with sidewalks no less than six feet in width.
  - Provide attractively designed transit stops and stations that are adjacent to active uses and recognizable by the public.
  - Design safe, attractive, and convenient pedestrian connections from transit stops and stations to building entrances.
- Encourage structured parking that is multiuse and does not interfere with aesthetics of the streetscape:
  - Screen free-standing parking structures from public walks and streets by locating them off street or behind the primary structure or a liner building.
  - Encourage ground floor retail development in structured parking that fronts public streets; integrate structured parking with active uses.
  - Design clear and safe pedestrian pathways with signs that link parking to destinations.
- Promote on-street parking and construct it in a manner that is practical and does not impair aesthetics or safety:
  - Promote parking that meets needs of various uses: short-term turnover for retail, longer term for employment, and parking for evening and nighttime uses.
  - Break up long lines of parked vehicles with planting island projections if appropriate.
- Discourage surface parking lots, and ensure appropriate design if built, by:

- Orienting and designing surface lots in a manner that enables infill development as the town center develops and increases in density.
- Locating pedestrian pathways in areas where vehicular access is limited.
- Avoiding large areas of uninterrupted parking especially adjacent to community and public viewsheds.
- Using trees and landscaping to provide shade, screening, and filtering of stormwater runoff in parking lots.

Strategy III. ***Town Center Edge***:
Develop a medium- to high-density urban pattern surrounding the high-density town center core, including medium-density mixed-use commercial and office, and several interconnected residential neighborhoods that have diverse housing styles and a network of open space (see Map 4B and Illustration C).

Size:

- An area of approximately one-quarter to one-half mile beyond the midpoint of the town center.

Development Density and Intensity Targets:

- Residential density at a minimum of 8 dwelling units per acre net, with a preferred target range of approximately to 15-30 dwelling units per acre net
- Nonresidential intensity at 0.5 to 1.5 FAR net

Recommended Range of Land Use Mix:

- Residential: 40-80%
- Retail and Services: 5-20%
- Office: 5-20%
- Public and Quasi-Public Uses: 10-20%

Design Principles:

- Use medium- to high-density multistory buildings (generally two–five stories); avoid constructing one-story buildings.
- Build residential neighborhoods that are attractive, walkable, and include diverse housing styles and open space:
  - Encourage a variety of residential dwelling unit types within blocks and within neigborhoods, such as:
    - Small lot single-family
    - Cottages
    - Duplexes
    - Triplexes or quadruplexes
    - Zero-lot line or garden homes
    - Townhouses or rowhouses
    - Dwellings above nonresidential space
    - Multifamily condominiums (including “two over two” units)
    - Multifamily apartments
  - Create varied architecture and avoid flat façades by using bays, balconies, porches, stoops, and other projecting elements.
  - Design single-family detached and attached homes and multifamily buildings so the mass of the living space and the front door dominates the front façade:
    - Require garages that are hidden or clearly subordinate to the main structure and do not project beyond the main façade of residential buildings.

        - Arrange driveways so that cars are parked to the side or rear of the house or otherwise hidden from the street.
        - Promote rear alleys to have access to parking and garages for residences that are sited back-to-back.
    - Maximize the number of windows facing public streets.
    - Allow the use of accessory dwelling units or "granny flats" in appropriate locations.
    - Enhance community gateways to demonstrate neighborhood pride and delineate boundaries.
    - Design streets to include high levels of interconnectivity between neighborhoods:
        - Do not build culs-de-sac, except to avoid sensitive environmental resources.
        - Do not allow gated streets or developments.
    - Emphasize the provision of high-quality pedestrian and bikeway connections to transit stops/stations and surrounding neighborhoods.
    - Build large multifamily developments within approximately one-quarter mile of transit serviceable roadways.
    - Develop parks and open spaces in town center edge neighborhoods:
        - Distribute parks generally no less than one-quarter mile from each other.
        - Cluster residences around shared amenities to form distinct neighborhoods with a sense of identity. Use green space to define and divide the clusters.
- Design attractive commercial, retail, and office use areas:
    - Front the façade of all buildings to public roads or internal streets, unless they face a plaza, green, courtyard, or public park.
    - Feature vertical mixing of uses, particularly along main streets, to include ground level retail or commercial and upper level office or residential uses.
    - Encourage building designs that are sensitive to the scale, form, rhythm, and materials proximate to commercial areas and residential neighborhoods that have a well-established, distinctive character.
    - Encourage location of mixed-use commercial projects in transition areas and areas where small-scale commercial uses can fit into a residential neighborhood context.
    - Provide architectural variation in buildings to discourage the appearance of a uniform structure.
    - Restrict drive-in commercial services to rear areas behind main structures; do not allow on street fronts.
    - Provide public plazas, squares, or other public gathering spaces.
    - Encourage structured parking that is multiuse and does not interfere with aesthetics or safety of the streetscape:
        - Screen any free-standing parking structure from public walks and streets by locating it off street, or behind the primary structure or a liner building.
        - Encourage ground-floor retail development in structured parking that fronts public streets; integrate structured parking with active uses.
        - Design clear and safe pedestrian pathways with signs that link parking to destinations.
- Promote on-street parking and construct it in a manner that is practical and does not impair aesthetics or safety:
    - Promote parking that meets needs of various uses: short-term turnover for retail, longer term for employment, and parking for evening and nighttime uses.
    - Break up long lines of vehicles with occasional planting island projections.
- Discourage large areas of off-street surface parking and design surface lots appropriately:
    - Orient and design surface lots in a manner that enables infill development as the town center develops and increases in density.

- Encourage placement of parking along the rear and sides of street-oriented buildings.
- Locate pedestrian pathways in areas where vehicular access is limited.
- Avoid large areas of uninterrupted parking especially adjacent to public view sheds.
- Use trees and other landscaping to provide shade, screening, and filtering of stormwater runoff in parking lots.

- Promote a town center edge development pattern that promotes walking and transit use and provides high levels of pedestrian accommodation, safety and amenity:
  - Design streets to support multiple users such as automobiles, pedestrians, bicyclists, transit buses, and trash collection and emergency vehicles.
  - Provide necessary rights-of-way for transit, transit stops, or stations.
  - Provide direct access from public sidewalks to all buildings, unless the building fronts a plaza, green, or courtyard.
  - Design streets with pedestrian facilities and amenities such as wide sidewalks, street trees, nature strips, pedestrian-scaled lighting and signs, landscaping, and street furniture.
  - Design sidewalks adjacent to master planned roads to urban boulevard, collector, and residential street standards (see Transportation Illustration 1).
  - Design local and internal streets with sidewalks of no less than six feet in width.
  - Provide attractively designed transit stops and stations that are adjacent to active uses and recognizable by the public.
  - Design safe, attractive, accessible, lighted, and convenient pedestrian connections from transit stops and stations to building entrances.

Strategy IV. ***Town Center Fringe:***
Develop town center fringe areas as distinct and cohesive districts of commercial, office, employment, and institutional uses in campus like settings that are separate from the core and have "greener" character and setting by abutting parkways, parks, and green space fronting MD 4. Create building styles that favor large office or institutional developments, with medium- to large-scale commercial developments, and limited landmark, high-density structures such as mid-rise hotel and office buildings.

Size:

- An area approximately 180 acres as shown on Map 4B.

Development Density and Intensity Targets:

- 0.3 FAR or greater for commercial and employment uses

Recommended Range of Land Use Mix:

- Retail and Services: Less than 40%
- Office: More than 50%
- Public and Quasi-Public Uses: More than 10%

Design Principles:

- Use street grid systems that are looser than in the regional core and that accommodate urban parkways and greenways.
- Buildings may be set back from the street to create landscaped front yards and to comply with security requirements.
- Design large commercial buildings to have architectural variation that supports a human scale and provides the appearance and functionality of smaller scale development:
  - Where feasible, use small buildings in key locations to create a human-scale environment in large retail centers.

- Design structures to be of a height and mass that are compatible with the surrounding area.
- Design large retail buildings to have articulation and to break up large masses by creating multiple entries and façade treatments that create the appearance of multiple smaller buildings.
- Incorporate separate individual main entrances directly leading to the outside of large buildings to function as smaller building storefronts.
- Use offsetting planes, rooflines, and overhangs or other means to break up the exterior façades of large retail establishment structures into distinct building masses

- Utilize green space as buffers or public spaces, and integrate them into campus-like settings:
  - Design structures to border or overlook green spaces.
  - Create large landscaped squares or interconnected pubic spaces with walkways or trails, particularly adjacent to office complexes.
  - Design all developments along MD 4 frontage to include landscaping or buffering to minimize the appearance of large building façades or parking lots.
- Integrate appropriately designed transit stops and centers, particularly near employment centers:
  - Provide attractively designed transit stops and stations that are recognizable by the public.
  - Provide necessary rights-of-way for transit, transit stops, or stations.
  - Design safe, attractive, accessible, lighted, and convenient pedestrian connections from transit stops and stations to building entrances.
- Design parking that is functional and supports aesthetics of the built environment:
  - Promote development of parking structures that are wrapped on their exterior with other uses to conceal the parking structure.
  - Design safe, attractive, accessible, lighted, and convenient pedestrian connections from transit stops and stations to building entrances.
  - Use trees and other landscaping to provide shade, screening, and filtering of stormwater runoff in parking lots.
- Create signage that functions to market services or denote building tenants but does not compromise aesthetics or safety:
  - Design signs to only advertise a service, product, or business on the site on which the sign is located.
  - Design signs to be compatible in style and character with the primary structure on the site.
  - Discourage large wall signs.
  - Promote monument signage.
  - Encourage appropriately scaled monument signage:
    - Do not exceed eight feet in height and 60 square feet of area per side for multi-tenant monument signage.
  - Prohibit pole-mounted signs except directional signs.
  - Prohibit signs that compromise motorist safety:
    - No florescent, reflective, or blinking signs.
    - Discourage animated, flashing, rotating signs.
  - Prohibit roof signs.
- Screen the service and loading areas of businesses:
  - Service/loading areas should have an articulated screening wall to shield trucking activities from pedestrian areas.
  - Loading areas and service driveways should adjoin alleys or parking areas to the rear or the principal building and shall be hidden from streets, parks, squares, and pedestrian spaces.

- Hide trash receptacles, garbage areas, and storage areas from public rights-of-way and public and pedestrian spaces through strategic placement and screening.

Policy 2
The Westphalia town center should be designed and reviewed in accordance with design standards and best practices for urban development as described in this sector plan.

Strategy
Approve development standards specifically for the town center area in a conceptual site plan review per Part 3, Division 9, of the Zoning Ordinance to ensure development of urban land use patterns and character and that may revise or replace the suburban development standards contained in the zoning ordinance pertaining to lot size, lot coverage, frontage, setbacks, height, and mix of land use types, signs, off-street parking and loading, landscaping, and other parts of the zoning ordinance.

Policy 3
Ensure high-intensity commercial and office development in the first phases of town center construction.

Strategies
- Identify and reserve sites specifically and exclusively for high-intensity office, high-intensity mixed use, and high-density residential uses in the town center core.

- In the site plan and subdivision review and approval processes, define and require high-intensity office and retail construction in the town center core prior to or in conjunction with specified levels of residential construction.

Policy 4
Promote development of six distinct mixed-use activity areas beyond the town center area with residential, retail, service, and employment components to service the area's neighborhoods.

Strategy: ***Mixed-Use Activity Centers and Mixed-Use Neighborhood Centers:***
Develop distinct commercial activity centers serving communities and neighborhoods outside the town center core area with medium- to high-density, mixed-use commercial, retail, and office development that is designed around a main street and anchored by shared amenities such as open space or civic centers (see Map 4B and Illustration E).

Size:
- Varies from approximately 7 to 30 acres.

Development Density and Intensity Targets:
- Residential at 4.5 to 28 DUA net
- Retail/Services at 0.2-0.3 FAR net
- Office at 0.4 to 0.75 FAR net

Recommended Range of Land Use Mix:
- Residential: 20-80%
- Retail and Service: 5-50%
- Office: 5-50%
- Public Uses: 10-20%

Location:

- Two Mixed-Use Activity Centers:
  - North of the town center on the north side of the grand park.
  - At the intersection of Ritchie Marlboro Road and Sansbury Road.
- Four Mixed-Use Neighborhood Centers:
  - South of Westphalia Road near Poplar Avenue.
  - North of Westphalia Road to the west of Ritchie Marlboro Road.
  - West of Ritchie Marlboro Road at Old Marlboro Pike.
  - North of Old Marlboro Pike at Melwood Park Avenue.

Design Principles:

- Develop distinct, high quality, walkable, mixed-use and "main street" commercial development areas with focal points and shared amenities:
  - Residential and commercial development should be medium- to high-density with a minimum of two-story buildings, up to six.
  - Design commercial development to front a main street or parks, plazas, or courtyards.
  - Anchor development with larger scale commercial development or public or civic spaces and amenities at one or both ends of the main street.
  - Design interesting and attractive architectural features that create a quality environment and "sense of place":
    - Develop buildings and signage with a common, appealing, and unifying theme and attractive, clearly demarcated entrances.
    - Encourage the use of materials and finishes that reinforce a sense of quality and permanence.
    - Design buildings to be attractive on all sides.
    - Design buildings with some form of architectural variation or articulation.
    - Promote ample and numerous windows on a building's front ground-level elevation.
  - Main street businesses should be interconnected between parcels with the sharing of curb cuts, parking, and stormwater management.
  - Restrict drive-in commercial services to rear areas behind main structures; do not allow on street fronts.
  - Provide high levels of pedestrian accommodation, safety and amenity:
    - Design sidewalks no less than six feet in width to include street trees and planting boxes.
    - Design internal streets/site circulation as low-speed streets with parallel or angled on-street parking.
    - Provide pedestrian amenities such as canopies and street furniture.
    - Do not design main streets larger than two lanes in each direction.
    - Design key intersections with clearly demarcated crosswalks and enhancements such as brick pavers.
    - Promote innovative pedestrian safety improvements such as bump-outs.
    - Utilize landscaping and parked cars to buffer people from traffic.
    - Encourage street medians with amenities such as raised planters and ornamental or period lighting.
    - Encourage progressive and aesthetically appealing traffic-calming techniques such as roundabouts or traffic circles that are raised and landscaped.
    - Design parking to meet needs of various uses: short-term turnover for retail, longer term for employment, permit parking for residential areas, and parking for evening and nighttime uses.

- Create a parking network that is safe, functional, and promotes the aesthetic of a main street:
  - Encourage on-street parking, including "head-in" parking along the main street.
  - Design structured parking with active uses; screen any free-standing parking structures from public walks and streets by locating it off main streets.
  - Design off-street surface parking to be placed to the side and rear of buildings, in the interior of blocks, and screened from public walks and streets.

Policy 5
Promote new residential development and preserve, protect, and enhance existing residential neighborhoods.

Strategy
Develop approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept.

Design Principles:

- Design new low- to medium-density residential neighborhoods that are varied in housing styles and architecture and promote best practices for residential design:
  - Feature the same quality design and treatments on the exposed façades as on the front façade of highly visible residences on corner lots and elsewhere.
  - Create varied architecture and avoid flat façades by using bays, balconies, porches, stoops, and other projecting elements.
  - Design single-family detached and attached homes and multifamily buildings so the mass of the living space and the front door dominates the front façade:
    - Require garages that are hidden or clearly subordinate to the main structure and do not project beyond the main façade of residential buildings.
    - Arrange driveways so that cars are parked to the side or rear of the house or otherwise hidden from the street.
    - Promote rear alleys to have access to parking and garages for residences that are sited back-to-back.
  - Incorporate a variety of housing types in single-family projects/subdivisions:
    - Build townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower density single-family neighborhoods.
    - Allow the use of detached accessory dwelling units.
  - Maximize the number of windows facing public streets.
- Design residential developments that connect and appropriately transition to pre-existing communities and neighboring commercial areas:
  - Develop neighborhoods to reflect the character of their location within Westphalia, with areas closer to the town center being more compact and more urban, and outlying areas more rural.
  - Create lot divisions that respect the existing pattern of development for neighborhood continuity and compatibility.
  - Discourage use of walls, gates, and other barriers that separate residential neighborhoods from the surrounding community and commercial areas.
- Design an efficient, safe, and interconnected residential street system:

- Design or retrofit street systems to link individual subdivisions/projects to each other and the community.
- Avoid closed loop subdivisions and extensive cul-de-sac systems, except where the street layout is dictated by the topography or the need to avoid sensitive environmental resources.
- Emphasize the provision of high-quality pedestrian and bikeway connections to transit stops/stations, village centers, and local schools.
- Clarify neighborhood roadway intersections through the use of special paving and landscaping.

- Create a system of open space and parks and preserve sensitive environmental features:
  - Cluster residences around shared amenities to form distinct neighborhoods with a sense of identity. Use green space to define and divide the clusters.
  - Preserve large wooded areas and fields by using cluster or conservation subdivision design techniques, by allowing smaller lot sizes and by permitting usable shared green areas in the immediate neighborhood.

Policy 6
Promote the development of attractive gateways into the Westphalia area that define the site's image as an inviting and safe place.

Strategy
Develop ten gateways at key intersections entering the Westphalia community at the following locations (see Map 3):

1. MD 4 at Westphalia Road
2. Suitland Parkway at MD 4
3. Dower House Road at MD 4
4. Woodyard Road at MD 4
5. Old Marlboro Pike at Ritchie Marlboro Road
6. P-615 and Ritchie Marlboro Road
7. Westphalia and Ritchie Marlboro Road
8. Sansbury Road and White House Road
9. D'Arcy Road at the Capital Beltway
10. Harry S Truman Drive at White House Road (outside the sector plan area)

Design Principles

Design designated gateways to include at least the following design elements:

- Landmark elements such as entrance signage, artwork, monuments constructed on features such as stone or masonry, decorative columns, water features, or clock towers.
- Landscape design including both softscape and hardscape.
- Resting and recreation facilities, information kiosks, or other amenities as appropriate.

Policy 7
Promote industrial development at appropriate locations in the sector plan area.

Strategies

- Locate new industrial development primarily near the Capital Beltway and MD 4 where the Andrews Air Force Base flight paths result in noise ratings of 70 dBA or higher (see Map 3A).

- Require interior acoustical buffering for all buildings in high noise impact areas related to flight operations at Andrews Air Force Base.
- Separate industrial areas from residential areas by use of buffering designed and placed to minimize sight, sound and dust.
- Provide screening for outdoor storage areas and truck parking or loading areas for industrial properties bordering roads.
- Design access roads to industrial areas to border or pass around, not through, residential neighborhoods.
- Provide access to industrial sites by means of pedestrian trails and public transit, as well as public roads.
- Redevelop existing industrial uses located within residential communities with redesigned or new uses that are highly compatible with a residential living environment:
    - Enclose, buffer, or otherwise modify business activities to reduce noise, traffic, or unattractive views.
    - Redevelop incompatible industrial uses with more compatible types of business land use.
    - Rezone incompatible industrial areas to allow for redevelopment with compatible nonindustrial land uses.

CR-2-2007 ATTACHMENT B

Existing Communities Element (New)

Vision

The Westphalia area has a mix of stable neighborhoods that provide a broad range of housing opportunities.

Background

The Westphalia community has an eclectic mixture of suburban neighborhoods and rural home sites located along narrow roadways that traverse the predominantly rural landscape. Single-family housing ranges from very large to very small homes built in small subdivisions or on individual lots. A neighborhood of mobile homes and another of townhomes are located along the west side near the Capital Beltway. New homes in large subdivisions are being constructed in the eastern and southern parts of Westphalia and others are proposed in the central area. Eventually, a network of new neighborhoods intermingled with the old will emerge (See Map __).

Industrial land uses, including mining and land filling activity, have historically been located within or adjacent to the residential neighborhoods in the northern and western parts of Westphalia. While providing a source for local employment, the related heavy truck traffic, noise, and hours of operation are often incompatible with nearby residential neighborhoods. Some of the landfills have ceased operation or are planned for alternative land uses, but others will remain in operation for an indeterminate period of time (See Map ___).

Roads and public facilities serving the existing Westphalia neighborhoods are limited and adequate drainage, road shoulders, street lighting, and curb, gutter and sidewalks are frequently lacking. Main roadways (Westphalia Road, D'Arcy Road, Sansbury Road, and Ritchie Marlboro Road) have heavy industrial truck traffic or cut-through commuter traffic from surrounding areas and the need for road improvements and repairs is apparent in many areas. Three neighborhood parks in Little Washington, Westphalia, and Melwood Park provide outdoor recreation facilities for area residents, but do not yet include community meeting rooms or bathroom facilities. Police and fire services are provided from facilities located outside the community, which is typical of still-rural communities. Arrowhead Elementary School is an older facility in need of modernization or replacement.

Existing neighborhoods are generally stable residential areas where many owners have improved older homes with new siding, windows, and landscaping. However, a number of homes in the area are in need of improved property maintenance, rehabilitation, modernization, or even replacement. In some cases, problem properties have persisted for several years. Inappropriate, nonconforming, or potentially illegal uses were noted in several neighborhoods, including roadside dumping, commercial truck storage, and inoperable or abandoned vehicles. Residents have concerns about crime in some neighborhoods.

Deliberate steps must be taken to ensure that as new communities are developed, the older neighborhoods are not left behind. Substandard property maintenance, land uses that are incompatible with a neighborhood context, excessive or inappropriate traffic traveling to and through the area, deteriorating roads, and the reality, or perception, of crime can erode stability of neighborhoods, deter further residential investment in older neighborhoods, and lead to isolation from the surrounding communities.

Prominent concerns common to the residents of existing neighborhoods in Westphalia include the following:

- Incompatible land uses within or adjacent to neighborhoods without adequate buffering or mitigation measures, especially rubble and Class Three landfills.
- Poor home and yard maintenance.
- The design and compatibility of new subdivisions and infill development with the character of existing neighborhoods.
- The threat of escalating property assessments for limited income homeowners and their ability to maintain or retain their homes.
- Heavy truck and commuter traffic traveling along local residential streets and rural roads.
- Inadequate road capacity and maintenance for existing and future traffic needs.
- Adequacy of education, parks, police, fire, and emergency facilities to serve the existing community as well as new development.
- The reclamation or reuse of rubble and Class Three landfills upon completion.
- Potential displacement of residents by use of eminent domain.

Goal
Protect, maintain, and enhance older Westphalia neighborhoods.

Policy 1
All land uses within or adjacent to residential areas should be physically and visually compatible with the neighborhood character.

Strategies
- Mitigate or eliminate activities that adversely impact neighborhoods.
  - Rezone as necessary to prohibit incompatible land use.
  - Replace incompatible land uses.
  - Enclose, buffer, or otherwise modify incompatible land uses to reduce noise or unattractive views.
  - Promote close working relationships among business owners, residents and county officials to foster communication and cooperation and to minimize conflicts.
- Enforce county codes and take corrective action regarding inappropriate neighborhood activities, such as parking of commercial vehicles or illegal commercial operations on residential property, abandoned or inoperable vehicle storage, decrepit structures, or dumping.
- Target distressed and low-value housing for revitalization or redevelopment.
- Schedule joint citizen/public agency tours of the community on an annual basis to identify and address new or unresolved problems.

Policy 2
Property in residential communities should be maintained in good structural and aesthetic condition.

Strategies
- Support programs sponsored by civic associations, preservation organizations, local businesses, or public agencies (such as the Livable Communities Initiative) that encourage and facilitate regular home maintenance, including, but not limited to:
  - Educational initiatives on such topics as home and yard maintenance, historic renovation, landscaping, and garden design.
  - A tool lending program among homeowners, civic associations, and preservation organizations.
  - Low-income loan or volunteer assistance programs for residents who are physically or financially incapable of maintaining their homes and yards.

- Establish a cooperative public/private program that returns abandoned or foreclosed properties to active use in a timely and economical manner.
- Promote activities that instill resident respect and pride in their neighborhood, such as:
  - Volunteer activities that promote high standards of cleanliness and safety.
  - Holiday activities and neighborhood fairs/block gatherings to meet neighbors and increase awareness of the community's history, culture, and traditions.
  - Construction of well-designed and landscaped neighborhood entrance markers to bolster identity and a sense of place.
  - Community parks or gardens.

Policy 3

The design of new or infill development within and adjacent to older communities should be compatible with the established neighborhood scale and character.

Strategies

- Design new development to be compatible with the established character of existing neighborhoods, in terms of:
  - Lot size, building orientation, and setback.
  - Building mass, architecture and design.
  - Construction materials.
  - Street patterns and parking.
  - Buffers, landscaping, and transition areas.
- Revise zoning ordinance regulations to require limited site plan review for subdivisions or development projects within or adjacent to older neighborhoods to address character and compatibility issues.

Policy 4

Roads and sidewalks in existing community neighborhoods should be physically and functionally comparable to those in contemporary subdivisions.

Strategies

- Construct new roads that provide alternative truck and commuter traffic routes to the regional highway network and avoid established residential neighborhoods.
- Implement traffic-calming techniques that discourage nonlocal traffic from using roads in established residential neighborhoods.
- Identify existing roads and subdivision streets in need of surface or shoulder repair, drainage improvements, or replacement.
- Prepare a pedestrian circulation plan for older neighborhoods to identify where new sidewalks or trails should be installed.
- Establish a targeted capital improvement and maintenance program to implement identified improvements.

Policy 5

All neighborhoods should be provided with modern public facilities and services.

Strategies

- As new neighborhoods and public facility structures are built, ensure that services to and facilities in existing neighborhoods are upgraded to contemporary standards.
- Provide opportunities for homeowners utilizing aging, or potentially failing, septic sanitary disposal

systems to convert to the public sewer system as it becomes available.
- Include older neighborhoods in plans to extend new public utilities into the area, such as natural gas lines and digital or fiber-optic telecommunication lines.
- Encourage new neighborhood homeowners associations to allow residents of nearby neighborhoods to utilize private recreation and community facilities.

Policy 6
Protect existing homeowners and businesses from displacement to the greatest extent possible.

Strategies
- Avoid public acquisition of property needed for proposed public improvements by condemnation under the power of eminent domain where it would displace existing residents or businesses.
- Evaluate the effectiveness of, and consider possible revisions to, the state tax code, such as the Homestead or Homeowners Property Tax Credit programs, to protect existing homeowners from a substantial rise in residential property assessments and taxes resulting from any rapid increase in neighborhood property values.

Policy 7
Enhance the safety and security of residents through design and maintenance of neighborhoods.

Strategies
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design and review of all new development, redevelopment of infill sites, and infrastructure improvements.
- Conduct a joint survey of problem neighborhoods with residents and agency officials from the county's Police Department, the Department of Environmental Resources, and the Department of Housing and Community Development to identify existing features that may facilitate criminal activity, such as lack of visibility, poor access control, poorly delineated spaces and territorial boundaries, or lack of activity. Recommend corrective actions that can be implemented by residents, businesses, or public agencies.
- Target police patrols and enforcement programs to address concerns about neighborhood crime as it occurs.

CR-2-2007 ATTACHMENT C

Economic Development Element (New)

Vision
The Westphalia area is a diverse, educated, culturally enriched, and economically competitive community of neighborhoods anchored by a dynamic town center featuring a vibrant urban environment and abundant job opportunities. The high quality of life attracts people from throughout the region to live, work, shop, and play in this community.

Goals
- Successful creation and sustainable growth of the Westphalia town center to include quality commercial development and upper income, high value-added employment opportunities.
- The attraction, development, and expansion of viable neighborhood, community, and region-serving businesses throughout the Westphalia sector plan area.
- The development of a diverse, skilled, and educated workforce system that is ready to meet the needs of incoming businesses.

Policy 1
Focus on effectively coordinating and organizing county and state economic development efforts toward generating regionally marketed retail and office employment uses in high-density, transit-oriented development (TOD) patterns within the Westphalia town center.

Strategies

- Increase coordination and build effective partnerships for economic development of the town center:
  - Create a Westphalia Town Center Coordinating Council to increase coordination between federal, state, county, and community stakeholders in moving town center economic development projects forward.
  - Work with the Maryland Department of Business and Economic Development and county economic development officials to meet the current and future needs of Andrews Air Force Base.
  - Consider developing a Business Improvement District to maintain and improve the town center in which property and business owners elect to make a collective contribution to the maintenance, development and promotion of the Westphalia town center core.
  - Appoint a high-level government official to champion development projects, reduce development obstacles, and facilitate the process of acquiring development approvals.
- Study, explore, and consider utilizing various financial incentives for real estate, business, cultural, and workforce development within the town center:
  - A Tax Increment Finance district to finance public infrastructure in a manner that is timely and that adds value and distinction to the town center development.
  - Parking or transportation districts that can subsidize structured parking in the town center.
  - Land write-downs to facilitate contiguous expansion, or single ownership of additional town center land, if needed.
  - County bonds to assist in the construction or maintenance of public infrastructure for the town center.

  - Reduction of development or operating costs through reductions in property taxes or taxes on sales of construction materials.
  - An Arts and Entertainment District within the Westphalia town center to provide special tax incentives that will benefit artists, art enterprises, and developers who construct spaces for the arts.
- Strategically target and attract commercial development and businesses to the Westphalia town center:
  - Develop and implement a branding strategy for the town center that capitalizes on the town center's unique potential and maximizes its recognition.
  - Identify and attract key employers and commercial development based on preferred industry sectors and established county economic development strategies.
  - Attract economic development through comprehensive marketing tools and programs that include strategies such as direct mail advertising, newsletters, public relations, trade shows, special events, and prospecting trips.

Policy 2
Focus county and state economic development efforts on attracting, retaining, and expanding community and neighborhood-serving nonresidential development throughout the extent of the sector plan area.

Strategies
- Promote and support small business and entrepreneurial development and expansion:
  - Provide outreach and assistance to existing small businesses through the county's Small Business Initiative.
  - Promote county-sponsored entrepreneur assistance, business classes, and formal training offered through the county's Economic Development Commission's Small Business Initiative.
  - Promote the development and expansion of small technology-based businesses through the use of the county's Small Technology Business Revolving Loan Fund.
  - Provide comprehensive management, technical assistance, and business training to support growth of small business.

- Facilitate the rehabilitation and upgrade of existing vacant or underutilized commercial and office buildings:
  - Promote the development and expansion of existing buildings with the use of the Commercial Building Loan Fund offered by the county's Redevelopment Authority.
  - Create competitive loans or "challenge grant" programs that offer façade/canopy/ streetscape improvement grants.
- Provide Tax Increment Financing on a project by project, or site specific, basis for projects that meet the plan's goals and strategies.

Policy 3
Promote the development and expansion of minority-owned business enterprises.

Strategies
- Develop a special initiative to recruit additional prominent, minority-owned businesses to the Westphalia sector plan area.
- Develop programs that promote the participation, training, employment, and mentoring of locally based minorities and the establishment of new minority-owned business enterprises in all phases of the sector plan area's business development.
- Establish a model "Minority Participation Initiative" program to encourage participation in the land development and construction business in a way that creates legacy wealth and expands capacity among locally based minorities. Incorporate the following criteria:

- Minimum *goals* should be attached to all phases of the development project for minority participation.
- Minimum *requirements* for minority participation should be attached to at least two phases of a project:
  - Predevelopment/entitlement
  - Development
  - Vertical construction
  - Sales and leasing
- Penalties for projects that fail to meet established minimum goals or requirements.
- Incentives for projects that meet or exceed the minority participation goals.
- A variety of methods to achieve targeted percentage ranges including, but not limited to:
  - Equity participation
  - Fee equivalent as a percentage of the project
  - Contracting or subcontracting
  - Employment, mentoring, training, internships, incubators and scholarships
- Additional incentives for equity participation, such as:
  - Additional credits toward participation goals
  - Additional credits toward community benefit requirements
  - Increased public financing
  - Fee equivalent as a percentage of the project
- A formal implementation and enforcement mechanism.

CR-2-2007 ATTACHMENT D

Environmental Infrastructure Element (Revised)

Policy 1
Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.

Strategies

- Use the sector plan designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.
- Preserve 480 or more acres of primary management area (PMA) as open space within the developing areas.
- Preserve or restore the regulated areas within the sector plan, both within and outside the designated green infrastructure network and those designated through the development review process.
- [Place preserved sensitive environmental features within the park and open spaces network to the fullest extent possible.]
- Consider legislated revisions that, subject to appropriate legislative authority, allow a variation process to address thresholds below current requirements for designated General Plan Centers in order to encourage an urban character of development.
- Evaluate current policies and ordinances to consider providing the option of woodland conservation credit for stream restoration, for the removal of invasive plant species, and to consider credit for the planting of a community tree grove or arboretum.
- Allow street trees within the designated town center to count towards woodland conservation requirements where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space that is not limited by existing or proposed overhead utility lines.
- Enhance regulated areas by concentrating required woodland conservation adjacent to regulated areas and in an inter-connected manner.
- Evaluate current policies and ordinances to consider allowing plantings on slopes of rubblefills and class III fills to count towards woodland conservation requirements.
- Place sensitive environmental areas within conservation easements to ensure preservation in perpetuity.
- Protect primary corridors (Cabin Branch) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors (Back Branch, Turkey Branch, and the PEPCO right-of-way) to restore and enhance environmental features, habitat, and important connections.
- Limit overall impacts to [the primary management area] sensitive environmental areas to those necessary for infrastructure improvements such as road crossings and utility installations.
- Evaluate and coordinate development within the vicinity of primary and secondary corridors to reduce the number and location of [primary management area] impacts to sensitive environmental areas.
- Develop flexible design techniques to maximize preservation of environmentally-sensitive areas.

Policy 2
Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.

Strategies

- Remove agricultural uses along streams and establish wooded stream buffers where they do not currently exist.
- Require stream corridor assessments using Maryland Department of Natural Resource protocols and include them with the submission of a natural resources inventory as development is proposed for each site. Add stream corridor assessment data to countywide catalog of mitigation sites.
- [Coordinate the road network between parcels to limit the need for stream crossings and other environmental impacts. Utilize existing farm crossings where possible.]
- Follow the environmental guidelines for bridge and road construction as contained in the transportation section of this sector plan.
- [Encourage] Construct shared public/private stormwater facilities as site amenities using native plants and natural landscaping.
- [Ensure the u]Use [of] low-impact development (LID) techniques such as green roofs, rain gardens, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream restoration, to the fullest extent possible during the development review process with a focus on the core areas for use of bioretention and underground stormwater facilities under parking structures and parking lots.

Policy 3

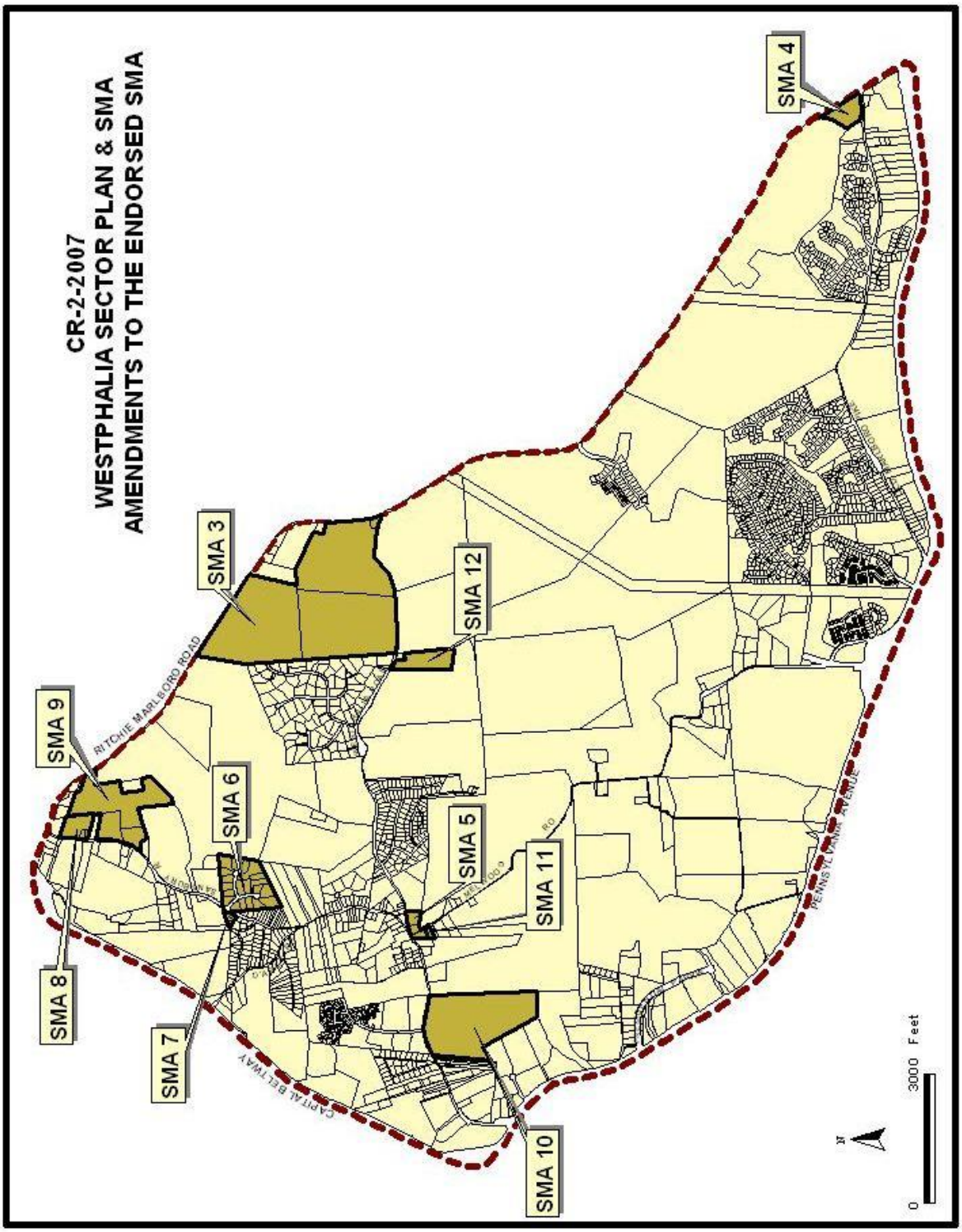
Reduce overall energy consumption and implement [more] environmentally-sensitive building techniques.

Strategies

- [Encourage the u]Use [of] green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.
- [Encourage the u]Use [of] alternative energy sources such as solar, wind, and hydrogen power. Provide public examples of uses of alternative energy sources.

Underscoring indicates language added to existing text.
[Brackets] indicate language deleted from existing text.

CR-2-2007 — MAP


CR-2-2007
WESTPHALIA SECTOR PLAN & SMA
AMENDMENTS TO THE ENDORSED SMA
SMA 3
SMA 4
SMA 5
SMA 6
SMA 7
SMA 8
SMA 9
SMA 10
SMA 11
SMA 12
RITCHIE MARLBORO ROAD
CAPITAL BELTWAY
PENNSYLVANIA AVENUE
0
3000 Feet

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 13, 2021

Elizabeth M. Hewlett, Chairman
Prince George's County Planning Board
County Administration Building
Upper Marlboro, Maryland 20772

Re: Petition to Amend the Basic Plan for Woodside Village
Amendment of Approved Basic Plan (A-9973-02)

Dear Chairman Hewlett:

Pursuant to the provisions of Section 27-197(b) of the Zoning Ordinance, enclosed is a request to amend the approved Basic Plan for the above referenced case, which will require Planning Board review. Comments are required to be submitted to the Zoning Hearing Examiner, the petitioner, and all persons of record no later than September 11, 2021.

The Zoning Hearing Examiner is expected to schedule a public hearing on this matter. Your cooperation in the timely submission of your comments will be appreciated.

Sincerely,

Donna J. Brown
Clerk of the Council

Enclosures

cc: Robert J. Antonetti, Jr., Esq., Attorney for Applicant
Stan D. Brown, Esq., People's Zoning Counsel
Maurene Epps McNeil, Chief Zoning Hearing Examiner
James Hunt, Division Chief, Development Review, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 13, 2021

M E M O R A N D U M

TO: Maurene Epps McNeil, Chief Zoning Hearing Examiner

FROM: Donna J. Brown, Clerk of the Council

Re: **Petition to Amend the Basic Plan for Woodside Village**
Amendment of Approved Basic Plan (A-9973-02)

Pursuant to Section 27-197(b) of the Zoning Ordinance, enclosed is a request to amend the approved Basic Plan for the above referenced case. The request was deemed complete by Technical Staff and has been referred to the People's Zoning Counsel and Planning Board for comments, which should be transmitted to you by September 11, 2021.

The Zoning Hearing Examiner shall schedule a public hearing on this matter. The property may have to be posted; however, the need of a posting fee should be determined. Should you have additional questions, please call me.

Enclosures

cc: Robert J. Antonetti, Jr., Esq., Attorney for Applicant
Stan D. Brown, Esq., People's Zoning Counsel
Elizabeth M. Hewlett, Chairman, Prince George's County Planning Board
James Hunt, Division Chief, Development Review Division, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 13, 2021

Robert J. Antonetti, Jr., Esq.
Attorney for Applicant
The Law Offices of Shipley & Horne, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774

Re: Petition to Amend the Basic Plan for Woodside Village
Amendment of Approved Basic Plan (A-9973-02)

Dear Mr. Antonetti:

Pursuant to the provisions of Section 27-197(b)(1) of the Zoning Ordinance, please be advised that the Technical Staff found the request to be complete.

Sincerely,

Donna J. Brown
Clerk of the Council

cc: Stan D. Brown, Esq., People's Zoning Counsel
Maurene Epps McNeil, Chief Zoning Hearing Examiner
James Hunt, Division Chief, Development Review, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC

THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 13, 2021

Stan D. Brown, Esq.
People's Zoning Counsel
County Administration Building
Upper Marlboro, Maryland 20772

Re: Petition to Amend the Basic Plan for Woodside Village
Amendment of Approved Basic Plan (A-9973-02)

Dear Mr. Brown:

Pursuant to the provisions of Section 27-197(b) of the Zoning Ordinance, enclosed is a request to amend the approved Basic Plan for the above referenced case, which will require review by you. Comments, if any, are required to be submitted to the Zoning Hearing Examiner, the petitioner, and all persons of record no later than September 11, 2021.

The Zoning Hearing Examiner is expected to schedule a public hearing on this matter. Your cooperation in the timely submission of your comments will be appreciated.

Sincerely,

Donna J. Brown
Clerk of the Council

Enclosures

cc: Robert J. Antonetti, Jr., Esq., Attorney for Applicant
Maurene Epps McNeil, Chief Zoning Hearing Examiner
Elizabeth M. Hewlett, Chairman, Prince George's County Planning Board
James Hunt, Division Chief, Development Review, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC

3-01

SIGN POSTING INFORMATION

Application Number: A-9973-02

Applicant(s) Name: Woodside Village

Date sign(s) were transmitted to applicant or applicant's agent: _____

Number of signs transmitted: Six (6)

Person to whom signs were transmitted: _____ **(Print)**

_____ **(Signature)**

Capacity in which that person was acting: _____

(owner, applicant, agent)

Date of scheduled Zoning Hearing Examiner meeting: September 29, 2021

Last date sign(s) can be posted: August 29, 2021

Zoning Hearing Examiner
Prince George's County • 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 • 301-952-3644

NOTICE OF VIRTUAL HEARING

Application Number: A-9973-02

Applicant(s) Name: **Woodside Village**

Date and time of scheduled Zoning Hearing Examiner meeting: September 29, 2021 at 9:30 A.M.

Description of Request: **Application of Woodside Development, LLC, Applicant and Lynn Norton, Owner request to separate the Yergat (Parcel 5) and Case (Parcel 19) properties (158.11 acres) from the Woodside Village Basic Plan, located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie- Marlboro Road and identified as 10009 Westphalia Road, Upper Marlboro, MD 20772 and Map 83, Grid A4, Parcels 5 and 19.**

* * * * * * * * *

Attention: Due to the current state of the novel coronavirus (COVID-19) pandemic, and the implications of the Council's Emergency Resolutions including, CR-35-2020, the Zoning Hearing Examiners Office is operating under emergency procedures. As authorized by CB-33-2020, all or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us no later than 5:00 p.m. on September 27, 2021. Persons of Record will receive an email with information to join the virtual meeting platform. **Once you have received your Notice of Hearing, please provide an email address to ZHE@co.pg.md.us**

If you have not viewed the documents you can find them at https://pgccouncil.us/LZIS. Once there select "Guide", then "ZHE", then the application name and hearing date, then "meeting details" and finally "attachments".

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County provided drop box. **A copy of all large Site Plans or other documents must be submitted in person or the County provided drop box.** All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. Per CB-1-2004 you have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email ZHE@co.pg.md.us. or call (301) 952-3644.

DATE MAILED BY US POSTAL SERVICE/EMAILED: August 26, 2021 to Persons of Record
(List attached to original in file)

SIGN POSTING AND INSPECTION AFFIDAVIT

I, David Bickel, hereby certify that the subject property was posted with
(print or type name)

Six (6) sign(s) on 8-27-21
(specify number) (date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: David Bickel

Application Numbers: A-9973-02 Name: Woodside Village

Date: 09/10/2021

Address: 4300 Forbes Ave, Suite 230

Lanham, Md 20706

Telephone: 301-794-7555

Capacity in which you are acting: Agent
(Owner, Applicant, Agent)

NOTE: Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

* * * * * *

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION # A-9973-02
A-9973-02
DATE(S) 1/27/22 TIME
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

"13"

HEARING
301-952-3644
10009
WESTPHALIA RD

HEARING
HEARING
301-952-3644

ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644
APPLICATION# A-9973-02
A-9973-02
For more info Please Contact
301-952-3644 or Email: ZHE@co.pg.md.us
DATE: 9/29/2021
TIME: 9:30 A.m.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDI
UPPER MARLBORO, MD
www.princegeorgescountymd.go
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FOR INFORMATION
301-952-3644
APPLICATION# A-9973-02
For more info, call 301-952-3644 or Email
ZHEECO.PG.MD.US
DATE: 4/29/2021
TIME: 9:30 A.M.
VIRTUAL HEARING
COUNTY ADMINISTRATION BUILDING
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FOR INFORMATION
301-952-3644
ZONING HEARING EXAMINER
HEARING
FOR INFORMATION
301-952-3644

STATE OF MARYLAND
Department of Assessments and Taxation

I, MICHAEL L. HIGGS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT THE ATKINSON TRUST, L.L.C. (Z22181523) , REGISTERED SEPTEMBER 16, 2021, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS SEPTEMBER 21, 2021.

Michael L. Higgs
Director

301 West Preston Street, Baltimore, Maryland 21201
Telephone Baltimore Metro (410) 767-1340 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

Online Certificate Authentication Code: guayvsYx5kKBCWy5z1eMRA
To verify the Authentication Code, visit http://dat.maryland.gov/verify

AGENDA ITEM: 4D
AGENDA DATE: 9/16/2021

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530
Note: Staff reports can be accessed at http://mncppc.iqm2.com/Citizens/Default.aspx

Zoning Map Amendment Woodside Village

A-9973-02

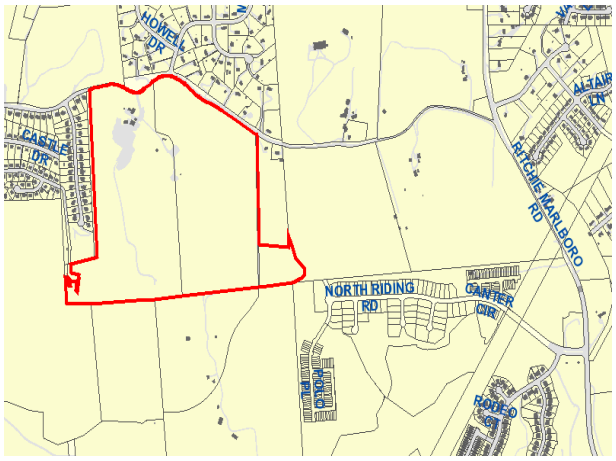
REQUEST	STAFF RECOMMENDATION
Amendment to divide a single basic plan into two basic plans. This application concerns the Yergat Property and Case Property.	APPROVAL with conditions

Location: On the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road.

Gross Acreage:	158.11
Zone:	R-M/M-I-O
Gross Floor Area:	N/A
Lots:	0
Parcels:	2
Planning Area:	78
Council District:	06
Election District:	15
Municipality:	N/A
200-Scale Base Map:	205SE09

Applicant/Address:
Woodside Development, LLC
919 North Market Street, Suite 950
Wilmington, Delaware 19810

Staff Reviewer: Tom Sievers
Phone Number: 301-952-3994
Email: Thomas.Sievers@ppd.mncppc.org



Planning Board Date:	09/16/2021
Planning Board Action Limit:	N/A
Staff Report Date:	09/09/2021
Date Accepted:	07/14/2021
Informational Mailing:	03/24/2021
Acceptance Mailing:	07/08/2021
Sign Posting Deadline:	08/17/2021

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.

Table of Contents

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

FROM: Tom Sievers, Senior Planner, Zoning Section
Development Review Division

SUBJECT: Zoning Map Amendment A-9973-02
Woodside Village

REQUEST: **Amendment to divide a single basic plan into two or more separate basic plans. This application concerns the Yergat Property and Case Property.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of September 16, 2021. If the Planning Board decides to hear the application, it will be placed on a future agenda. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions on becoming a person of record should be directed to the Zoning Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

1. **Location and Site Description:** The overall Woodside Village development is 381.95 acres of land with about 4,500 feet of frontage along the south side of Westphalia Road, one-third of a mile southwest of its intersection with Ritchie Marlboro Road, and opposite the Westphalia Woods Subdivision. The property is hatchet-shaped and comprises five contiguous parcels ranging in size from 11 to 149 acres: Parcel 5 (Yergat); Parcel 13 (Wholey), Parcel 14 (A. Bean); Parcel 19 (Case); and Parcel 42 (Suit) on Tax Map 82. A rectangular-shaped property wedges into the site from Westphalia Road and divides the frontage into two parts. The property is adjacent to the Smith Home Farms development to the west, and Marlboro Ridge (Villages of Clagett Farm) to the east. The southern boundary is the Cabin Branch stream. The Woodside Development, LLC, (applicant) is the owner and/or contract purchaser of the Yergat and Case properties, totaling 158.11 acres (leaving 223.84 acres from the initial basic plan area of 381.95 acres). The applicant is requesting to divide Zoning Map Amendment (Basic Plan) A-9973 into two plans; one containing the Yergat and Case properties (applicant's subject area) and the other containing the remaining properties within the basic plan area.

2. **History:** The 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)* (Melwood-Westphalia Master Plan and SMA) retained the property in the Residential-Agricultural (R-A) Zone. The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) rezoned the property from R-A to Residential Medium Development (R-M).

   A Certified Nonconforming Use (CNU 6730-88-U) for a trash hauling operation exists on the westernmost portion of the property on Parcel 19, operating under the name PG Trash.

   In 2006, the Prince George's County Planning Board recommended approval of A-9973, which requested rezoning from R-A to R-M.

   On July 13, 2006, the Zoning Hearing Examiner (ZHE) approved A-9973, but the Prince George's County District Council remanded the decision back to the ZHE on September 26, 2006, pending the Council's consideration of the Westphalia Sector Plan and SMA. On February 6, 2007, the District Council approved the Westphalia Sector Plan and SMA (CR-2-2007). A-9973 was included within the Council's approval of the SMA.

   In 2008, the Planning Board approved Comprehensive Design Plan CDP-0601, requesting approval of 1,496 residential dwelling units (1,276 attached and detached single-family units and 220 multifamily units) in the R-M Zone.

3. **Neighborhood:** Significant natural features or major roads usually define neighborhoods. The following roadways define the boundary of this neighborhood:

   North— Ritchie Marlboro Road;

   South— MD 4 (Pennsylvania Avenue);

   East— Ritchie Marlboro Road; and

   West— I-95/I-495 (Capital Beltway)

Surrounding Uses and Roadways: The following uses and roadways immediately surround the site:

North— Single-family residential dwellings in the Residential-Estate (R-E) Zone, and vacant land in the R-A Zone;

South— Vacant land in the R-M and Mixed Use-Transportation Oriented Zones, and single-family residential dwellings in the R-M Zone;

East— Single-family residential dwellings and vacant land in the R-E Zone; and

West— Single-family residential dwellings in the Rural Residential Zone, and vacant land in the Townhouse Zone.

4. Request: The applicant is seeking approval of an amendment to A-9973 to divide the basic plan into two separate plans. The amendment requires approval by the District Council after a hearing held by the ZHE. The Planning Board is required to submit any comments on the application to the District Council, the ZHE, the applicant, and all persons of record in the original zoning map amendment application.

5. General and Master Plan Recommendations:

2007 Approved Westphalia Sector Plan
The basic plan is in the Developing Tier, as described in the 2002 *Prince George's County Approved General Plan*. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The sector plan recommends a low-density residential land use for the property (map 4, page 19). There are no design or density recommendations for low-density residential land uses within the sector plan.

2014 Plan Prince George's 2035 Approved General Plan
The basic plan is in the Established Communities growth policy area, as defined by the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The vision for Established Communities is context-sensitive infill and low- to medium-density development. The Generalized Future Land Use Map in Plan 2035 recommends a residential low land use for the property. Plan 2035 defines residential low land use as primarily single-family detached residential areas with a maximum density of up to 3.5 dwelling units per acre.

The property is not within a regional transit district, a local center, or an employment area, as defined in Plan 2035.

Plan 2035 established the following policies and strategies that are relevant to the basic plan.

> **Policy 8 (page 115): Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.**

As previously indicated, Plan 2035 recommends a maximum residential density of up to 3.5 dwelling units per acre. However, the R-M Zone permits a residential density of 3.6 to 5.8 dwelling units per acre. In 2007, the District Council approved the R-M Zone on the property in the SMA. The statement of justification (SOJ) indicates that the applicant plans to construct between 626 and 661 single-family attached and detached dwellings in the applicant's subject area that would roughly equal between 3.95–4.18 dwelling units per gross acre.

6. **Environmental Review:** This finding is provided to describe the existing site features on the property and the impact of the requested amendment to A-9973-02, as it pertains to environmental conformance.

Existing Conditions/Natural Resources Inventory
A natural resources inventory (NRI) is not required as part of a zoning amendment application; however, expired NRI-158-05-03, covering the land area included in the application, was included in the package. No further information is needed at this time. An updated NRI will be needed for future Development Review cases.

Grandfathering
The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code that came into effect on September 1, 2010, and February 1, 2012, because the development proposal will be required to file an amended CDP and a new preliminary plan of subdivision (PPS) application to reflect changes proposed under the basic plan amendment.

Site Description
The subject property is a 381.95-acre site in the R-M Zone, located on the south side of Westphalia Road and west of Ritchie-Marlboro Road. There are streams, wetlands and 100-year floodplains, and associated areas of steep slopes. Marlboro clay is found to occur along the southern property line of Parcel 48, which now belongs to the Maryland-National Capital Park and Planning Commission (M-NCPPC). No sensitive species project review areas are indicated or mapped on the site. Furthermore, no rare, threatened, or endangered species are indicated as present on-site. Westphalia Road is a designated historic road affected by this development. This property is located in the Western Branch watershed in the Patuxent River basin. The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. The site contains regulated areas and evaluation areas, as designated on the 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan). The subject property is in the Westphalia Sector Plan and SMA.

Master Plan Conformance
The Westphalia Sector Plan and SMA, approved by the Prince George's County District Council, is the current master plan for this area. This master plan included environmentally related policies and their respective strategies in the Environmental Infrastructure section.

Below in **BOLD** are the primary policies relating to the site. More detail regarding the strategies can be found in the Westphalia Sector Plan and SMA.

Policy 1 – Green Infrastructure
Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.

This policy has been addressed under the Green Infrastructure Plan analysis.

Policy 2—Water Quality and Quantity
Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.

As part of Policy 2, environmental site design will be required for stormwater management (SWM) control to ensure that water quality and quantity is protected to the fullest extent practical, as required by the County. A SWM plan reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement will be required at the time of PPS.

Green Infrastructure Plan
The site is mapped within the Green Infrastructure Network, as delineated in accordance with the Green Infrastructure Plan. The regulated area is mapped along the streams and other regulated environmental features, and the evaluation area is mapped on the remainder of the site, due to the existing forest contiguous to the streams. The plans, as submitted, generally show the preservation of the regulated areas; however, more detailed information will be evaluated during subsequent applications. Prior to acceptance of any future development applications, an updated NRI is required to confirm the regulated features on the site and to establish the primary management area. The amended basic plan can be found in conformance with the Green Infrastructure Plan.

Woodland Conservation
The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code that came into effect on September 1, 2010, and February 1, 2012. The woodland conservation threshold (WCT), per A-9973, shall be 25 percent with the WCT requirements being met on-site. There is an approved Type I Tree Conservation Plan (TCPI-006-08) on the overall development, and a TCPII (TCPII-223-92) for Parcel 19. All future applications will require a revision to the TCPs.

7. **Zoning Requirements**: The District Council cannot approve an application to divide an existing basic plan unless it finds that the entire development meets the criteria for approval, as set forth in Section 27-197(b) of the Prince George's County Zoning Ordinance, as follows.

(b) An amendment of an approved basic plan, which results in dividing a single approved basic plan into two or more separate basic plans may be approved by the District Council where significant changes in circumstances with regard to the approved basic plan have created practical difficulties for the applicant to the extent that, unless the basic plan is amended to separate a specified amount of land area, the applicant will be unable to proceed to the CDP phase. An amendment will not be granted where the practical difficulty is self-created or self-imposed, or where the applicant had knowledge of, and control over, the changing circumstances and the problems bringing about the practical difficulty at the time the basic plan was approved. The following

procedures shall apply to consideration of any such amendment in lieu of the requirements of Subsection (c), below:

The basic plan amendment proposes the division of A-9973 into two parcels: the applicant's subject area consisting of the Yergat and Case properties and the remaining area.

The applicant argues that practical difficulties require an amendment to A-9973, in order to allow "for the appropriate development of the Case and Yergat parcels." In other words, the applicant is not currently able to proceed to the comprehensive design phase.

The practical difficulties cited by the applicant are multiple ownership of properties within the existing basic plan area and M-NCPPC's purchase of property within the basic plan area.

According to the applicant, the lack of common ownership makes the implementation of A-9973 a "practical impossibility." Staff agrees with the applicant because the implementation of the original basic plan was predicated by a cohesive land development scheme, which has since been compromised by the lack of common ownership. The basic plan should be amended to reflect the loss of the Suit property, which occurred after the approval of A-9973. Therefore, some of the conditions set forth in the original basic plan are no longer feasible, due to the lack of common ownership with this parcel and are further complicated by the fact that the fee-simple purchase of the land by M-NCPPC included a much larger area than what was approved in A-9973.

The applicant argues that M-NCPPC's purchase of property within the basic plan area "prevents the Applicant from conforming to the land use requirements for a park/school site mandated by Conditions 1 and 4(e)." Condition 1 requires the basic plan area contain 56.0 acres of public open space consisting of 26.0 acres of minimum parkland, 10 acres minimum for an elementary school, and 20 acres minimum for a middle school. Condition 4(e) requires the dedication of the 56 acres of public open space to the Prince George's County Board of Education and M-NCPPC, respectively. Staff agrees with the applicant because the acquisition of these parcels by M-NCPPC significantly alters the development patterns approved in A-9973 and necessitates the division of the basic plan area to allow for the appropriate development of the Case and Yergat properties controlled by the applicant. The original development pattern required the dedication of parkland within the Suit property, which was possible at the time because said parcel was held in common ownership and was a viable site to be used for dedication of parkland. Since M-NCPPC acquired the property, it is no longer available to be dedicated, as indicated by Condition 4(e). Therefore, the original development pattern is impaired by the lack of common ownership and the remaining parcels should be amended as a standalone basic plan.

The initial basic plan contemplated that Woodside Village would be developed as a residential development organized around a park/school site of approximately 56 acres within the Suit property, which would then be combined with the larger Westphalia Central Park located in the adjacent Parkside subdivision. Although the

Suit and Wholey properties now form part of the land assemblage for the Westphalia Central Park, its ownership by M-NCPPC prevents the applicant from conforming to the land use requirements for a park/school site mandated by Conditions 1 and 4(e) in the initial basic plan, which requires that the applicant dedicate approximately 56 acres for the park/school site on property now owned by M-NCPPC. Further, the residential development designated in A-9973 for the Suit and Wholey properties will no longer be achieved (due to its ownership by M-NCPPC). Again, staff recommends the Case and Yergat properties should be amended as a standalone basic plan.

(4) In approving the petition, the applicant shall establish, and the District Council shall find, that:

(A) The approval of the amended Basic Plan will not result in a change in land area, or an increase in land use density or intensity, for the overall area included in the original, approved Basic Plan;

The proposed basic plan amendment does not involve an increase in the overall density approved for the Woodside Village development, set forth in A-9973. The central purpose of this basic plan amendment is to divide the basic plan area by separating the Yergat and Case properties from the total assemblage of properties in A-9973. The Yergat and Case properties are controlled by the applicant and will stand on their own as a separate basic plan. The residential development of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the applicant proposes a maximum aggregate density of 661 dwelling units for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the basic plan and can be allocated to the 63.30-acre Bean property, (the only other remaining privately held property within the original Woodside Village assemblage). As such, this basic plan amendment is eligible to be processed under the condensed review procures set forth in Section-27-197(b).

On August 31, 2021, the applicant provided further justification concerning density and bonus density, stating that "The R-M Zone has a base residential density of 3.6 dwelling units per acre (which equates to 569 dwelling units on the subject property). The R-M Zone has a maximum density of 5.7 dwelling units per acre (which equates to the potential for 901 dwelling units)." The maximum density the applicant proposes is 661 dwelling units, which is 92 units over the base density (or a 16.2 percent density increase). At the time of CDP, the applicant must justify any increase over the 569 unit base density, with bonus increment features. This case will require a CDP amendment, at which time the applicant will demonstrate how the project earns the additional 16.2 percent over the base residential density. The applicant further explained that "The case (via CDP-0601) received a 10% increment for the

previously proposed community building on the park/school site. This project is now proposing a community building within the boundaries of A-9973-02 (and should remain eligible for the 10% bonus increment)." CDP-0601 also established a 25 percent increment for open space land, which this application is eligible for by proposing 37 acres of open space. Staff concurs with the applicant's justification.

(B) The approval of the amended Basic Plan will not significantly impair the character of the original, approved Basic Plan with respect to land uses, density ranges, unit types, circulation, accessibility, public facilities, public benefit features, and open space;

The basic plan amendment will not impair the character of the originally approved basic plan. The land use, density ranges, circulation patterns, and amenities proposed for the Yergat and Case properties are consistent with those approved in the initial basic plan.

(C) The proposed amended Basic Plan conforms to the requirements of Section 27-195(b);

This basic plan amendment conforms to the requirements of Section 27-195(b) of the Zoning Ordinance, as detailed in the finding below.

(D) The separate Basic Plans that result will be capable of standing by themselves as individual, cohesive developments;

This basic plan amendment will be capable of standing alone as an individual development. There is currently a separate application for the Bean property, A-9973-01, proposing residential development, which will be cohesive with this development, made up of the Case and Yergat properties. Both developments will be cohesive with the remaining portions of Woodside Village, which are owned by M-NCPPC.

(E) Any staging of development that was required in the approval of the original Basic Plan, and that is still appropriate, is included as part of the amended Basic Plan; and

There is no staging required in A-9973.

(F) No owner of any land which is included in the original, approved Basic Plan will, by the approval of the proposed amended Basic Plan, be denied reasonable use of his property.

No owner(s) of land included in the original basic plan will be denied reasonable use of their property. The Suit and Wholey properties are

owned by M-NCPPC and abut other M-NCPPC land for the Westphalia Central Park. The subject area will stand on its own as a separate basic plan. The residential development will not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the applicant proposes a maximum aggregate density of 661 dwelling units. This leaves a density of 836 remaining units that were approved in the basic plan and can be allocated to the 63.30-acre Bean property, which is the only other remaining privately held property within the original Woodside Village assemblage. The remaining 836 dwelling units are sufficient for the reasonable development of the Bean property, as only a maximum 367 dwelling units could be developed on the Bean property, resulting in 469 less units than the original basic plan.

Section 27-195 – Map Amendment approval.

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text that address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact that the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses;

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code. The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

In order to approve the requested amendment, the District Council must find, among other things, that the proposed amendment conforms to either Section 27-195(b)(1)(A)(i), (ii), or (iii).

Section 27-195(b)(1)(A)(i) is drafted in the disjunctive, providing two alternative bases for approval, separated by a semi-colon. With respect to the first, the basic plan conforms to the specific recommendations of the general map plan, the area master plan map, or the urban renewal plan map.

2014 Plan Prince George's Approved General Plan
Plan 2035's Future Land Use Map (page 101), classifies the property as residential low, and this land use is appropriate for primarily single-family detached dwellings up to 3.5 dwelling units per acre. The Westphalia Sector plan rezoned the property to the R-M Zone, which is a Comprehensive Development Plan Zone. The R-M Zone permits a residential density of 3.6 to 5.8 dwelling units per acre. In 2006, the Planning Board approved A-9973 that rezoned the property from R-A to R-M. The SOJ indicates that the property owner plans to construct between 626 and 661 single-family attached and detached dwellings in this portion of the Woodside Village development. These dwelling units would roughly equal between 3.95–4.18 dwelling units per gross acre.

The property is within the Established Communities category on the Growth Policy Map (Map 11), and the vision for the Established Communities is to create the most appropriate and context sensitive infill for low-to medium density development (page 20).

2007 Westphalia Sector Plan and Sectional Map Amendment
The Westphalia Sector Plan and SMA recommends a low-density residential land use for the property (map 4, page 19). The SMA also placed the development within the R-M Zone and prescribed the recommended density of 3.5–5.8 dwelling units per acre. There are no design or density recommendations for low-density residential land uses within the sector plan. Therefore, this basic plan amendment conforms to the sector plan.

With respect to the criteria requiring conformance to the "urban plan map," there is no such map applicable to this application.

Environmental

As for the second half of Section 27-195(b)(1)(A)(i)—the principles and guidelines of the plan text that address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact that the development may have on the environment and surrounding properties—which is drafted in the conjunctive (i.e., and), the relevant portion is "the impact the development may have on the environment and surrounding properties."

The Environmental Planning Section determined that the requested zoning amendment can be found in conformance with the Woodlands, Wildlife and Habitat Policy of the Environmental Infrastructure Section within the master plan for the reasons outlined above. Therefore, the requested amendment would not have a significant negative impact on the environment, and it

aligns with the master plan's goals of protecting the environmental features within the Westphalia Sector Plan and SMA.

The District Council could also approve the basic plan if it meets Section 27-195(b)(1)(A)(ii)—that is if it finds that the proposed basic plan conforms to the "principles and guidelines described in the plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses." Much of the discussion for Section 27-195(b)(1)(A)(i) could apply to this criterion as well. The basic plan requests a density that conforms to the master plan's recommended density and satisfies this criterion. Specifically, the basic plan conforms to the principles and guidelines with respect to the number of dwelling units for residential low areas based on the approved rezoning of the property from the R-A to the R-M Zone.

Section 27-195(b)(1)(A)(iii) allows approval of a basic plan if "The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code." This criterion is inapplicable because the property is not currently zoned R-S or developed with uses permitted in the E-I-A Zone, as authorized, pursuant to Section 27-515(b) of the Zoning Ordinance.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

The application does not contain a proposal for retail commercial development. Therefore, an economic analysis is not required for this application.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

To meet the legal threshold cited above, the applicant has provided staff, with an April 2021 traffic impact study. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff of the Transportation Planning Section, consistent with the "2010 Transportation Review Guidelines, Part 1." The table below shows the intersections deemed to be critical, as well as the levels of service representing existing

conditions. The following represents the intersections deemed critical for the proposed development:

EXISTING CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/627	A/833
Ritchie Marlboro Road and Whitehouse Road	A/580	A/815
MD 4 and Westphalia Road-Old Marlboro Pike	A/860	C/1293
Westphalia Road and D'Arcy Road*	11.0 seconds	18.8 seconds
Ritchie Marlboro Road and Westphalia Road*	12.7 seconds	23.1 seconds
MD 4 and Suitland Parkway	B/1093	E/1591
D'Arcy Road and Sansbury Road*	10.3 seconds	11.3 seconds
*Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the Guidelines, all three tests must fail in order to require a signal warrant study.		

The traffic study identified 16 background developments whose impact would affect some or all of the study intersections. In addition, a growth of 0.5 percent over six years was also applied to the traffic volumes. A second analysis was done, depicting background conditions. Those results are as follows:

BACKGROUND CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/794	D/1333
Ritchie Marlboro Road and Whitehouse Road	A/655	A/951
MD 4 and Westphalia Road-Old Marlboro Pike MD 4 SB Ramps and Old Marlboro Pike MD 4 NB Ramps and Westphalia Road	 A/461 A/361	 A/839 A/597
Westphalia Road and D'Arcy Road* Tier 1 – HCM Delay Test Tier 2 – Minor Street Volume Test Tier 3 – CLV Test	 233.9 seconds >100 A/906	 1182.5 seconds >100 B/1064
Ritchie Marlboro Road and Westphalia Road *	28.7 seconds	20.2 seconds
MD 4 and Suitland Parkway MD 4 SB Ramp and Suitland Parkway MD 4 NB Ramp and Presidential Parkway	 B/1119 A/795	 A/917 A/744
D'Arcy Road and Sansbury Road* Tier 1 – HCM Delay Test Tier 2 – Minor Street Volume Test Tier 3 – CLV Test	 56.8 seconds >100 A/856	 105.7 seconds >100 A/878

*Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the Guidelines, all three tests must fail in order to require a signal warrant study.

Using the trip rates from the Guidelines, the study has indicated that the subject application represents the following trip generation:

Table 1 - Trip Generation

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Single Family homes (county rates)	574	86	345	431	336	181	517
Townhouse (county rates)	87	12	49	61	46	24	70
Total new trips		**98**	**394**	**492**	**382**	**205**	**587**

The table above indicates that the proposed development will be adding 492 and 587 trips during the AM and PM peak hours, respectively. A third analysis depicting total traffic conditions was done, yielding the following results:

TOTAL CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/799	D/1338
Ritchie Marlboro Road and Whitehouse Road	A/656	A/953
MD 4 and Westphalia Road-Old Marlboro Pike MD 4 SB Ramps and Old Marlboro Pike MD 4 NB Ramps and Westphalia Road	 A/463 A/361	 A/850 A/597
Westphalia Road and D'Arcy Road* *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 272.9 seconds >100 A/927	 1265.3 seconds >100 B/1086
Westphalia Road and West Site Access	12.8 seconds	13.4 seconds
Westphalia Road and East Site Access	11.1 seconds	9.5 seconds
Westphalia Road and Main Site Access	11.9 seconds	11.0 seconds
Ritchie Marlboro Road and Westphalia Road * *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 29.8 seconds	 66.3 seconds >100 B/1029
MD 4 and Suitland Parkway MD 4 SB Ramp and Suitland Parkway MD 4 NB Ramp and Presidential Parkway	 B/1121 A/797	 A/921 A/746
D'Arcy Road and Sansbury Road* *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 59.9 seconds >100 A/858	 120.2 seconds >100 A/892

*Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the Guidelines, all three tests must fail in order to require a signal warrant study.

The results under total traffic conditions show that the intersections will all operate adequately. It is worth noting that while the intersection of MD 4 and Westphalia Road-Old Marlboro Pike is projected to operate adequately, the analysis was predicated on an interchange being built at the current location. Pursuant to CR-66-2010, the cost of the construction of that interchange will be borne by developers whose development traffic will pass through that intersection. This matter will be dealt with in greater detail at the PPS phase of this development.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

The public facilities which are either existing, under construction, or fully funded within the County's Capital Improvement Program (CIP), will be adequate for residential uses proposed in this application. Moreover, it should be noted that the residential units proposed in this development will be subject to all appropriate school and public safety surcharges imposed by the County.

The applicant's property is also subject to the provisions of CR-66-2010, and the applicant is required to pay a share of the cost for the planning, engineering, and construction of the Westphalia Road/MD 4 intersection/interchange.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

As previously mentioned, the request has been found in conformance with the environmental regulations set forth in the Westphalia Sector Plan and SMA. Therefore, the requested amendment satisfies Section 27-195(b)(1)(E).

Section 27-487 – Housing Provisions

All Comprehensive Design Zone proposals shall contain provisions for housing to serve all income groups.

The applicant proposes a variety of residential options at price points targeted at the middle market segment of the County. The variety ranges from economic mid-group townhouses to larger-end townhouses, and small lot single-family products to larger lot single-family products. A greater mix of housing types should be considered in the overall development. The lack of low income housing this development should be addressed. The mix of housing types should be further analyzed at the time of CDP.

Section 27-507(a) – Purposes of the Residential Medium (R-M) Zone

Pursuant to Section 27-507(a) of the Zoning Ordinance, the proposed location is consistent with the purposes of the R-M Zone. This analysis is provided for additional context as to the position of this application within the R-M Zone. The complete list of purposes is copied below, followed by comments:

(a) The purposes of the R-M Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change.

As previously noted, the basic plan amendment is requesting a maximum residential density of 3.95–4.18 dwelling units per acre, with the development of between 626 to 661 single-family detached residential units. The residential development of the Case and Yergat portions of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. With the requested 661 dwelling units for the Case and Yergat properties, this leaves a density of 836 remaining units that were approved in the basic plan and can be allocated to the 63.30-acre Bean property, (the only other remaining privately held property within the original Woodside Village assemblage). The SOJ has not included any public benefit features with this basic plan amendment.

The location of the R-M Zone on the property is in accordance with the following:

(1) The residential low land use recommendation from Plan 2035;

(2) The residential low land use recommendation from the Westphalia Master Plan and SMA; and

(3) The minimum WCT for the property conforms to the recommendations of the Green Infrastructure Plan.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual physical development proposals;

The R-M Zone establishes the density ranges and regulations. The site plan will establish the range, as allowed by the R-M Zone. The CDP will establish an exact density and apply the other R-M Zone regulations. This basic plan amendment conforms to the policies and recommendations of Plan 2035, the Westphalia Sector Plan and SMA, and the Green Infrastructure Plan.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

As an overall use, the proposed single-family attached and detached homes are compatible with the existing and proposed surrounding land uses, with single-family residential land and single-family homes immediately adjacent to the property. The development has access to existing public facilities and services, and needed improvements will be determined at the time of PPS.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

The basic plan has incorporated open space areas, passive and active recreational facilities, and trails that create opportunities for an active environment for residents that eases the impact on the public park system.

(5) Encourage and stimulate balanced land development;

The basic plan amendment conforms with the recommendations of Plan 2035, the Westphalia Sector Plan and SMA, and the Green Infrastructure Plan. Therefore, it encourages and stimulates balanced land development for the immediate adjacent areas. There are no commercial uses included on the basic plan for the property.

(6) Improve the overall quality and variety of residential environments in the Regional District; and

As previously indicated, there are single-family residential and large vacant single-family residential lands surrounding the property. The basic plan incorporates between 626 and 661 single-family detached residential units

that could improve the overall quality and variety of residential environments in the regional district. The variety and quality of the residential units proposed for the property will need addressing during the specific design plan stage.

8. Referral Comments: Referral memoranda comments directly related to the request to amend the basic plan on the property were included in the body of this technical report. Referral memoranda were received from the following divisions, all are included as backup to this report, and are incorporated herein by reference:

a. Transportation Planning Section (Pedestrian/Bicycle), dated August 16, 2021 (Smith to Spradley);

b. Prince George's County Department of Parks and Recreation, dated August 16, 2021 (Burke to Hurlbutt);

c. Community Planning Section, dated August 6, 2021 (Gravitz to Spradley);

d. Environmental Planning Section, dated August 10, 2021 (Rea to Spradley);

e. Historic Planning Section, dated August 12, 2021 (Stabler to Spradley);

f. Subdivision Section, dated August 17, 2021 (Diaz-Campbell to Hurlbutt);

g. Transportation Planning Section, dated August 31, 2021 (Burton to Hurlbutt)

9. Basic Plan A-9973 Conditions

Basic Plan A-9973, as approved by CR-2-2007, contained five conditions. Subdivision Section staff recommends that Conditions 3b, 3j, 4b, 4c, 4d, 4g, and 5(a–d) be carried forward and renumbered (13, 14, and 15) below, as part of the Applicant's Basic Plan Conditions of Approval. Staff also recommends removing Condition 3g(1) because the Cabin Branch stream valley is not located on the subject property, modifying Condition 3m to remove the requirement to provide a multiuse stream valley trail because it is not located on the subject property, and replacing Condition 4g with the language shown in Condition 13 of this staff report because it provides further details on the Park Club agreement.

CONCLUSION

This application meets the requirements of Section 27-197(b) of the Prince George's County Zoning Ordinance. The division of the single basic plan is needed for development to proceed to the comprehensive design plan phase, given that a significant portion of the original development was purchased by the Maryland-National Capital Park and Planning Commission and cannot be dedicated as parkland by the applicant. The amended basic plan will maintain the density of the original basic plan, will be able to stand on its own, and will not impair other development nor deny the use of other land in the original basic plan. The residential character of the Residential Medium Development Zone and the requested basic plan provides an appropriate transition in the density and land uses envisioned in the 2014 *Plan Prince George's 2035 Approved General Plan*, the 2007 *Westphalia Sector Plan and Sectional Map Amendment*, and the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A*

Countywide Functional Master Plan. Consequently, staff recommends APPROVAL of Zoning Map Amendment A-9973-02, Woodside Village, with conditions, to accommodate development of 626 and 661 single-family attached and detached dwelling units, respectively, between the two parcels.

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:

Total Area	**158.28 acres**
Land in the 100-year floodplain*	2.07 acres
Adjusted gross area: (158.28 acres less half the floodplain)	157.25 acres
Density permitted under the Residential Medium Zone	3.6–5.7 dwelling units/acre
Base residential density (3.6 du/ac)	569 dwelling units
Maximum residential density (5.7 du/ac)	901 dwelling units

Proposed Land Use Types and Quantities	
Residential: 157.25 gross acres @ 3.98-4.205 du/ac	626–661 dwelling units
Number of the units above the base density:	57–92 dwelling units
Density proposed in the Residential Medium Zone	3.98–4.205 dwelling units/acre
Permanent open space: (23 percent of original site area) (Includes environmental, recreational, and HOA areas)	37 acres

2. Prior to certification of the basic plan, the plan shall be modified as follows:

   a. Add bearings and distances for the boundaries of the subject property (on Sheet 2).

   b. In the Development Data column on Sheet 2, specify that Parcel 5 and Parcel 19 each consist of two parcels. List the individual acreage of each of the four parcels.

   c. In the Approved Land Use Types and Quantities table on Sheet 2, include a line item showing the land area to be dedicated to master-planned roadways (other than Westphalia Road).

   d. In the Approved Land Use Types and Quantities table on Sheet 2, correct the gross acreage to match that given in the Development Data table.

   e. Remove "to be dedicated to MNCPPC" from the southeast section of Parcel 5.

   f. In the Subject Property table, show the Liber/folio number of each property's deed reference in addition to the tax account number.

3. Prior to approval of any preliminary plan of subdivision, the applicant shall provide a final report detailing the Phase II investigations on sites 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated to Maryland Historic Trust standards.

4. Prior to approval of a specific design plan, if an archeological site has been identified as significant and potentially eligible to be designated as an historic site or determined eligible to 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.

5. If required, prior to approval of a specific design plan or the area including the cemetery and the archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the Maryland-National Capital Park and Planning Commission staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the *Guidelines for Archeological Review* before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.

6. Prior to approval of a specific design plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and the Maryland-National Capital Park and Planning Commission staff archeologist. Installation of the signage shall occur, prior to issuance of the first building permit for development.

7. Prior to approval of a specific design plan for the area including the cemetery and any archeological sites, the applicant shall provide for buffering of the Dunblane (Magruder/McGregor family) cemetery and/or any archeological site designated as an historic site, in compliance with the 2010 *Prince George's County Landscape Manual.*

8. Prior to approval of the first building permit for development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission.

9. Provide the below master plan facilities, designed to be consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, as part of subsequent applications and shown prior to their acceptances, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence:

   a. Minimum 10-foot-wide path along Westphalia Road (C-626)

   b. Shared roadway pavement markings and signage along P-616

   c. Minimum 10-foot-wide path along P-617

   d. Minimum 10-foot-wide path along MC-631

10. Internal streets and shared-use paths are to follow the 2009 *Approved Countywide Master Plan of Transportation* Complete Streets Policies and Principles and include traffic calming measures, as well as a bicycle boulevards network. These will be reviewed as part of subsequent applications.

11. All sidewalks within the subject site shall be a minimum of 6 feet in width, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

12. The applicant shall make a monetary contribution into a park club. The total value of the payment shall be $3,500 per dwelling unit in 2006 dollars, as recommended by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. The Maryland-National Capital Park and Planning Commission (M-NCPPC) shall adjust the amount of the contribution using the Consumer Price Index for inflation at the time of payment. Monetary contributions shall be used for construction, operation, and maintenance of the public recreational facilities in the central park and/or the other parks that will serve the Westphalia Sector Plan area.

    Prior to approval of the final plat, the applicant shall enter into an agreement with the Prince George's County Department of Parks and Recreation establishing a mechanism for payment of fees into a park club account administered by M-NCPPC. If not previously determined, the agreement shall also establish a schedule of payments. The payment schedule shall include a formula for any needed adjustments to account for inflation. The agreement shall be recorded in the Prince George's County Land Records by the applicant, prior to final plat approval.

13. The following shall be required as part of the comprehensive design plan submittal package:

    a. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive a detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control, as well as the need for exclusive turn lanes at each location.

    b. Provide a description of the general type, amount, and location of any recreational facilities on the site, including provision of private open space and recreational facilities to serve development on all portions of the subject property.

14. At the time of preliminary plan of subdivision and/or prior to the first plat of subdivision, the applicant shall:

    a. Submit hydraulic planning analysis to the Washington Suburban Sanitary Commission (WSSC) to address access to adequate water storage facilities and water service to be approved by WSSC to support the fire flow demands required to serve all site development.

    b. Submit a letter of justification for all proposed primary management area impacts, in the event disturbances are unavoidable.

15. Prior to submittal of any grading or building permits, the applicant shall demonstrate that the Dunblane (Magruder/McGregor family) cemetery shall be preserved and protected, in accordance with Section 24-135.02 of the Prince George's County Subdivision Regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the market at the Dunblane (Magruder/McGregor family) cemetery.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Prince George's County Planning Board or its designee, prior to final plat.

RESOLUTION OF
THE ATKINSON TRUST, L.L.C.

The undersigned, being the managing member of The Atkinson Trust, L.L.C., a Florida limited liability company ("Company"), does hereby acknowledge the adoption of the following resolution with the same force and effect as though said resolution was adopted at an organizational meeting of the Company and duly noticed and convened as follows:

WHEREAS, the Company owns approximately 79.37 acres of real property more specifically shown on County Tax Map 82, Grid F4; Tax Account No. 1738137 (the "Subject Property").

WHEREAS, the Subject Property is currently part of an assemblage of land to be developed as a residential subdivision known as "**Woodside Village**" in the R-M (Residential Medium Development) Zone.

WHEREAS, on or around July 14, 2021, the Company filed for acceptance, a Basic Plan Amendment application (to wit: A-9973-02) with the Clerk of Prince George's County Council and the Development Review Division of The Maryland-National Capital Park and Planning Commission (the "M-NCPPC") requesting an amendment to the previously approved Basic Plan (A-9973) for the Subject Property.

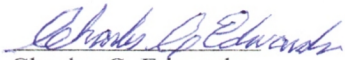
WHEREAS, the Company now wishes to authorize and direct **Charles C. Edwards** to act on behalf of the Company and take whatever steps necessary and enter into any future agreements required to accommodate the approval of A-9973-02 for the Subject Property. This authorization shall include, but is not limited to, testifying on behalf of the Company at any hearing (evidentiary or otherwise) before the Prince George's County Planning Board, the Zoning Hearing Examiner, and/or the County Council for Prince George's County, sitting as the District Council.

WHEREAS, **Charles C. Edwards** is qualified and has agreed to act on behalf of the Company and take whatever steps necessary to accommodate the approval A-9968-02 for the Subject Property.

NOW THEREFORE, RESOLVED, **Charles C. Edwards** is hereby approved, authorized, and directed to act on behalf of the Company and take any and all steps necessary to accommodate the approval of A-9973-02 for the Subject Property. This authorization and direction to act on behalf of the Company includes, but is not limited to, appearing before any boards, municipalities, administrative agencies, hearing examiners, county, or district councils, etc.; entering into or accepting any agreement(s)/condition(s) necessary to accommodate the development of the Subject Property; and provide testimony or evidence by the Company.

APPROVED AND EXECUTED by the Manager of The Atkinson Trust, L.L.C. as of the 21st day of September 2021.

THE ATKINSON TRUST, L.L.C.

By: 
Name: Charles C. Edwards
Title: Managing Member

RESOLUTION OF
WOODSIDE DEVELOPMENT, LLC

The undersigned, being the managing member of Woodside Development, LLC, a Delaware limited liability company ("Company"), does hereby acknowledge the adoption of the following resolution with the same force and effect as though said resolution was adopted at an organizational meeting of the Company and duly noticed and convened as follows:

WHEREAS, the Company owns approximately 78.91 acres of real property more specifically shown on County Tax Map 83, Grid A4; Tax Account No. 1716356 (the "Subject Property").

WHEREAS, the Subject Property is currently part of an assemblage of land to be developed as a residential subdivision known as "**Woodside Village**" in the R-M (Residential Medium Development) Zone.

WHEREAS, on or around July 14, 2021, the Company filed for acceptance, a Basic Plan Amendment application (to wit: A-9973-02) with the Clerk of Prince George's County Council and the Development Review Division of The Maryland-National Capital Park and Planning Commission (the "M-NCPPC") requesting an amendment to the previously approved Basic Plan (A-9973) for the Subject Property.

WHEREAS, the Company now wishes to authorize and direct **Charles C. Edwards** to act on behalf of the Company and take whatever steps necessary and enter into any future agreements required to accommodate the approval of A-9973-02 for the Subject Property. This authorization shall include, but is not limited to, testifying on behalf of the Company at any hearing (evidentiary or otherwise) before the Prince George's County Planning Board, the Zoning Hearing Examiner, and/or the County Council for Prince George's County, sitting as the District Council.

WHEREAS, **Charles C. Edwards** is qualified and has agreed to act on behalf of the Company and take whatever steps necessary to accommodate the approval A-9968-02 for the Subject Property.

NOW THEREFORE, RESOLVED, **Charles C. Edwards** is hereby approved, authorized, and directed to act on behalf of the Company and take any and all steps necessary to accommodate the approval of A-9973-02 for the Subject Property. This authorization and direction to act on behalf of the Company includes, but is not limited to, appearing before any boards, municipalities, administrative agencies, hearing examiners, county, or district councils, etc.; entering into or accepting any agreement(s)/condition(s) necessary to accommodate the development of the Subject Property; and provide testimony or evidence by the Company.

APPROVED AND EXECUTED by the Manager of Woodside Development, LLC as of the 16th day of September 2021.

WOODSIDE DEVELOPMENT, LLC

By: Charles C Edwards
Name: Charles C. Edwards
Title: Managing Member

Ken Dunn, RLA, AICP, LEED AP — Managing Member

EDUCATION
Bachelor of Science
Landscape Architecture
Oklahoma State University
Wetland Training Institute, Basic Wetland Delineation

REGISTRATIONS
Registered Landscape Architect:
Maryland #1074/1993
American Institute of Certified Planners
#016173
LEED Associated Professional

ADDITIONAL QUALIFICATIONS
Qualified Professional Status, State of Maryland Department of Natural Resources (DNR)

Working knowledge of Interagency Mitigation Guidelines, Maryland Department of Environment (MDE), and Corps of Engineers (USACE)

Formal Training in Wetland Delineation, Hydric Soils, Hydrology and Hydrophytic Vegetation

Experience with Wetland Mitigation Site Selection, Design, Monitoring that conforms to the Maryland Compensatory Mitigation Guidance

YEARS OF EXPERIENCE
32

AFFILIATIONS
Maryland Building Industry Association
Chairman, Prince George's County Chapter

With over 30 years of professional experience, Ken Dunn is responsible for managing the daily operations of the Lanham, Maryland, office, which serves as the Corporate Office for Soltesz, LLC. His duties involve financial management, resource allocation to meet client schedules, and management of the project teams and support staff. He has extensive experience as Principal-in-Charge for many municipal, residential, commercial, and institutional projects. Throughout his career, he has advocated the industry's position on stormwater regulations and revisions to the local permitting process. He has also participated in public hearings and presentations for septic system requirements and sediment control policies. Ken is qualified as an expert in land planning to testify in front of the Prince George's County zoning hearing examiner. With his finger on the pulse of the growth of suburban Maryland and Washington, DC, he uses his reputable knowledge to bring about positive results on important issues.

REPRESENTATIVE PROJECTS

Kiplinger, Hyattsville, MD. Principal-in-Charge. This Transportation-Oriented Development (TOD) project is located within property owned by the Washington Metropolitan Area Transit Authority (WMATA). This project was the first TOD successfully built in Prince George's County at or adjacent to a Metro Station. The project contains 263 multi-family residential units, 130,000 square feet of commercial retail space and 24,000 square feet of office space. The project included the design of the required infrastructure including facilities to accommodate buses, which is integral to the operations of WMATA. The design required de-confliction of issues surrounding vehicular, pedestrian and mass transit interface. Stormwater management design was an integral part of the entitlement and engineering process.

Cafritz Property Expansion of College Park/Riverdale Park TDOZ, Riverdale Park, MD. Principal-in-Charge. Soltesz is working with the Cafritz Company on the development of 36 acres in Riverdale Park Maryland. The site is proposed for mixed use, residential and retail uses, and is proposed as a walkable community which will be close to mass transit. The site will include a SWM pond in order to control the 100 year storm due to undersized downstream culverts. The design concept includes the extensive use of Environmental Site Design techniques to provide water quality control near the source of the runoff. The site will include a variety of ESD techniques to treat the various site areas. The roads are proposed to include infiltration tree pits to collect storm water runoff from the proposed streets and infiltrate this water into the ground.

UMD, Clarice Smith Performing Arts Center, College Park, MD. Principal-in-Charge. Soltesz provided civil engineering services for the Clarice Smith Performing Arts Center project and related roadway and infrastructure improvements. The site is a 24-acre parcel located on the western edge of the University of Maryland, College Park campus. The Performing Arts Center is a $90 Million, 300,000 gross square foot building with classroom, rehearsal and performance spaces for the Music, Theatre and Dance departments. The facility houses a 1,200-seat concert hall, a 350-seat recital hall, a 650-seat proscenium theatre, a 200-seat dance studio, and a 200-seat experimental theater. Additionally, there is academic spaces including 15 classrooms, 31 class laboratories, 46 teaching studios, 46 practice rooms, 101 faculty/staff offices, and a performing arts library. The project also includes a parking garage and extensive road improvements to create a boulevard in accordance with the revised Master Plan for this area of the campus

P3 Stormwater Management Effort, Prince George's County, MD Principal in Charge
Prince George's County is subject to the NPDES MS4 General Permit expectations that require Prince George's County to meet the Chesapeake Bay TMDL (Total Maximum Daily Loads) for nitrogen, phosphorous, and total suspended solids. The TMDL reduction requirement created a significant and robust public program managed by the Prince George's Department of the Environment (DoE). In turn, DoE retained Soltesz to manage and design ESD devices to treat previously untreated impervious acreage. Soltesz has, under this program, retrofitted numerous ponds with forebays and other improvements to provide credentialed acreage on behalf of Prince George's County to MDE. Soltesz has improved approximately 40 older stormwater management ponds and delivered approximately 1800 credits total with another approximately 600 acres in design. This effort has included outreach, negotiations, arranging for the signature of easements and covenants, public presentations, design, construction management, and as-built documents.

Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

MICHAEL M. LENHART, P.E., P.T.O.E.

PRESIDENT

Mike Lenhart is a professional traffic engineer with over 28 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

Job History

2005 - Present
President – Lenhart Traffic Consulting, Inc.

2002 - 2005
Senior Project Manager - The Traffic Group, Inc.

2000 – 2002
Independent Consultant - The Traffic Group, Inc.

1999 - 2000
Senior Associate - The Traffic Group, Inc.

1998 – 1999
Division Chief – Engineering Access Permits
Maryland State Highway Administration

1990 - 1998
Traffic Engineer
Maryland State Highway Administration

Educational Background

- *Bachelors of Science in Civil Engineering*
  -1990 (U of MD @ College Park)
- *Masters of Science in Traffic Engineering& Transportation Planning*
  -1998 (U of MD @ College Park)

Affiliations

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

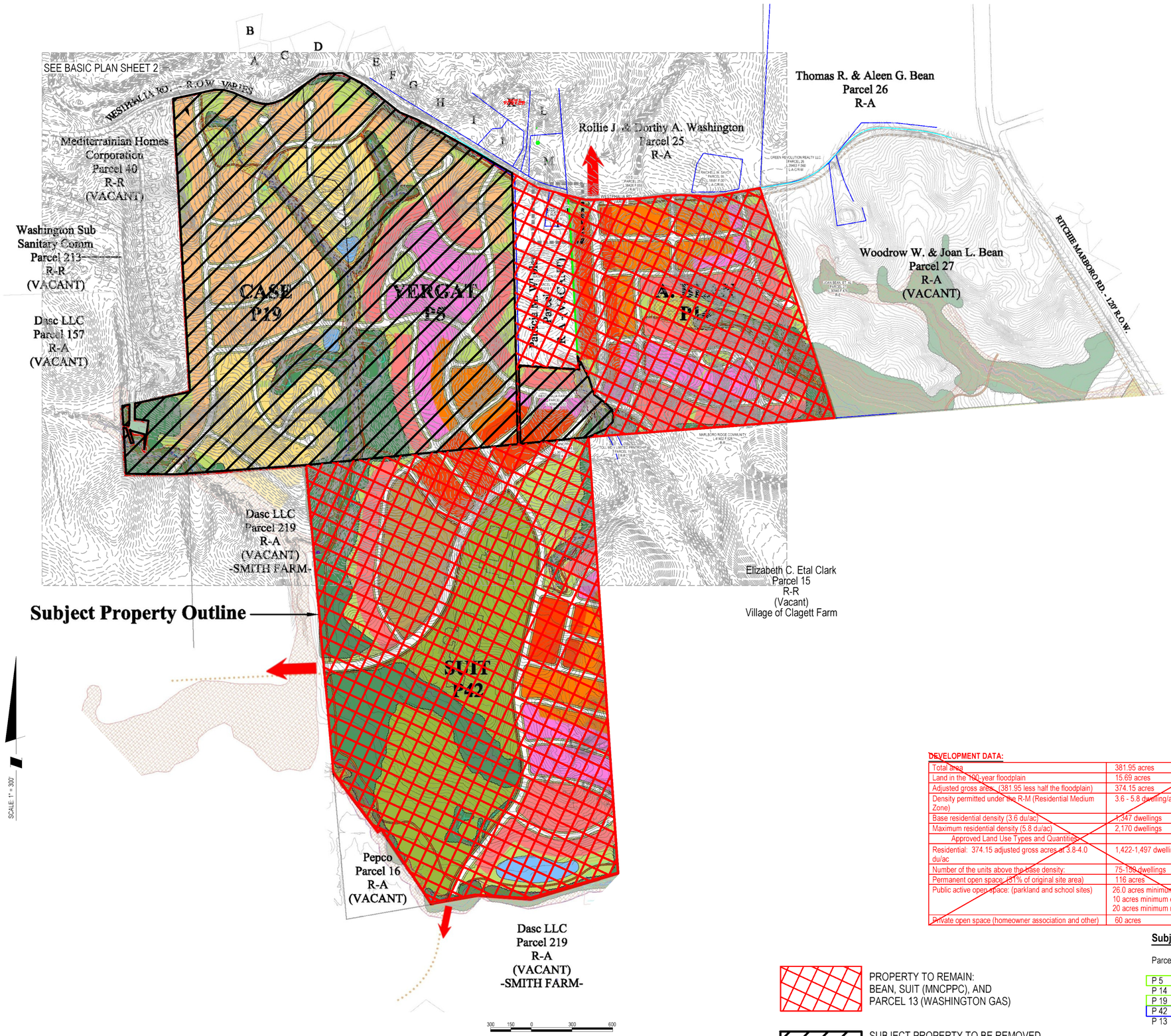
Places where Mr. Lenhart has testified as an expert witness

Allegany County – Board of Appeals, Planning Commission
Annapolis - Planning Commission, Board of Appeals
Anne Arundel County – Board of Appeals, Administrative Hearing Officer
Baltimore County – Zoning Commissioner, Planning Board
Calvert County – Planning Commission, Board of Appeals, County Commissioners
Carroll County – Board of Zoning Appeals; Planning Board
Charles County – County Commissioners, Circuit Court, Board of Appeals, Planning Commission, Town of LaPlata Planning Commission & Town Council
City of Frederick – Planning Commission
Frederick County – Planning Commission, County Commissioners
Harford County – Circuit Court
Prince George's County – District Council, Planning Board, Zoning Examiner, Bowie City Council & Planning Commission, City of Laurel
Montgomery County – Planning Board, Zoning Examiner
Queen Anne's County – Planning Commission, Board of Appeals
St. Mary's County – Planning Commission; County Commissioners
Sussex County, DE – Planning Commission, Board of County Commissioners
Talbot County – Planning Commission
Town of Leesburg, VA – Planning Commission
Washington County – Board of County Commissioners
Worcester County – Planning Commission

MARYLAND STATE HIGHWAY ADMINISTRATION-ENGINEERING SERVICES, DISTRICT 5
High Accident Sections and Traffic Safety Studies
Traffic Signal Warrant Studies
Highway Design Consultation
Project Planning Consultation
Traffic Impact Study Review

Lenhart Traffic Consulting, Inc.
645 Baltimore Annapolis Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com



WOODSIDE VILLAGE

Legend

		RANGE OF UNITS
	ESTATE -single family detached	5-105
	EXECUTIVE -single family detached	94-194
	POINT -single family detached	140-240
	MELBOURNE/RITTENOUR -single family detached	93-193
	TOWNHOUSE-ALLEY LOAD	185-285
	TOWNHOUSE-2 OVER 2	414-514
	CONDOMINIUM	190-290
	TOTAL	1422-1497
	PUBLIC SCHOOL/PARK OPEN SPACE TO BE DEDICATED TO M.N.C.P.&P.	56 ACRES
	WOODSIDE VILLAGE OPEN SPACE TO BE DEDICATED TO H.O.A.	60 ACRES
	TOTAL	116* ACRES

*additional 11.8 acres in community facility not included in this open space acreage.

Adjacent Residential Property Owners

A.	Michael A. & Lajuanna H. Lewis Lot 1A R-E	H.	John & Jaquelyn Barbour Lot 6B R-E
B.	Lisa M. Champ Lot 2A R-E	I.	Lindsay & Annie Boomer Lot 5B R-E
C.	John D. & Lottie B. Batle Lot 3A R-E	J.	Selvan A. & Fay M. Young Lot 4B R-E
D.	HPA USI, LLC. Lot 4A R-E	K.	Wennifer D. Wiggins Lot 3B R-E
E.	Jose A. & Carla Rivera Lot 9B R-E	L.	Derek D Hamilton Lot 2B R-E
F.	Reginald O. & Wendy M. Lee Lot 8B R-E	M.	Michael D. Schneider Lot 1B R-E
G.	Scot & Sharon Moore Lot 7B R-E	N.	Raichell W. Savoy Parcel 95 R-M/L-A-C

DEVELOPMENT DATA:

Total area	381.95 acres
Land in the 100-year floodplain	15.69 acres
Adjusted gross area (381.95 less half the floodplain)	374.15 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.8 dwelling/acres
Base residential density (3.6 du/ac)	1,347 dwellings
Maximum residential density (5.8 du/ac)	2,170 dwellings
Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres at 3.8-4.0 du/ac	1,422-1,497 dwellings
Number of the units above the base density:	75-150 dwellings
Permanent open space: (31% of original site area)	116 acres
Public active open space: (parkland and school sites)	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

Land Use Measurements

Total Open Space.....127.8 ac.....33% of total
Puplic Open Space - 56 ac.
Private Open Space - HOA: 60 ac.
Community Facilty - HOA: 11.8 ac.
Residential.....235.25 ac. .....62% of total
Dedication to R/W.....18.9 ac. .....5% of total
Total Acreage for this Application: 381.95 ac.

Permitted Density: 3.6-5.8 DU/acre for R-M Zone
Approved Density: 3.8-4.0 DU/acres

PROPERTY TO REMAIN:
BEAN, SUIT (MNCPPC), AND
PARCEL 13 (WASHINGTON GAS)

SUBJECT PROPERTY TO BE REMOVED FROM WOODSIDE BASIC PLAN:
CASE AND YERGAT PROPERTY.
SEE BASIC PLAN SHEET 2

Subject Property

Parcel		Acreage	Tac Account #	
P 5	Yergat	78.91 ac	1716356	REMOVE FROM WOODSIDE BASIC PLAN
P 14	A. Bean	63.3 ac	1711639	
P 19	Case	79.37 ac	1738145	REMOVE FROM WOODSIDE BASIC PLAN
P 42	Suit	148.7 ac	1783950	OWNED BY MNCPPC
P 13		11.66 ac	1711597	

PLAN VIEW

BASIC PLAN

WOODSIDE VILLAGE

A-9973-02

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

SOLTESZ, LLC
Engineering
Surveying
Planning
Environmental Sciences
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.soltesz.com

NO.	DESCRIPTION	BY	DATE
1	REVISIONS	XXX	XX/XX/XX

DATE: OCTOBER 2019 CAD STANDARDS VERSION: V8 - NCS
DESIGNED: GAM TECHNICIAN: GAM CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ATKINSON TRUST, LLC & WOODSIDE DEVELOPMENT, LLC
3907 GREENWAY
BALTIMORE, MD 21218
410-366-2296
CHARLES C. EDWARDS, GP

MAP 91	GRID B1
TAX MAP 91, B1	ZONING CATEGORY R-M
WSSC 200' SHEET 205SE09, 205SE10	XXXX XXXX
SITE DATUM HORIZONTAL XXXXXX VERTICAL XXXXXX	XXXX XXXX

STATE OF MARYLAND — JOHN BRUCE DJB — NO. 3929 — LANDSCAPE ARCHITECT
9/14/2021

1" = 300'
SHEET 1 OF 2
PROJECT NO. 4150-00-00

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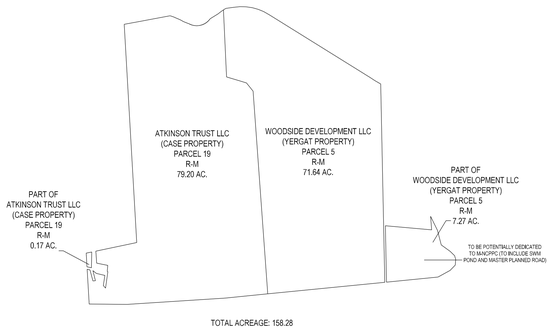
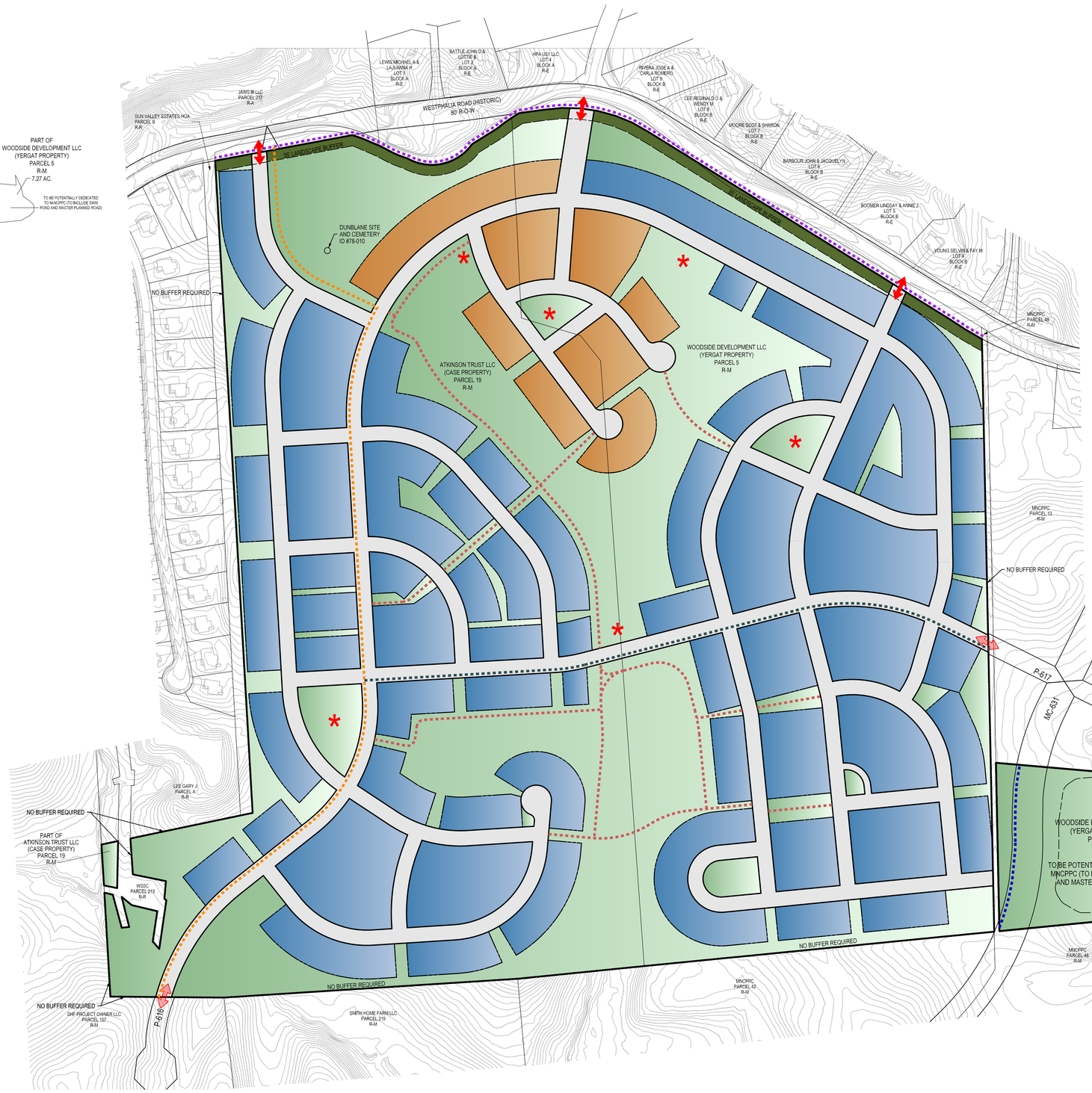




PROGRAM:
- 110 - 130: SINGLE FAMILY ATTACHED LOTS
- 516 - 531: SINGLE FAMILY DETACHED LOTS
- 626 - 661: TOTAL LOTS

OPEN / SWM / RECREATIONAL SPACE

SITE ACCESS

SITE ACCESS (FUTURE)

RECREATIONAL FACILITY*

PEDESTRIAN CIRCULATION
10' WIDE PATH
MASTER PLAN PEDESTRIAN AND BIKE FACILITY (SHARED ROADWAY)
MASTER PLAN PEDESTRIAN AND BIKE FACILITY (HARD SURFACE TRAIL)
MASTER PLAN PEDESTRIAN NAD BIKE FACILITY (SIDE PATH)

*THE LOCATION OF PRIVATE RECREATIONAL FACILITIES ARE SUBJECT TO CHANGE AS PART OF SUBSEQUENT ENTITLEMENT APPLICATIONS.

DEVELOPMENT DATA:

CASE PROPERTY, PARCEL 19:	79.37 AC.
YERGAT PROPERTY, PARCEL 5:	78.91 AC.
TOTAL GROSS AREA:	158.28 AC.
100-YR FLOODPLAIN:	2.07 AC.
NET AREA:	158.28 AC.

DENSITY PERMITTED IN THE R-M ZONE:

BASE RESIDENTIAL DENSITY (3.6 DU/AC):	569 DWELLING UNITS
MAXIMUM RESIDENTIAL DENSITY (5.7 DU/AC):	901 DWELLING UNITS

PROPOSED DENSITY: 4.205 DU/AC (661 DWELLING UNITS)
PERMITTED DENSITY: 3.60 - 5.03 DU/AC (569 - 795 DWELLING UNITS)

PARCEL:	5 & 19
ZONING:	R-M
TAX ACCOUNT #:	1738137 & 1716356

DEVELOPMENT DATA:

Total area	158.28 acres
Land in the 100-year floodplain	2.07 acres
Adjusted gross area: (158.28 less half the floodplain)	157.25 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.7 dwelling/acres (Base)
Base residential density (3.6 du/ac)	566 dwellings
Maximum residential density (5.7 du/ac)	896 dwellings

PROPOSED LAND USE TYPES AND QUANTITIES

Residential: 157.25 adjusted gross acres at 3.98 - 4.205 du/ac	626 - 661 dwellings
Number of units above the base density:	60 - 95 dwellings
Allowable base density (3.6 - 5.7 du/ac):	566 - 896 dwellings
Proposed base density (3.98 - 4.205 du/ac):	626 - 661 dwellings
Permanent open space: - Includes environmental, recreational, and HOA.	37 acres (23%)
Residential:	99.11 acres (63%)
Dedication to Westphalia Rd. r-o-w:	0.86 acre (<1%)

Subject Property

Parcel		Acreage	Tax Account #
P 5	Yergat	78.91 ac	1716356
P 19	Case	79.37 ac	1738145

ADDITIONAL NOTES:
1. ALL INTERNAL SIDEWALKS TO BE 6' WIDE
2. MASTER PLAN ROAD P-616 TO INCLUDE "SHARE THE ROAD" SIGNS
3. MASTER PLAN ROAD P-617 TO INCLUDE AN 8' WIDE PATH.

SOLTESZ, LLC
Engineering
Surveying
Planning
Environmental Sciences
LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.solteszco.com

NO.	REVISIONS	BY	DATE
1	DESCRIPTION	XXX	XX/XX/XX

DATE: OCTOBER 2019 | CAD STANDARDS VERSION: V8 - NCS
DESIGNED: GAM | TECHNICIAN: GAM | CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ATKINSON TRUST, LLC & WOODSIDE DEVELOPMENT, LLC
3907 GREENWAY
BALTIMORE, MD 21218
410-366-2299
CHARLES C. EDWARDS, GP

MAP 91	GRID B1
TAX MAP: 91, B1	ZONING CATEGORY: R-M
WSSC 200' SHEET: 205SE09, 205SE10	XXXX: XXXX
SITE DATUM HORIZONTAL: XXXXXX VERTICAL: XXXXXX	XXXX: XXXX

STATE OF MARYLAND — JOHN JOSEPH SLTESZ — No. 10325 — LICENSED LANDSCAPE ARCHITECT
9/14/2021

PLAN VIEW

BASIC PLAN

WOODSIDE VILLAGE

A-9973-02

MELLWOOD (15th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 150'

SHEET 2 OF 2

PROJECT NO. 4150-00-00

P:\41500000\Planning\ConcSheet_Files\BasicPlan_CaseYergat_02.sht Scale= 150.0003 ft / in. User= DBickel PLTdrv= PDF_Color_150.pltcfg PenttbI= TEXT_SUB.tbl 9/14/2021 8:59:09 AM

Woodside Village
(A-9973-02)
Zoning Hearing Examiner
September 29, 2021

Revised Conditions

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

Total Area	**158.28 acres**
Land in the 100-year floodplain*	2.07 acres
Adjusted gross area: (158.28 acres less half the floodplain)	157.25 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.7 dwelling units/acre
Base residential density (3.6 du/ac)	566 ~~569~~ dwelling units
Maximum residential density (5.7 du/ac)	896 ~~901~~ dwelling units

Proposed Land Use Types and Quantities	
Residential: 157.25 gross acres @ 3.98-4.205 du/ac	626 - 661 dwelling units
Number of the units above the base density:	60-95 ~~57 - 92~~ dwelling units
Density proposed in the R-M (Residential Medium Zone)	3.98 – 4.205 dwelling units/acre
Permanent open space: (23 percent of original site area) (Includes environmental, recreational, and HOA areas)	37 acres

~~Strikethrough~~ represents deleted language
Underline represents added language

2. Prior to certification of the basic plan, the plan shall be modified as follows:

   a. Add bearings and distances for the boundaries of the subject property (on Sheet 2).

   b. In the Development Data column on Sheet 2, specify that Parcel 5 and Parcel 19 each consist of two parcels. List the individual acreage of each of the four parcels.

   c. In the Approved Land Use Types and Quantities table on Sheet 2, include a line item showing the land area to be dedicated to master-planned roadways (other than Westphalia Road).

   d. In the Approved Land Use Types and Quantities table on Sheet 2, correct the gross acreage to match that given in the Development Data table.

   e. Remove "to be dedicated to MNCPPC" from the southeast section of Parcel 5.

   f. In the Subject Property table, show the Liber/folio number of each property's deed reference in addition to the tax account number.

3. Prior to approval of any preliminary plan of subdivision, the applicant shall provide a final report detailing the Phase II investigations on sites 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated to Maryland Historic Trust standards.

4. Prior to approval of a specific design plan, if an archeological site has been identified as significant and potentially eligible to be designated as an historic site or determined eligible to 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.

5. If required, prior to approval of a specific design plan or the area including the cemetery and the archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the Maryland-National Capital Park and Planning Commission staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the *Guidelines for Archeological Review* before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.

6. Prior to approval of a specific design plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and the Maryland-National Capital Park and Planning Commission staff archeologist. Installation of the signage shall occur, prior to issuance of the first building permit for development.

7. Prior to approval of a specific design plan for the area including the cemetery and any archeological sites, the applicant shall provide for buffering of the Dunblane (Magruder/McGregor family) cemetery and/or any archeological site designated as an historic site, in compliance with the 2010 *Prince George's County Landscape Manual*.

8. Prior to approval of the first building permit for development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission.

9. Provide the below master plan facilities, designed to be consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, as part of subsequent applications and shown prior to their acceptances, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence:

    a. Minimum 10-foot-wide path along Westphalia Road (C-626)

    b. Shared roadway pavement markings and signage along P-616

    c. Minimum 10-foot-wide path along P-617

    d. Minimum 10-foot-wide path along MC-631

10. Internal streets and shared-use paths are to follow the 2009 *Approved Countywide Master Plan of Transportation* Complete Streets Policies and Principles and include traffic calming measures, as well as a bicycle boulevards network. These will be reviewed as part of subsequent applications.

11. All sidewalks within the subject site shall be a minimum of 6 feet in width, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

12. The applicant shall make a monetary contribution into a park club. The total value of the payment shall be $3,500 per dwelling unit in 2006 dollars, as recommended by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. The Maryland-National Capital Park and Planning Commission (M-NCPPC) shall adjust the amount of the contribution using the Consumer Price Index for inflation at the time of payment. Monetary contributions shall be used for construction, operation, and maintenance of the public recreational facilities in the central park and/or the other parks that will serve the Westphalia Sector Plan area.

    Prior to approval of the final plat, the applicant shall enter into an agreement with the Prince George's County Department of Parks and Recreation establishing a mechanism for payment of fees into a park club account administered by M-NCPPC. If not previously determined, the agreement shall also establish a schedule of payments. The payment schedule shall include a formula for any needed adjustments to account for inflation. The

agreement shall be recorded in the Prince George's County Land Records by the applicant, prior to final plat approval.

13. The following shall be required as part of the comprehensive design plan submittal package:

    a. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive a detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control, as well as the need for exclusive turn lanes at each location.

    b. Provide a description of the general type, amount, and location of any recreational facilities on the site, including provision of private open space and recreational facilities to serve development on all portions of the subject property.

14. At the time of preliminary plan of subdivision and/or prior to the first plat of subdivision, the applicant shall:

    a. Submit hydraulic planning analysis to the Washington Suburban Sanitary Commission (WSSC) to address access to adequate water storage facilities and water service to be approved by WSSC to support the fire flow demands required to serve all site development.

    b. Submit a letter of justification for all proposed primary management area impacts, in the event disturbances are unavoidable.

15. Prior to submittal of any grading or building permits, the applicant shall demonstrate that the Dunblane (Magruder/McGregor family) cemetery shall be preserved and protected, in accordance with Section 24-135.02 of the Prince George's County Subdivision Regulations, including:

    a. An inventory of existing cemetery elements.

    b. Measures to protect the cemetery during development.

    c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the ~~market~~ marker at the Dunblane (Magruder/McGregor family) cemetery.

    d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Prince George's County Planning Board or its designee, prior to final plat.

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
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

TRANSMITTAL

VIA ELECTRONIC DELIVERY

TO: Hon. Joyce B. Nichols
Office of Zoning Hearing Examiner
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

DATE : September 22, 2021

CLIENT NO.: 4127-0001

CASE NAME : Woodside Village

RE: Basic Plan Amendment, A-9973-02

Reason for Sending: Submission of Exhibits for the September 29, 2021, ZHE Hearing for A-9973-02, Woodside Village.

No. Copies	Drawing No.	Description
1	-	Transmittal – Hon. Joyce B. Nichols
1	-	Certificate of Good Standing, The Atkinson Trust, L.L.C.
1	-	M-NCPPC Staff Report, A-9973-02
1	-	Resolution of the Atkinson Trust, L.L.C.
1	-	Resolution of Woodside Development, LLC
1	-	Resume – Ken Dunn, RLA, AICP, LEED AP
1	-	Resume – Mike Lenhart, P.E., P.T.O.E.
1	-	Revised Basic Plan, A-9973-02
1	-	Revised Conditions – A-9973-02 – Woodside Village

Sent Via:_____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,

John J. Ferrante
Senior Land Planner

Stan Derwin Brown

ATTORNEY AT LAW

Stan Brown, Esq.

Stan Derwin Brown Law Office, LLC
1300 Caraway Court, Suite 101 • Largo, Maryland 20774-5462
Telephone: 301.883.8888 • Fax: 301.883.8606
Website: StanBrown.law
E-mail: attorney@StanBrown.law
Licensed in Maryland & Washington. D.C.

To: Clerk of the Council
All Parties of Record
Zoning Hearing Examiner
Planning Board
District Council

Fr: Stan Brown, People's Zoning Counsel

Date: 9-22-2021

Re: A-9973-02

NOTICE OF INTENTION TO PARTICIPATE

Pursuant to Prince George's County Zoning Ordinance§ 27-139.01 (C) (Powers & Duties), this memo is formal notification that the People's Zoning Counsel intends to participate in the above-noted pending zoning cases before the Prince George's County District Council, the Prince George's County Planning Board and/or the Prince George's County Zoning Hearing Examiner. Please file this memo in your official file for the record in the above-noted zoning cases.

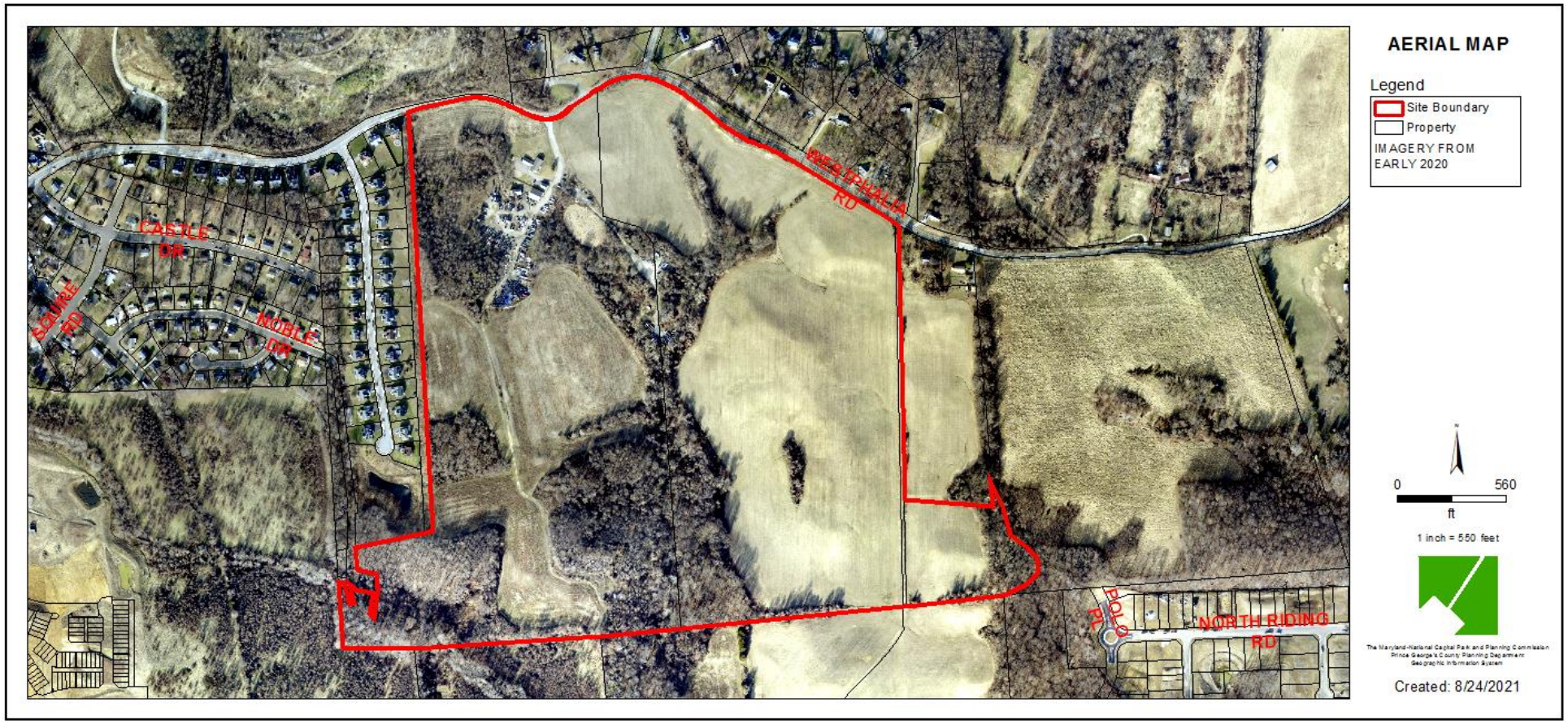
Stan Brown, Esq.
People's Zoning Counsel

WOODSIDE VILLAGE

Basic Plan Amendment

Parent Case: A-9973

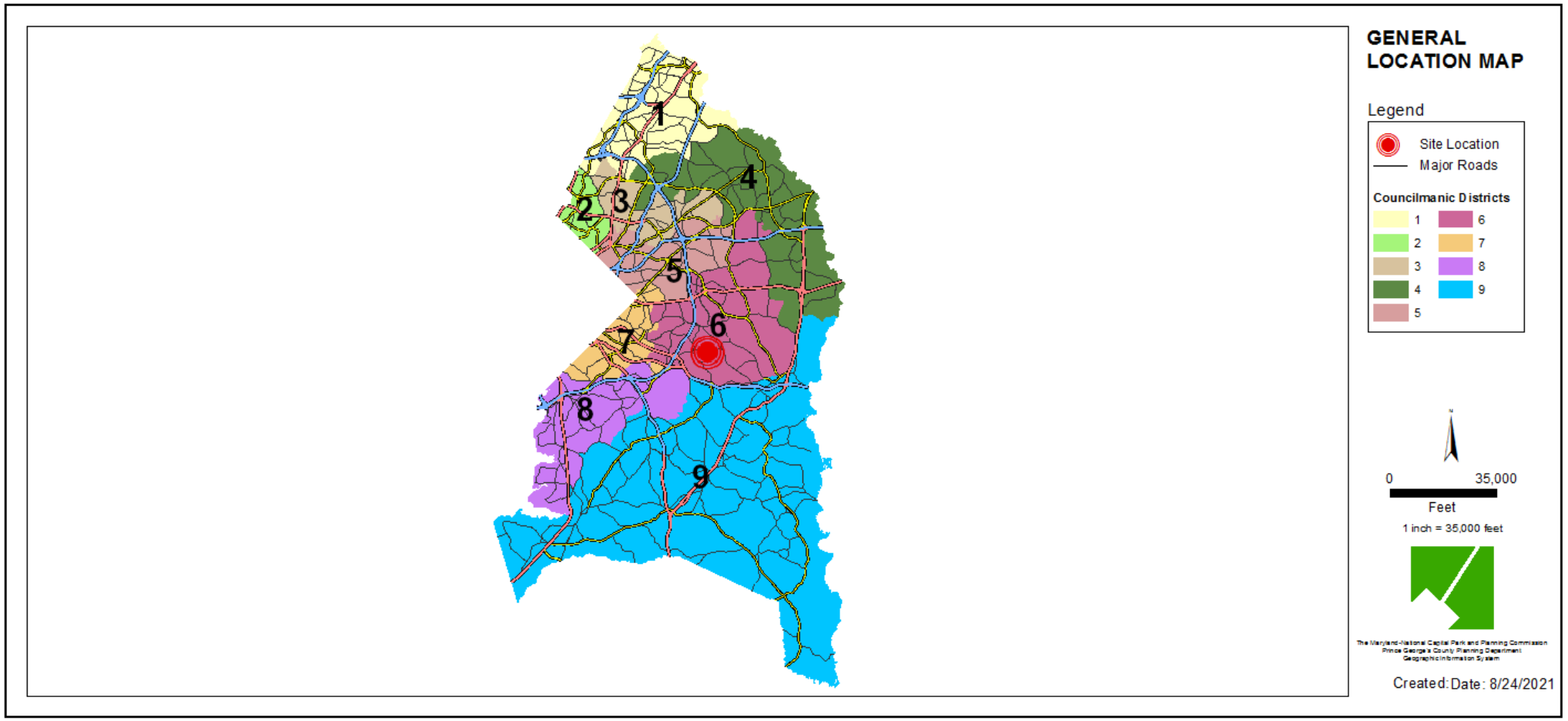
Staff Recommendation: APPROVAL with conditions



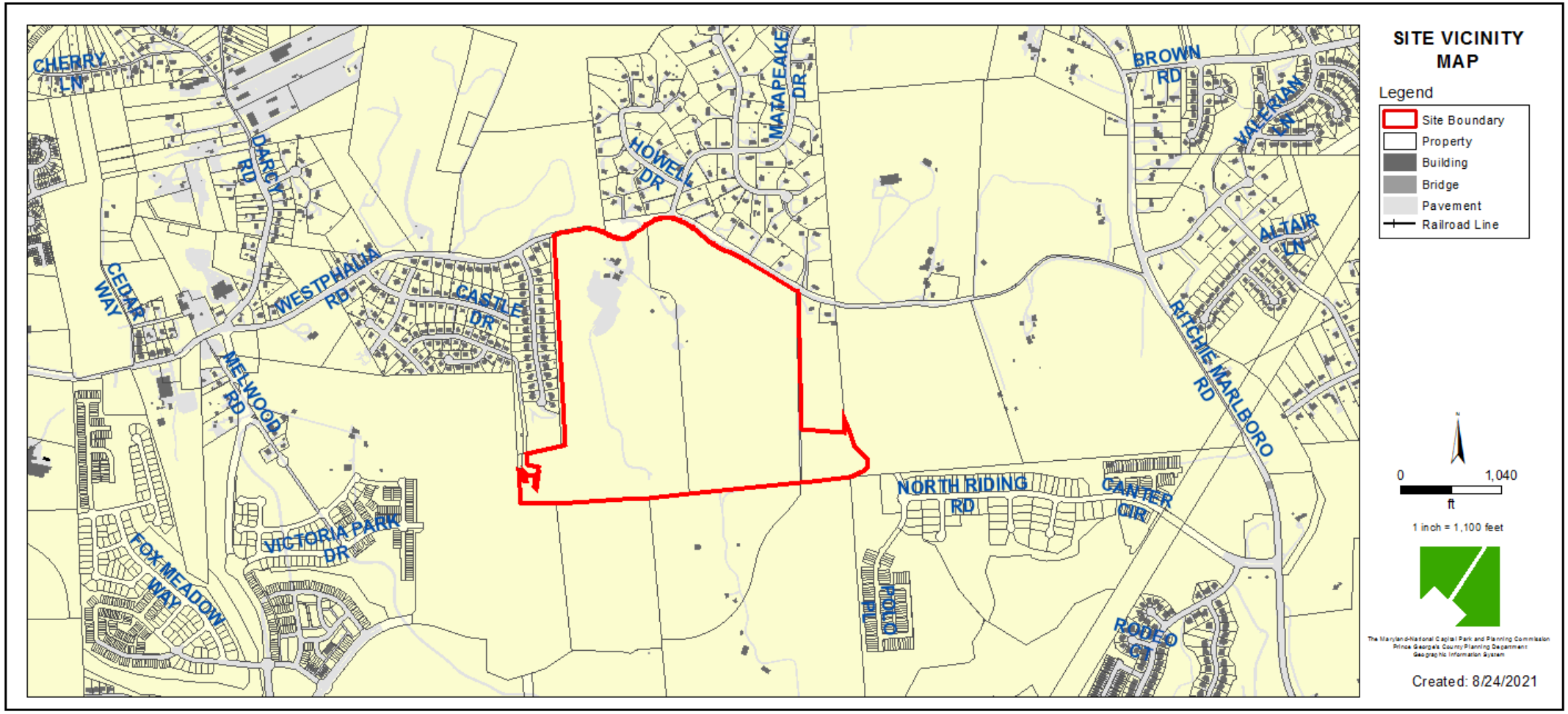
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78

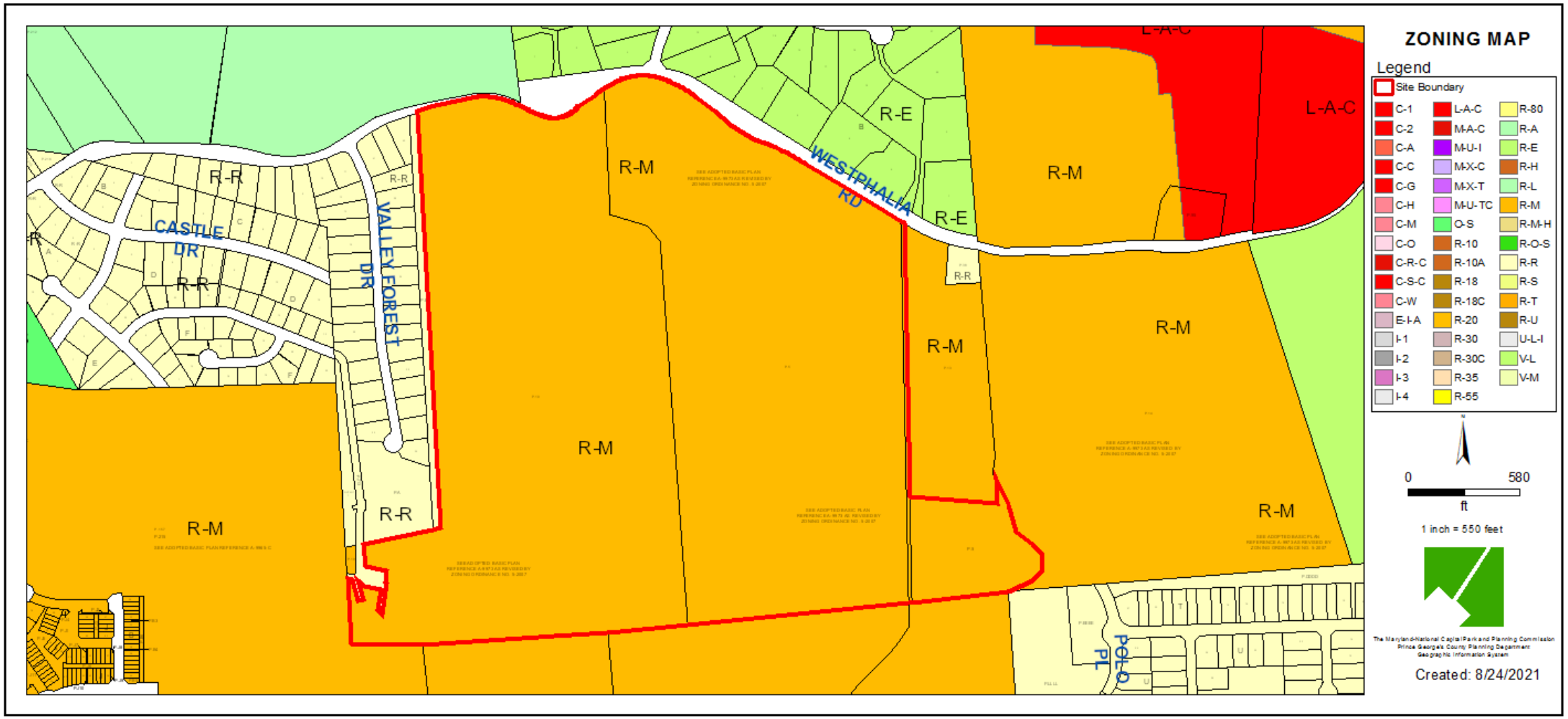


SITE VICINITY MAP

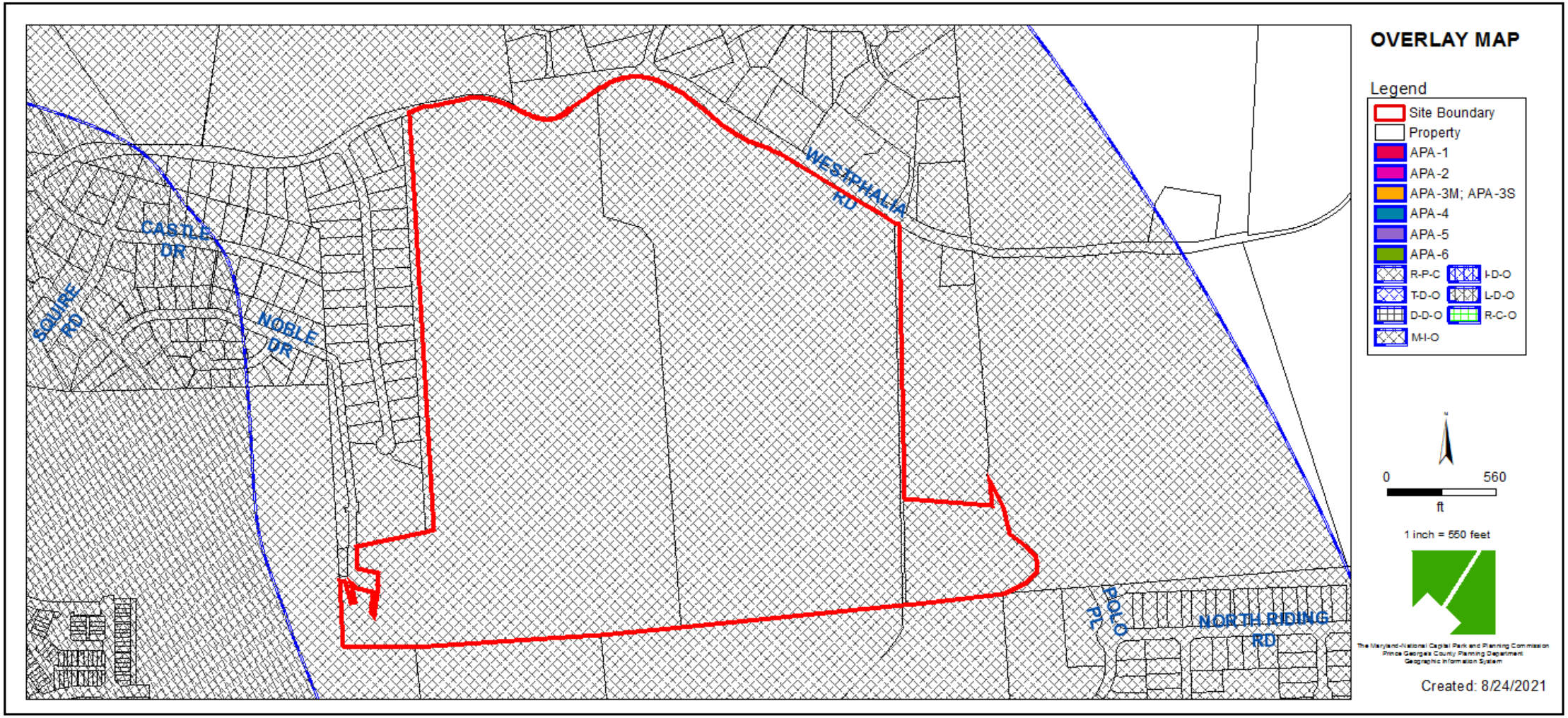


ZONING MAP

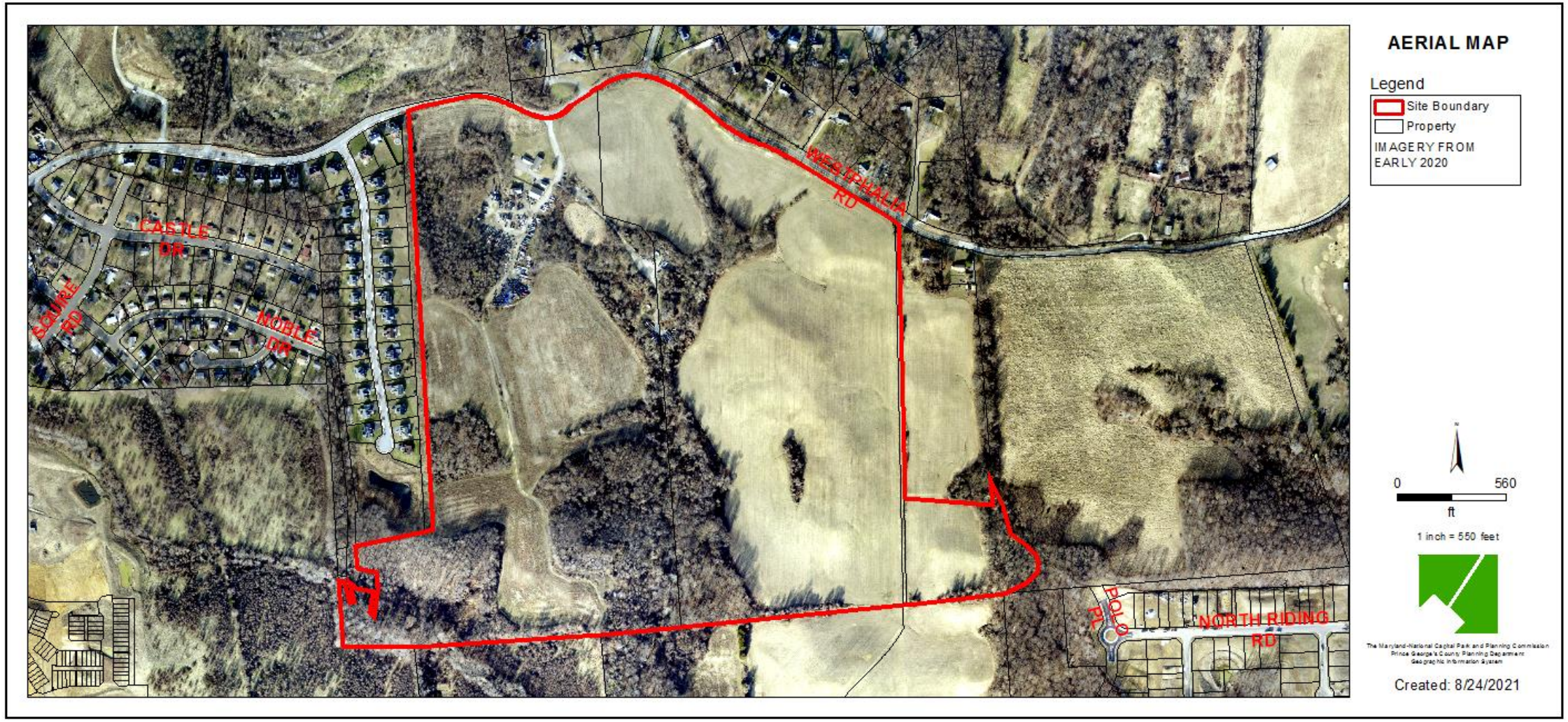
Property Zone: R-M/M-I-O



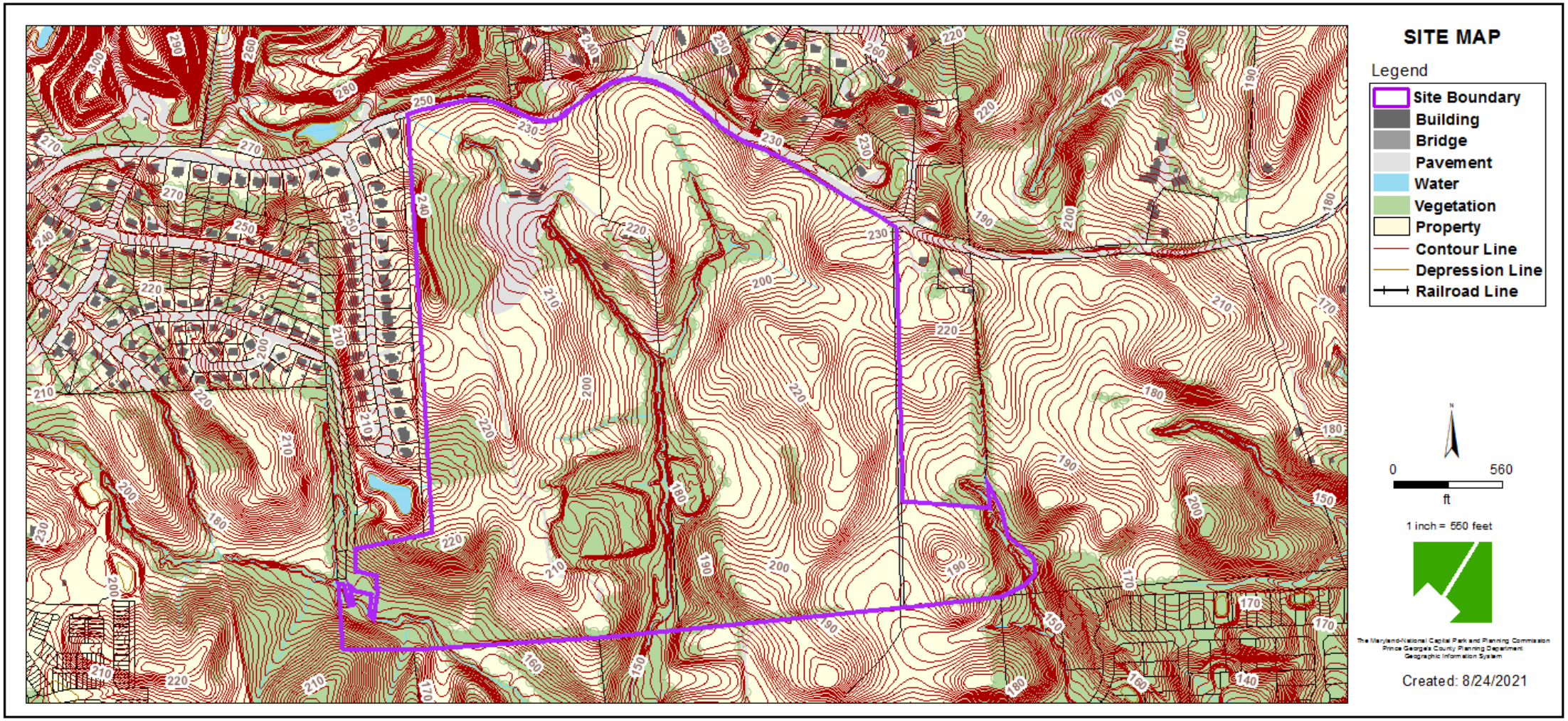
OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
R-P-C
I-D-O
T-D-O
L-D-O
D-D-O
R-C-O
M-I-O
0
560
ft
1 inch = 560 feet
Created: 8/24/2021
WESTPHALIA RD
CASTLE DR
SQUIRE RD
NOBLE DR
POLO PL
NORTH RIDING RD

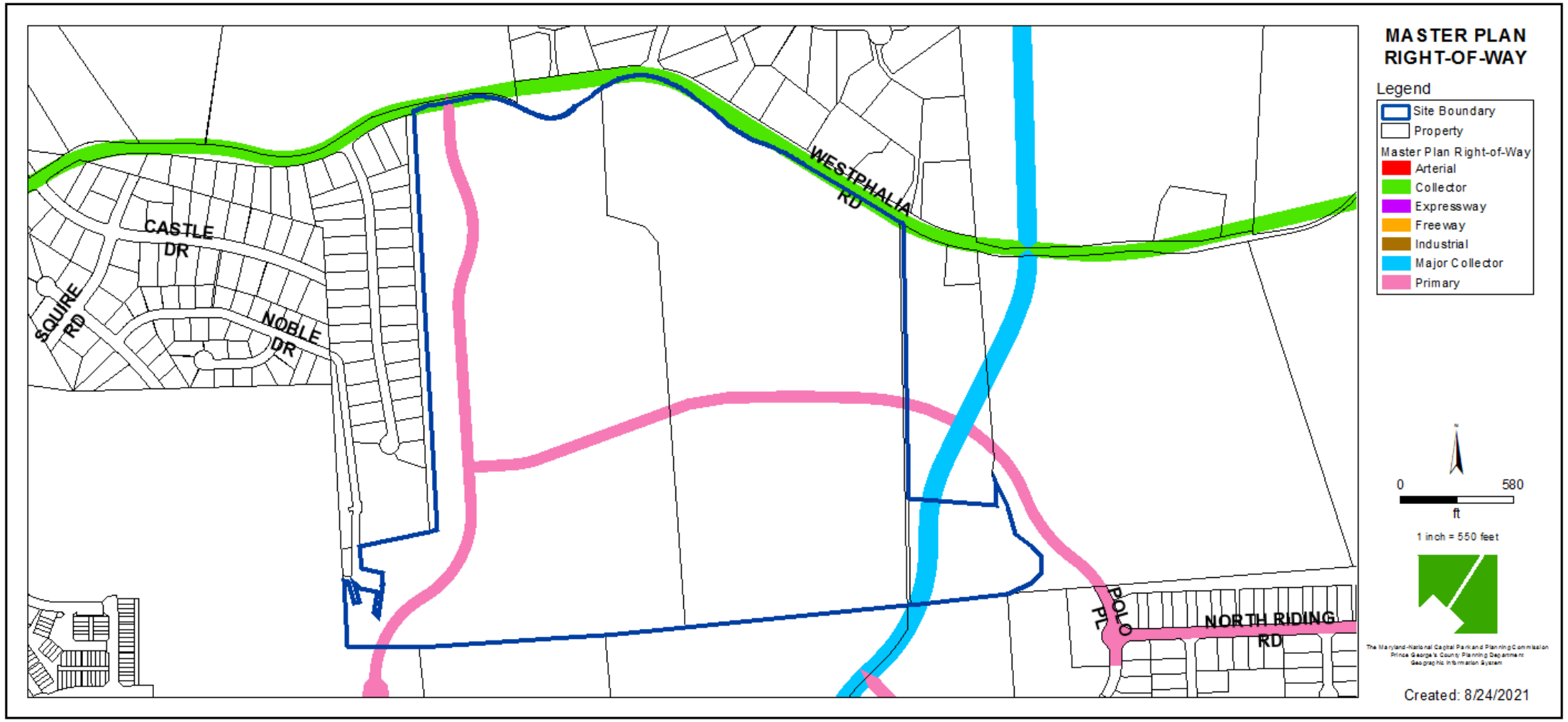
AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2020
WESTPHALIA RD
CASTLE DR
SQUIRE RD
NOBLE DR
POLO PL
NORTH RIDING RD
0
560
ft
1 inch = 550 feet
Created: 8/24/2021

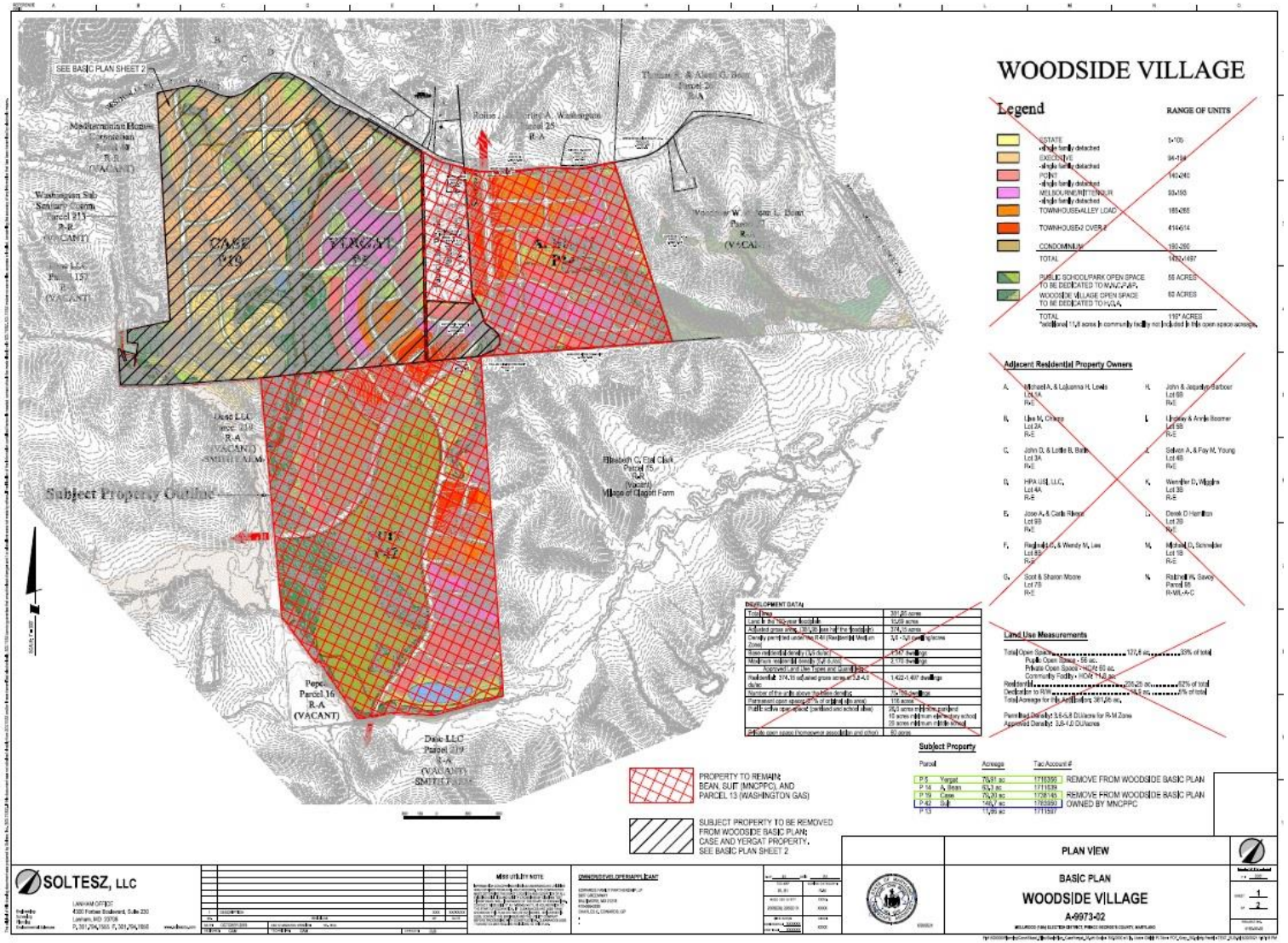
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
560
ft
1 inch = 550 feet
Created: 8/24/2021

MASTER PLAN RIGHT-OF-WAY MAP



BASIC PLAN AMENDMENTS



BASIC PLAN (A-9973-02)

STAFF RECOMMENDATION

APPROVAL with conditions

- 16 conditions

[Major/Minor] Issues:

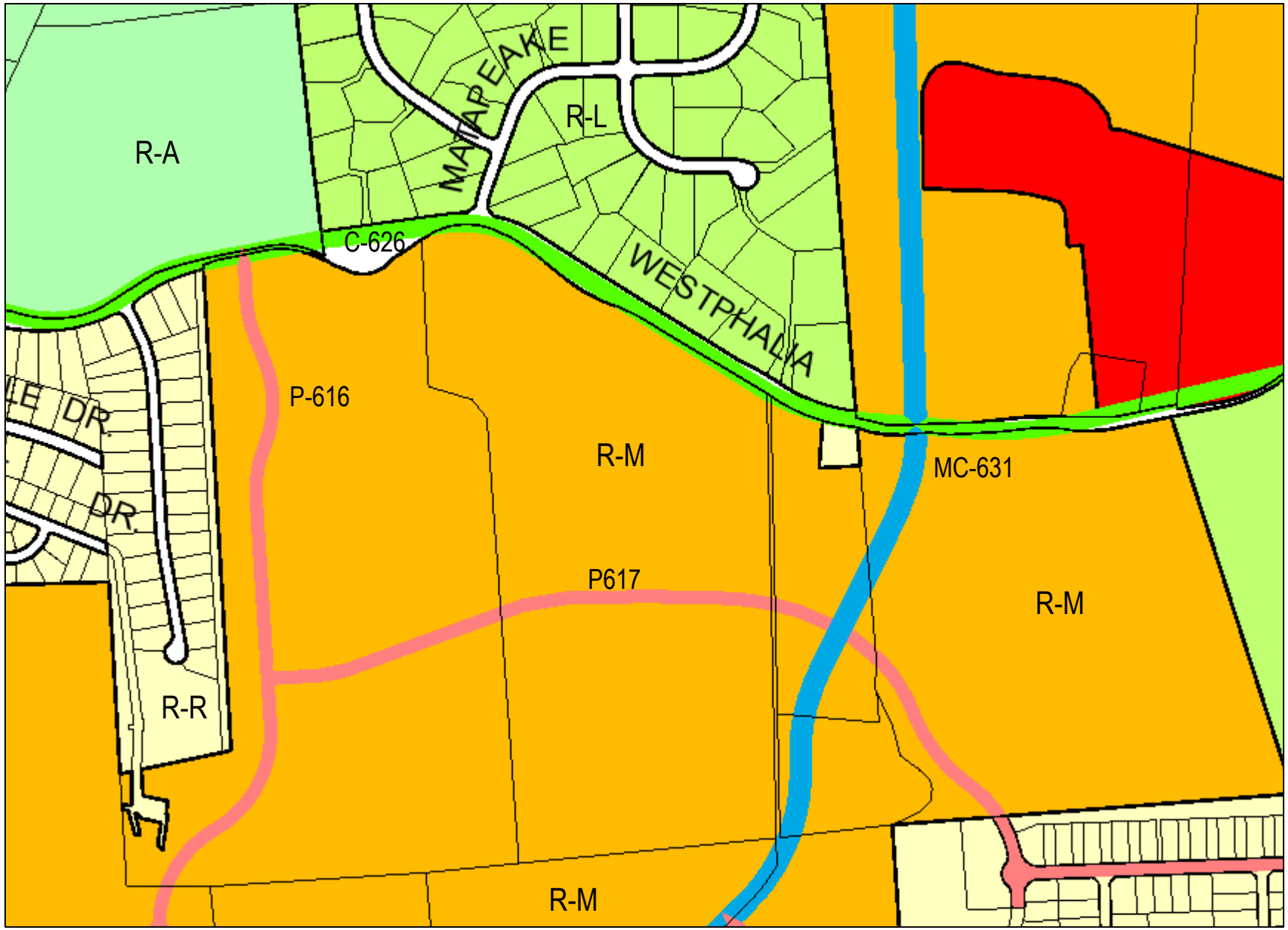
- Parkland Dedication
- Density Bonus Increments

Applicant Community Engagement:

- Informational Mailing: April 12, 2021
- Acceptance Mailing: July 8, 2021

Exhibit 45 a

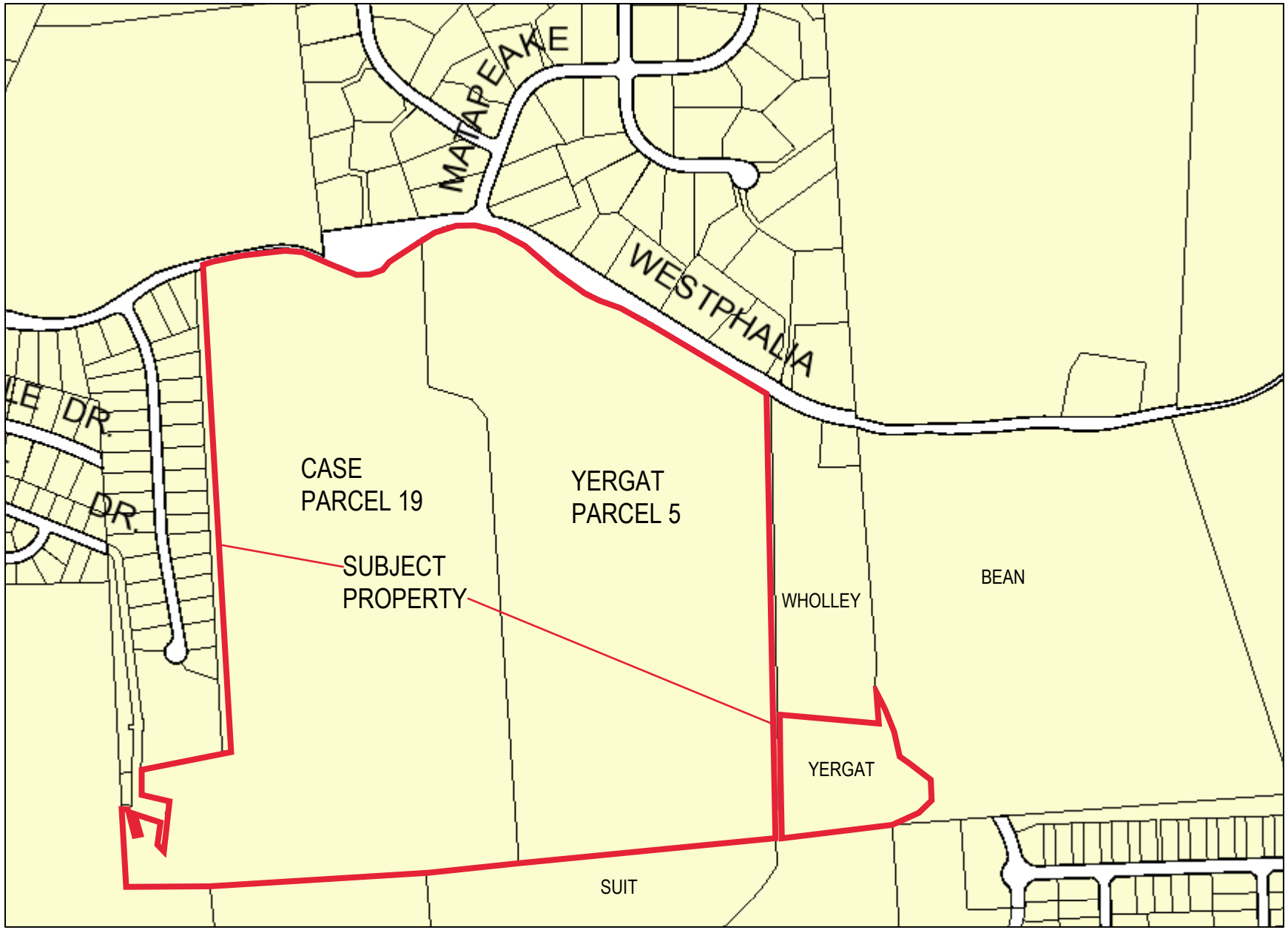
A-9973-02 -WOODSIDE VILLAGE



Data provided by Prince George's County Planning Department

Exhibit 45 b

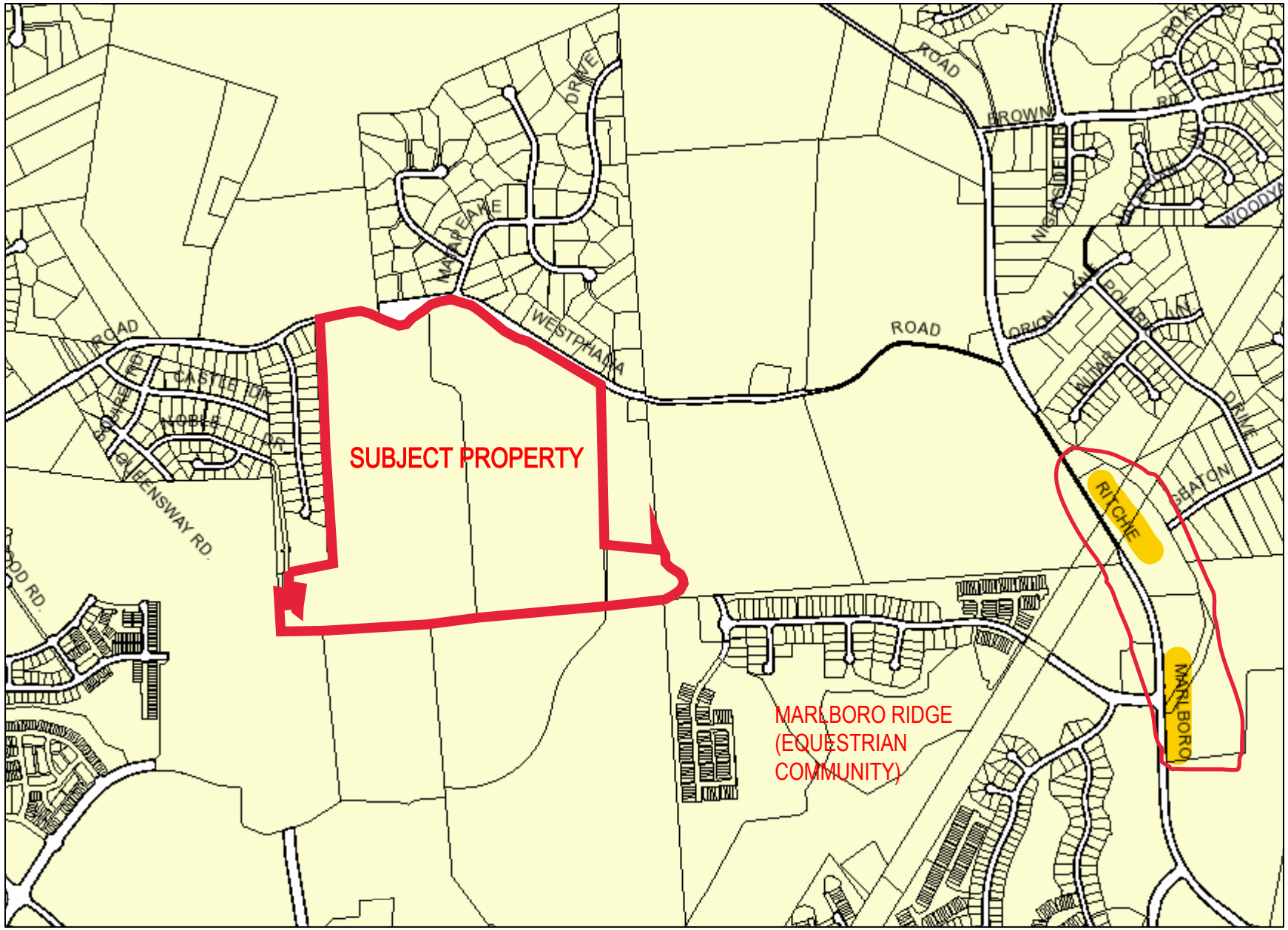
A-9973-02 WOODSIDE VILLAGE



Data provided by Prince George's County Planning Department

Exhibit 45 c

A-9973-02 WOODSIDE VILLAGE



Data provided by Prince George's County Planning Department

STATE OF MARYLAND
Department of Assessments and Taxation

I, MICHAEL L. HIGGS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT WOODSIDE DEVELOPMENT LLC (Z22210181) , REGISTERED SEPTEMBER 28, 2021, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS SEPTEMBER 28, 2021.

Michael L. Higgs
Director

301 West Preston Street, Baltimore, Maryland 21201
Telephone Baltimore Metro (410) 767-1340 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

Online Certificate Authentication Code: DlMQC5tPSkKOY1XrcgYwnw
To verify the Authentication Code, visit http://dat.maryland.gov/verify

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit

(Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity[1], is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant Charles C. Edwards Case No. (where applicable) A-9973-02

Address of Applicant 3907 Greenway, Baltimore MD 21218

Identity of the Property/ Subject of Application Case Property - (Parcel 19 - Tax Account # 1738145), & Yergat Property - (Parcel 5 - Tax Account # 1716356)

Type of Application Basic Plan Amendment (see §5-833(d))

[1] Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes __X__ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

Name of Member	Date	Name of Contributor

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Charles C. Edwards, MD
Signature (original to be filed with the Clerk)

7-24-21
Date

Charles C. Edwards
Printed Name of Signer

Managing Member of Atkinson Trust, LLC
Title of Signer (if applicable)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

September 20, 2021

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

RE: A-9973-02 - WOODSIDE VILLAGE

Dear Ms. Epps-McNeil:

On September 16, 2021, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner, and the technical staff's recommendation constitutes the Planning Board's recommendation.

Very truly yours,

James Hunt /mas

James R. Hunt, Chief
Development Review

Enclosure

cc: Persons of Record

AGENDA ITEM: 4D
AGENDA DATE: 9/16/2021

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530
Note: Staff reports can be accessed at http://mncppc.iqm2.com/Citizens/Default.aspx

Zoning Map Amendment Woodside Village

A-9973-02

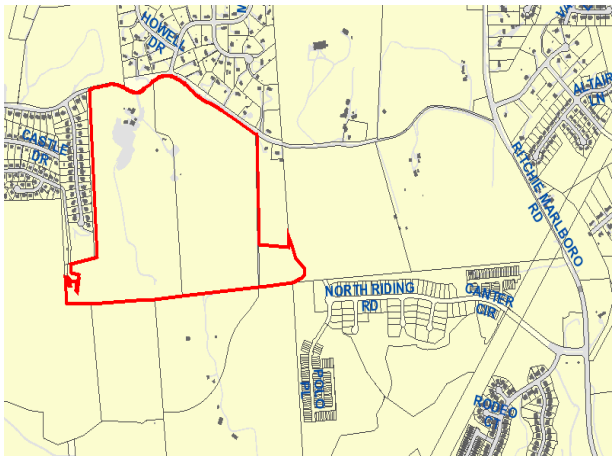
REQUEST	STAFF RECOMMENDATION
Amendment to divide a single basic plan into two basic plans. This application concerns the Yergat Property and Case Property.	APPROVAL with conditions

Location: On the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road.

Gross Acreage:	158.11
Zone:	R-M/M-I-O
Gross Floor Area:	N/A
Lots:	0
Parcels:	2
Planning Area:	78
Council District:	06
Election District:	15
Municipality:	N/A
200-Scale Base Map:	205SE09

Applicant/Address:
Woodside Development, LLC
919 North Market Street, Suite 950
Wilmington, Delaware 19810

Staff Reviewer: Tom Sievers
Phone Number: 301-952-3994
Email: Thomas.Sievers@ppd.mncppc.org



Planning Board Date:	09/16/2021
Planning Board Action Limit:	N/A
Staff Report Date:	09/09/2021
Date Accepted:	07/14/2021
Informational Mailing:	03/24/2021
Acceptance Mailing:	07/08/2021
Sign Posting Deadline:	08/17/2021

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

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

FROM: Tom Sievers, Senior Planner, Zoning Section
Development Review Division

SUBJECT: Zoning Map Amendment A-9973-02
Woodside Village

REQUEST: **Amendment to divide a single basic plan into two or more separate basic plans. This application concerns the Yergat Property and Case Property.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of September 16, 2021. If the Planning Board decides to hear the application, it will be placed on a future agenda. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions on becoming a person of record should be directed to the Zoning Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

1. **Location and Site Description:** The overall Woodside Village development is 381.95 acres of land with about 4,500 feet of frontage along the south side of Westphalia Road, one-third of a mile southwest of its intersection with Ritchie Marlboro Road, and opposite the Westphalia Woods Subdivision. The property is hatchet-shaped and comprises five contiguous parcels ranging in size from 11 to 149 acres: Parcel 5 (Yergat); Parcel 13 (Wholey), Parcel 14 (A. Bean); Parcel 19 (Case); and Parcel 42 (Suit) on Tax Map 82. A rectangular-shaped property wedges into the site from Westphalia Road and divides the frontage into two parts. The property is adjacent to the Smith Home Farms development to the west, and Marlboro Ridge (Villages of Clagett Farm) to the east. The southern boundary is the Cabin Branch stream. The Woodside Development, LLC, (applicant) is the owner and/or contract purchaser of the Yergat and Case properties, totaling 158.11 acres (leaving 223.84 acres from the initial basic plan area of 381.95 acres). The applicant is requesting to divide Zoning Map Amendment (Basic Plan) A-9973 into two plans; one containing the Yergat and Case properties (applicant's subject area) and the other containing the remaining properties within the basic plan area.

2. **History:** The 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)* (Melwood-Westphalia Master Plan and SMA) retained the property in the Residential-Agricultural (R-A) Zone. The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA) rezoned the property from R-A to Residential Medium Development (R-M).

   A Certified Nonconforming Use (CNU 6730-88-U) for a trash hauling operation exists on the westernmost portion of the property on Parcel 19, operating under the name PG Trash.

   In 2006, the Prince George's County Planning Board recommended approval of A-9973, which requested rezoning from R-A to R-M.

   On July 13, 2006, the Zoning Hearing Examiner (ZHE) approved A-9973, but the Prince George's County District Council remanded the decision back to the ZHE on September 26, 2006, pending the Council's consideration of the Westphalia Sector Plan and SMA. On February 6, 2007, the District Council approved the Westphalia Sector Plan and SMA (CR-2-2007). A-9973 was included within the Council's approval of the SMA.

   In 2008, the Planning Board approved Comprehensive Design Plan CDP-0601, requesting approval of 1,496 residential dwelling units (1,276 attached and detached single-family units and 220 multifamily units) in the R-M Zone.

3. **Neighborhood:** Significant natural features or major roads usually define neighborhoods. The following roadways define the boundary of this neighborhood:

   North— Ritchie Marlboro Road;

   South— MD 4 (Pennsylvania Avenue);

   East— Ritchie Marlboro Road; and

   West— I-95/I-495 (Capital Beltway)

Surrounding Uses and Roadways: The following uses and roadways immediately surround the site:

North— Single-family residential dwellings in the Residential-Estate (R-E) Zone, and vacant land in the R-A Zone;

South— Vacant land in the R-M and Mixed Use-Transportation Oriented Zones, and single-family residential dwellings in the R-M Zone;

East— Single-family residential dwellings and vacant land in the R-E Zone; and

West— Single-family residential dwellings in the Rural Residential Zone, and vacant land in the Townhouse Zone.

4. Request: The applicant is seeking approval of an amendment to A-9973 to divide the basic plan into two separate plans. The amendment requires approval by the District Council after a hearing held by the ZHE. The Planning Board is required to submit any comments on the application to the District Council, the ZHE, the applicant, and all persons of record in the original zoning map amendment application.

5. General and Master Plan Recommendations:

2007 Approved Westphalia Sector Plan
The basic plan is in the Developing Tier, as described in the 2002 *Prince George's County Approved General Plan*. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The sector plan recommends a low-density residential land use for the property (map 4, page 19). There are no design or density recommendations for low-density residential land uses within the sector plan.

2014 Plan Prince George's 2035 Approved General Plan
The basic plan is in the Established Communities growth policy area, as defined by the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The vision for Established Communities is context-sensitive infill and low- to medium-density development. The Generalized Future Land Use Map in Plan 2035 recommends a residential low land use for the property. Plan 2035 defines residential low land use as primarily single-family detached residential areas with a maximum density of up to 3.5 dwelling units per acre.

The property is not within a regional transit district, a local center, or an employment area, as defined in Plan 2035.

Plan 2035 established the following policies and strategies that are relevant to the basic plan.

> **Policy 8 (page 115): Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.**

As previously indicated, Plan 2035 recommends a maximum residential density of up to 3.5 dwelling units per acre. However, the R-M Zone permits a residential density of 3.6 to 5.8 dwelling units per acre. In 2007, the District Council approved the R-M Zone on the property in the SMA. The statement of justification (SOJ) indicates that the applicant plans to construct between 626 and 661 single-family attached and detached dwellings in the applicant's subject area that would roughly equal between 3.95–4.18 dwelling units per gross acre.

6. **Environmental Review:** This finding is provided to describe the existing site features on the property and the impact of the requested amendment to A-9973-02, as it pertains to environmental conformance.

Existing Conditions/Natural Resources Inventory
A natural resources inventory (NRI) is not required as part of a zoning amendment application; however, expired NRI-158-05-03, covering the land area included in the application, was included in the package. No further information is needed at this time. An updated NRI will be needed for future Development Review cases.

Grandfathering
The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code that came into effect on September 1, 2010, and February 1, 2012, because the development proposal will be required to file an amended CDP and a new preliminary plan of subdivision (PPS) application to reflect changes proposed under the basic plan amendment.

Site Description
The subject property is a 381.95-acre site in the R-M Zone, located on the south side of Westphalia Road and west of Ritchie-Marlboro Road. There are streams, wetlands and 100-year floodplains, and associated areas of steep slopes. Marlboro clay is found to occur along the southern property line of Parcel 48, which now belongs to the Maryland-National Capital Park and Planning Commission (M-NCPPC). No sensitive species project review areas are indicated or mapped on the site. Furthermore, no rare, threatened, or endangered species are indicated as present on-site. Westphalia Road is a designated historic road affected by this development. This property is located in the Western Branch watershed in the Patuxent River basin. The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. The site contains regulated areas and evaluation areas, as designated on the 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan). The subject property is in the Westphalia Sector Plan and SMA.

Master Plan Conformance
The Westphalia Sector Plan and SMA, approved by the Prince George's County District Council, is the current master plan for this area. This master plan included environmentally related policies and their respective strategies in the Environmental Infrastructure section.

Below in **BOLD** are the primary policies relating to the site. More detail regarding the strategies can be found in the Westphalia Sector Plan and SMA.

Policy 1 – Green Infrastructure
Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.

This policy has been addressed under the Green Infrastructure Plan analysis.

Policy 2—Water Quality and Quantity
Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.

As part of Policy 2, environmental site design will be required for stormwater management (SWM) control to ensure that water quality and quantity is protected to the fullest extent practical, as required by the County. A SWM plan reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement will be required at the time of PPS.

Green Infrastructure Plan
The site is mapped within the Green Infrastructure Network, as delineated in accordance with the Green Infrastructure Plan. The regulated area is mapped along the streams and other regulated environmental features, and the evaluation area is mapped on the remainder of the site, due to the existing forest contiguous to the streams. The plans, as submitted, generally show the preservation of the regulated areas; however, more detailed information will be evaluated during subsequent applications. Prior to acceptance of any future development applications, an updated NRI is required to confirm the regulated features on the site and to establish the primary management area. The amended basic plan can be found in conformance with the Green Infrastructure Plan.

Woodland Conservation
The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code that came into effect on September 1, 2010, and February 1, 2012. The woodland conservation threshold (WCT), per A-9973, shall be 25 percent with the WCT requirements being met on-site. There is an approved Type I Tree Conservation Plan (TCPI-006-08) on the overall development, and a TCPII (TCPII-223-92) for Parcel 19. All future applications will require a revision to the TCPs.

7. **Zoning Requirements**: The District Council cannot approve an application to divide an existing basic plan unless it finds that the entire development meets the criteria for approval, as set forth in Section 27-197(b) of the Prince George's County Zoning Ordinance, as follows.

(b) An amendment of an approved basic plan, which results in dividing a single approved basic plan into two or more separate basic plans may be approved by the District Council where significant changes in circumstances with regard to the approved basic plan have created practical difficulties for the applicant to the extent that, unless the basic plan is amended to separate a specified amount of land area, the applicant will be unable to proceed to the CDP phase. An amendment will not be granted where the practical difficulty is self-created or self-imposed, or where the applicant had knowledge of, and control over, the changing circumstances and the problems bringing about the practical difficulty at the time the basic plan was approved. The following

procedures shall apply to consideration of any such amendment in lieu of the requirements of Subsection (c), below:

The basic plan amendment proposes the division of A-9973 into two parcels: the applicant's subject area consisting of the Yergat and Case properties and the remaining area.

The applicant argues that practical difficulties require an amendment to A-9973, in order to allow "for the appropriate development of the Case and Yergat parcels." In other words, the applicant is not currently able to proceed to the comprehensive design phase.

The practical difficulties cited by the applicant are multiple ownership of properties within the existing basic plan area and M-NCPPC's purchase of property within the basic plan area.

According to the applicant, the lack of common ownership makes the implementation of A-9973 a "practical impossibility." Staff agrees with the applicant because the implementation of the original basic plan was predicated by a cohesive land development scheme, which has since been compromised by the lack of common ownership. The basic plan should be amended to reflect the loss of the Suit property, which occurred after the approval of A-9973. Therefore, some of the conditions set forth in the original basic plan are no longer feasible, due to the lack of common ownership with this parcel and are further complicated by the fact that the fee-simple purchase of the land by M-NCPPC included a much larger area than what was approved in A-9973.

The applicant argues that M-NCPPC's purchase of property within the basic plan area "prevents the Applicant from conforming to the land use requirements for a park/school site mandated by Conditions 1 and 4(e)." Condition 1 requires the basic plan area contain 56.0 acres of public open space consisting of 26.0 acres of minimum parkland, 10 acres minimum for an elementary school, and 20 acres minimum for a middle school. Condition 4(e) requires the dedication of the 56 acres of public open space to the Prince George's County Board of Education and M-NCPPC, respectively. Staff agrees with the applicant because the acquisition of these parcels by M-NCPPC significantly alters the development patterns approved in A-9973 and necessitates the division of the basic plan area to allow for the appropriate development of the Case and Yergat properties controlled by the applicant. The original development pattern required the dedication of parkland within the Suit property, which was possible at the time because said parcel was held in common ownership and was a viable site to be used for dedication of parkland. Since M-NCPPC acquired the property, it is no longer available to be dedicated, as indicated by Condition 4(e). Therefore, the original development pattern is impaired by the lack of common ownership and the remaining parcels should be amended as a standalone basic plan.

The initial basic plan contemplated that Woodside Village would be developed as a residential development organized around a park/school site of approximately 56 acres within the Suit property, which would then be combined with the larger Westphalia Central Park located in the adjacent Parkside subdivision. Although the

Suit and Wholey properties now form part of the land assemblage for the Westphalia Central Park, its ownership by M-NCPPC prevents the applicant from conforming to the land use requirements for a park/school site mandated by Conditions 1 and 4(e) in the initial basic plan, which requires that the applicant dedicate approximately 56 acres for the park/school site on property now owned by M-NCPPC. Further, the residential development designated in A-9973 for the Suit and Wholey properties will no longer be achieved (due to its ownership by M-NCPPC). Again, staff recommends the Case and Yergat properties should be amended as a standalone basic plan.

(4) In approving the petition, the applicant shall establish, and the District Council shall find, that:

(A) The approval of the amended Basic Plan will not result in a change in land area, or an increase in land use density or intensity, for the overall area included in the original, approved Basic Plan;

The proposed basic plan amendment does not involve an increase in the overall density approved for the Woodside Village development, set forth in A-9973. The central purpose of this basic plan amendment is to divide the basic plan area by separating the Yergat and Case properties from the total assemblage of properties in A-9973. The Yergat and Case properties are controlled by the applicant and will stand on their own as a separate basic plan. The residential development of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the applicant proposes a maximum aggregate density of 661 dwelling units for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the basic plan and can be allocated to the 63.30-acre Bean property, (the only other remaining privately held property within the original Woodside Village assemblage). As such, this basic plan amendment is eligible to be processed under the condensed review procures set forth in Section-27-197(b).

On August 31, 2021, the applicant provided further justification concerning density and bonus density, stating that "The R-M Zone has a base residential density of 3.6 dwelling units per acre (which equates to 569 dwelling units on the subject property). The R-M Zone has a maximum density of 5.7 dwelling units per acre (which equates to the potential for 901 dwelling units)." The maximum density the applicant proposes is 661 dwelling units, which is 92 units over the base density (or a 16.2 percent density increase). At the time of CDP, the applicant must justify any increase over the 569 unit base density, with bonus increment features. This case will require a CDP amendment, at which time the applicant will demonstrate how the project earns the additional 16.2 percent over the base residential density. The applicant further explained that "The case (via CDP-0601) received a 10% increment for the

previously proposed community building on the park/school site. This project is now proposing a community building within the boundaries of A-9973-02 (and should remain eligible for the 10% bonus increment)." CDP-0601 also established a 25 percent increment for open space land, which this application is eligible for by proposing 37 acres of open space. Staff concurs with the applicant's justification.

(B) The approval of the amended Basic Plan will not significantly impair the character of the original, approved Basic Plan with respect to land uses, density ranges, unit types, circulation, accessibility, public facilities, public benefit features, and open space;

The basic plan amendment will not impair the character of the originally approved basic plan. The land use, density ranges, circulation patterns, and amenities proposed for the Yergat and Case properties are consistent with those approved in the initial basic plan.

(C) The proposed amended Basic Plan conforms to the requirements of Section 27-195(b);

This basic plan amendment conforms to the requirements of Section 27-195(b) of the Zoning Ordinance, as detailed in the finding below.

(D) The separate Basic Plans that result will be capable of standing by themselves as individual, cohesive developments;

This basic plan amendment will be capable of standing alone as an individual development. There is currently a separate application for the Bean property, A-9973-01, proposing residential development, which will be cohesive with this development, made up of the Case and Yergat properties. Both developments will be cohesive with the remaining portions of Woodside Village, which are owned by M-NCPPC.

(E) Any staging of development that was required in the approval of the original Basic Plan, and that is still appropriate, is included as part of the amended Basic Plan; and

There is no staging required in A-9973.

(F) No owner of any land which is included in the original, approved Basic Plan will, by the approval of the proposed amended Basic Plan, be denied reasonable use of his property.

No owner(s) of land included in the original basic plan will be denied reasonable use of their property. The Suit and Wholey properties are

owned by M-NCPPC and abut other M-NCPPC land for the Westphalia Central Park. The subject area will stand on its own as a separate basic plan. The residential development will not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the applicant proposes a maximum aggregate density of 661 dwelling units. This leaves a density of 836 remaining units that were approved in the basic plan and can be allocated to the 63.30-acre Bean property, which is the only other remaining privately held property within the original Woodside Village assemblage. The remaining 836 dwelling units are sufficient for the reasonable development of the Bean property, as only a maximum 367 dwelling units could be developed on the Bean property, resulting in 469 less units than the original basic plan.

Section 27-195 – Map Amendment approval.

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text that address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact that the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses;

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code. The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

In order to approve the requested amendment, the District Council must find, among other things, that the proposed amendment conforms to either Section 27-195(b)(1)(A)(i), (ii), or (iii).

Section 27-195(b)(1)(A)(i) is drafted in the disjunctive, providing two alternative bases for approval, separated by a semi-colon. With respect to the first, the basic plan conforms to the specific recommendations of the general map plan, the area master plan map, or the urban renewal plan map.

2014 Plan Prince George's Approved General Plan
Plan 2035's Future Land Use Map (page 101), classifies the property as residential low, and this land use is appropriate for primarily single-family detached dwellings up to 3.5 dwelling units per acre. The Westphalia Sector plan rezoned the property to the R-M Zone, which is a Comprehensive Development Plan Zone. The R-M Zone permits a residential density of 3.6 to 5.8 dwelling units per acre. In 2006, the Planning Board approved A-9973 that rezoned the property from R-A to R-M. The SOJ indicates that the property owner plans to construct between 626 and 661 single-family attached and detached dwellings in this portion of the Woodside Village development. These dwelling units would roughly equal between 3.95–4.18 dwelling units per gross acre.

The property is within the Established Communities category on the Growth Policy Map (Map 11), and the vision for the Established Communities is to create the most appropriate and context sensitive infill for low-to medium density development (page 20).

2007 Westphalia Sector Plan and Sectional Map Amendment
The Westphalia Sector Plan and SMA recommends a low-density residential land use for the property (map 4, page 19). The SMA also placed the development within the R-M Zone and prescribed the recommended density of 3.5–5.8 dwelling units per acre. There are no design or density recommendations for low-density residential land uses within the sector plan. Therefore, this basic plan amendment conforms to the sector plan.

With respect to the criteria requiring conformance to the "urban plan map," there is no such map applicable to this application.

Environmental

As for the second half of Section 27-195(b)(1)(A)(i)—the principles and guidelines of the plan text that address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact that the development may have on the environment and surrounding properties—which is drafted in the conjunctive (i.e., and), the relevant portion is "the impact the development may have on the environment and surrounding properties."

The Environmental Planning Section determined that the requested zoning amendment can be found in conformance with the Woodlands, Wildlife and Habitat Policy of the Environmental Infrastructure Section within the master plan for the reasons outlined above. Therefore, the requested amendment would not have a significant negative impact on the environment, and it

aligns with the master plan's goals of protecting the environmental features within the Westphalia Sector Plan and SMA.

The District Council could also approve the basic plan if it meets Section 27-195(b)(1)(A)(ii)—that is if it finds that the proposed basic plan conforms to the "principles and guidelines described in the plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses." Much of the discussion for Section 27-195(b)(1)(A)(i) could apply to this criterion as well. The basic plan requests a density that conforms to the master plan's recommended density and satisfies this criterion. Specifically, the basic plan conforms to the principles and guidelines with respect to the number of dwelling units for residential low areas based on the approved rezoning of the property from the R-A to the R-M Zone.

Section 27-195(b)(1)(A)(iii) allows approval of a basic plan if "The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code." This criterion is inapplicable because the property is not currently zoned R-S or developed with uses permitted in the E-I-A Zone, as authorized, pursuant to Section 27-515(b) of the Zoning Ordinance.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

The application does not contain a proposal for retail commercial development. Therefore, an economic analysis is not required for this application.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

To meet the legal threshold cited above, the applicant has provided staff, with an April 2021 traffic impact study. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff of the Transportation Planning Section, consistent with the "2010 Transportation Review Guidelines, Part 1." The table below shows the intersections deemed to be critical, as well as the levels of service representing existing

conditions. The following represents the intersections deemed critical for the proposed development:

EXISTING CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/627	A/833
Ritchie Marlboro Road and Whitehouse Road	A/580	A/815
MD 4 and Westphalia Road-Old Marlboro Pike	A/860	C/1293
Westphalia Road and D'Arcy Road*	11.0 seconds	18.8 seconds
Ritchie Marlboro Road and Westphalia Road*	12.7 seconds	23.1 seconds
MD 4 and Suitland Parkway	B/1093	E/1591
D'Arcy Road and Sansbury Road*	10.3 seconds	11.3 seconds
*Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the Guidelines, all three tests must fail in order to require a signal warrant study.		

The traffic study identified 16 background developments whose impact would affect some or all of the study intersections. In addition, a growth of 0.5 percent over six years was also applied to the traffic volumes. A second analysis was done, depicting background conditions. Those results are as follows:

BACKGROUND CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/794	D/1333
Ritchie Marlboro Road and Whitehouse Road	A/655	A/951
MD 4 and Westphalia Road-Old Marlboro Pike MD 4 SB Ramps and Old Marlboro Pike MD 4 NB Ramps and Westphalia Road	 A/461 A/361	 A/839 A/597
Westphalia Road and D'Arcy Road* Tier 1 – HCM Delay Test Tier 2 – Minor Street Volume Test Tier 3 – CLV Test	 233.9 seconds >100 A/906	 1182.5 seconds >100 B/1064
Ritchie Marlboro Road and Westphalia Road *	28.7 seconds	20.2 seconds
MD 4 and Suitland Parkway MD 4 SB Ramp and Suitland Parkway MD 4 NB Ramp and Presidential Parkway	 B/1119 A/795	 A/917 A/744
D'Arcy Road and Sansbury Road* Tier 1 – HCM Delay Test Tier 2 – Minor Street Volume Test Tier 3 – CLV Test	 56.8 seconds >100 A/856	 105.7 seconds >100 A/878

*Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the Guidelines, all three tests must fail in order to require a signal warrant study.

Using the trip rates from the Guidelines, the study has indicated that the subject application represents the following trip generation:

Table 1 - Trip Generation

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Single Family homes (county rates)	574	86	345	431	336	181	517
Townhouse (county rates)	87	12	49	61	46	24	70
Total new trips		**98**	**394**	**492**	**382**	**205**	**587**

The table above indicates that the proposed development will be adding 492 and 587 trips during the AM and PM peak hours, respectively. A third analysis depicting total traffic conditions was done, yielding the following results:

TOTAL CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/799	D/1338
Ritchie Marlboro Road and Whitehouse Road	A/656	A/953
MD 4 and Westphalia Road-Old Marlboro Pike MD 4 SB Ramps and Old Marlboro Pike MD 4 NB Ramps and Westphalia Road	 A/463 A/361	 A/850 A/597
Westphalia Road and D'Arcy Road* *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 272.9 seconds >100 A/927	 1265.3 seconds >100 B/1086
Westphalia Road and West Site Access	12.8 seconds	13.4 seconds
Westphalia Road and East Site Access	11.1 seconds	9.5 seconds
Westphalia Road and Main Site Access	11.9 seconds	11.0 seconds
Ritchie Marlboro Road and Westphalia Road * *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 29.8 seconds	 66.3 seconds >100 B/1029
MD 4 and Suitland Parkway MD 4 SB Ramp and Suitland Parkway MD 4 NB Ramp and Presidential Parkway	 B/1121 A/797	 A/921 A/746
D'Arcy Road and Sansbury Road* *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 59.9 seconds >100 A/858	 120.2 seconds >100 A/892

*Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the Guidelines, all three tests must fail in order to require a signal warrant study.

The results under total traffic conditions show that the intersections will all operate adequately. It is worth noting that while the intersection of MD 4 and Westphalia Road-Old Marlboro Pike is projected to operate adequately, the analysis was predicated on an interchange being built at the current location. Pursuant to CR-66-2010, the cost of the construction of that interchange will be borne by developers whose development traffic will pass through that intersection. This matter will be dealt with in greater detail at the PPS phase of this development.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

The public facilities which are either existing, under construction, or fully funded within the County's Capital Improvement Program (CIP), will be adequate for residential uses proposed in this application. Moreover, it should be noted that the residential units proposed in this development will be subject to all appropriate school and public safety surcharges imposed by the County.

The applicant's property is also subject to the provisions of CR-66-2010, and the applicant is required to pay a share of the cost for the planning, engineering, and construction of the Westphalia Road/MD 4 intersection/interchange.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

As previously mentioned, the request has been found in conformance with the environmental regulations set forth in the Westphalia Sector Plan and SMA. Therefore, the requested amendment satisfies Section 27-195(b)(1)(E).

Section 27-487 – Housing Provisions

All Comprehensive Design Zone proposals shall contain provisions for housing to serve all income groups.

The applicant proposes a variety of residential options at price points targeted at the middle market segment of the County. The variety ranges from economic mid-group townhouses to larger-end townhouses, and small lot single-family products to larger lot single-family products. A greater mix of housing types should be considered in the overall development. The lack of low income housing this development should be addressed. The mix of housing types should be further analyzed at the time of CDP.

Section 27-507(a) – Purposes of the Residential Medium (R-M) Zone

Pursuant to Section 27-507(a) of the Zoning Ordinance, the proposed location is consistent with the purposes of the R-M Zone. This analysis is provided for additional context as to the position of this application within the R-M Zone. The complete list of purposes is copied below, followed by comments:

(a) The purposes of the R-M Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change.

As previously noted, the basic plan amendment is requesting a maximum residential density of 3.95–4.18 dwelling units per acre, with the development of between 626 to 661 single-family detached residential units. The residential development of the Case and Yergat portions of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. With the requested 661 dwelling units for the Case and Yergat properties, this leaves a density of 836 remaining units that were approved in the basic plan and can be allocated to the 63.30-acre Bean property, (the only other remaining privately held property within the original Woodside Village assemblage). The SOJ has not included any public benefit features with this basic plan amendment.

The location of the R-M Zone on the property is in accordance with the following:

(1) The residential low land use recommendation from Plan 2035;

(2) The residential low land use recommendation from the Westphalia Master Plan and SMA; and

(3) The minimum WCT for the property conforms to the recommendations of the Green Infrastructure Plan.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual physical development proposals;

The R-M Zone establishes the density ranges and regulations. The site plan will establish the range, as allowed by the R-M Zone. The CDP will establish an exact density and apply the other R-M Zone regulations. This basic plan amendment conforms to the policies and recommendations of Plan 2035, the Westphalia Sector Plan and SMA, and the Green Infrastructure Plan.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

As an overall use, the proposed single-family attached and detached homes are compatible with the existing and proposed surrounding land uses, with single-family residential land and single-family homes immediately adjacent to the property. The development has access to existing public facilities and services, and needed improvements will be determined at the time of PPS.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

The basic plan has incorporated open space areas, passive and active recreational facilities, and trails that create opportunities for an active environment for residents that eases the impact on the public park system.

(5) Encourage and stimulate balanced land development;

The basic plan amendment conforms with the recommendations of Plan 2035, the Westphalia Sector Plan and SMA, and the Green Infrastructure Plan. Therefore, it encourages and stimulates balanced land development for the immediate adjacent areas. There are no commercial uses included on the basic plan for the property.

(6) Improve the overall quality and variety of residential environments in the Regional District; and

As previously indicated, there are single-family residential and large vacant single-family residential lands surrounding the property. The basic plan incorporates between 626 and 661 single-family detached residential units

that could improve the overall quality and variety of residential environments in the regional district. The variety and quality of the residential units proposed for the property will need addressing during the specific design plan stage.

8. Referral Comments: Referral memoranda comments directly related to the request to amend the basic plan on the property were included in the body of this technical report. Referral memoranda were received from the following divisions, all are included as backup to this report, and are incorporated herein by reference:

a. Transportation Planning Section (Pedestrian/Bicycle), dated August 16, 2021 (Smith to Spradley);

b. Prince George's County Department of Parks and Recreation, dated August 16, 2021 (Burke to Hurlbutt);

c. Community Planning Section, dated August 6, 2021 (Gravitz to Spradley);

d. Environmental Planning Section, dated August 10, 2021 (Rea to Spradley);

e. Historic Planning Section, dated August 12, 2021 (Stabler to Spradley);

f. Subdivision Section, dated August 17, 2021 (Diaz-Campbell to Hurlbutt);

g. Transportation Planning Section, dated August 31, 2021 (Burton to Hurlbutt)

9. Basic Plan A-9973 Conditions

Basic Plan A-9973, as approved by CR-2-2007, contained five conditions. Subdivision Section staff recommends that Conditions 3b, 3j, 4b, 4c, 4d, 4g, and 5(a–d) be carried forward and renumbered (13, 14, and 15) below, as part of the Applicant's Basic Plan Conditions of Approval. Staff also recommends removing Condition 3g(1) because the Cabin Branch stream valley is not located on the subject property, modifying Condition 3m to remove the requirement to provide a multiuse stream valley trail because it is not located on the subject property, and replacing Condition 4g with the language shown in Condition 13 of this staff report because it provides further details on the Park Club agreement.

CONCLUSION

This application meets the requirements of Section 27-197(b) of the Prince George's County Zoning Ordinance. The division of the single basic plan is needed for development to proceed to the comprehensive design plan phase, given that a significant portion of the original development was purchased by the Maryland-National Capital Park and Planning Commission and cannot be dedicated as parkland by the applicant. The amended basic plan will maintain the density of the original basic plan, will be able to stand on its own, and will not impair other development nor deny the use of other land in the original basic plan. The residential character of the Residential Medium Development Zone and the requested basic plan provides an appropriate transition in the density and land uses envisioned in the 2014 *Plan Prince George's 2035 Approved General Plan*, the 2007 *Westphalia Sector Plan and Sectional Map Amendment*, and the 2017 *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A*

Countywide Functional Master Plan. Consequently, staff recommends APPROVAL of Zoning Map Amendment A-9973-02, Woodside Village, with conditions, to accommodate development of 626 and 661 single-family attached and detached dwelling units, respectively, between the two parcels.

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:

Total Area	**158.28 acres**
Land in the 100-year floodplain*	2.07 acres
Adjusted gross area: (158.28 acres less half the floodplain)	157.25 acres
Density permitted under the Residential Medium Zone	3.6–5.7 dwelling units/acre
Base residential density (3.6 du/ac)	569 dwelling units
Maximum residential density (5.7 du/ac)	901 dwelling units

Proposed Land Use Types and Quantities	
Residential: 157.25 gross acres @ 3.98-4.205 du/ac	626–661 dwelling units
Number of the units above the base density:	57–92 dwelling units
Density proposed in the Residential Medium Zone	3.98–4.205 dwelling units/acre
Permanent open space: (23 percent of original site area) (Includes environmental, recreational, and HOA areas)	37 acres

2. Prior to certification of the basic plan, the plan shall be modified as follows:

   a. Add bearings and distances for the boundaries of the subject property (on Sheet 2).

   b. In the Development Data column on Sheet 2, specify that Parcel 5 and Parcel 19 each consist of two parcels. List the individual acreage of each of the four parcels.

   c. In the Approved Land Use Types and Quantities table on Sheet 2, include a line item showing the land area to be dedicated to master-planned roadways (other than Westphalia Road).

   d. In the Approved Land Use Types and Quantities table on Sheet 2, correct the gross acreage to match that given in the Development Data table.

   e. Remove "to be dedicated to MNCPPC" from the southeast section of Parcel 5.

   f. In the Subject Property table, show the Liber/folio number of each property's deed reference in addition to the tax account number.

3. Prior to approval of any preliminary plan of subdivision, the applicant shall provide a final report detailing the Phase II investigations on sites 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated to Maryland Historic Trust standards.

4. Prior to approval of a specific design plan, if an archeological site has been identified as significant and potentially eligible to be designated as an historic site or determined eligible to 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.

5. If required, prior to approval of a specific design plan or the area including the cemetery and the archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the Maryland-National Capital Park and Planning Commission staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the *Guidelines for Archeological Review* before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.

6. Prior to approval of a specific design plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and the Maryland-National Capital Park and Planning Commission staff archeologist. Installation of the signage shall occur, prior to issuance of the first building permit for development.

7. Prior to approval of a specific design plan for the area including the cemetery and any archeological sites, the applicant shall provide for buffering of the Dunblane (Magruder/McGregor family) cemetery and/or any archeological site designated as an historic site, in compliance with the 2010 *Prince George's County Landscape Manual.*

8. Prior to approval of the first building permit for development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission.

9. Provide the below master plan facilities, designed to be consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, as part of subsequent applications and shown prior to their acceptances, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence:

   a. Minimum 10-foot-wide path along Westphalia Road (C-626)

   b. Shared roadway pavement markings and signage along P-616

   c. Minimum 10-foot-wide path along P-617

   d. Minimum 10-foot-wide path along MC-631

10. Internal streets and shared-use paths are to follow the 2009 *Approved Countywide Master Plan of Transportation* Complete Streets Policies and Principles and include traffic calming measures, as well as a bicycle boulevards network. These will be reviewed as part of subsequent applications.

11. All sidewalks within the subject site shall be a minimum of 6 feet in width, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.

12. The applicant shall make a monetary contribution into a park club. The total value of the payment shall be $3,500 per dwelling unit in 2006 dollars, as recommended by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. The Maryland-National Capital Park and Planning Commission (M-NCPPC) shall adjust the amount of the contribution using the Consumer Price Index for inflation at the time of payment. Monetary contributions shall be used for construction, operation, and maintenance of the public recreational facilities in the central park and/or the other parks that will serve the Westphalia Sector Plan area.

    Prior to approval of the final plat, the applicant shall enter into an agreement with the Prince George's County Department of Parks and Recreation establishing a mechanism for payment of fees into a park club account administered by M-NCPPC. If not previously determined, the agreement shall also establish a schedule of payments. The payment schedule shall include a formula for any needed adjustments to account for inflation. The agreement shall be recorded in the Prince George's County Land Records by the applicant, prior to final plat approval.

13. The following shall be required as part of the comprehensive design plan submittal package:

    a. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive a detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control, as well as the need for exclusive turn lanes at each location.

    b. Provide a description of the general type, amount, and location of any recreational facilities on the site, including provision of private open space and recreational facilities to serve development on all portions of the subject property.

14. At the time of preliminary plan of subdivision and/or prior to the first plat of subdivision, the applicant shall:

    a. Submit hydraulic planning analysis to the Washington Suburban Sanitary Commission (WSSC) to address access to adequate water storage facilities and water service to be approved by WSSC to support the fire flow demands required to serve all site development.

    b. Submit a letter of justification for all proposed primary management area impacts, in the event disturbances are unavoidable.

15. Prior to submittal of any grading or building permits, the applicant shall demonstrate that the Dunblane (Magruder/McGregor family) cemetery shall be preserved and protected, in accordance with Section 24-135.02 of the Prince George's County Subdivision Regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the market at the Dunblane (Magruder/McGregor family) cemetery.

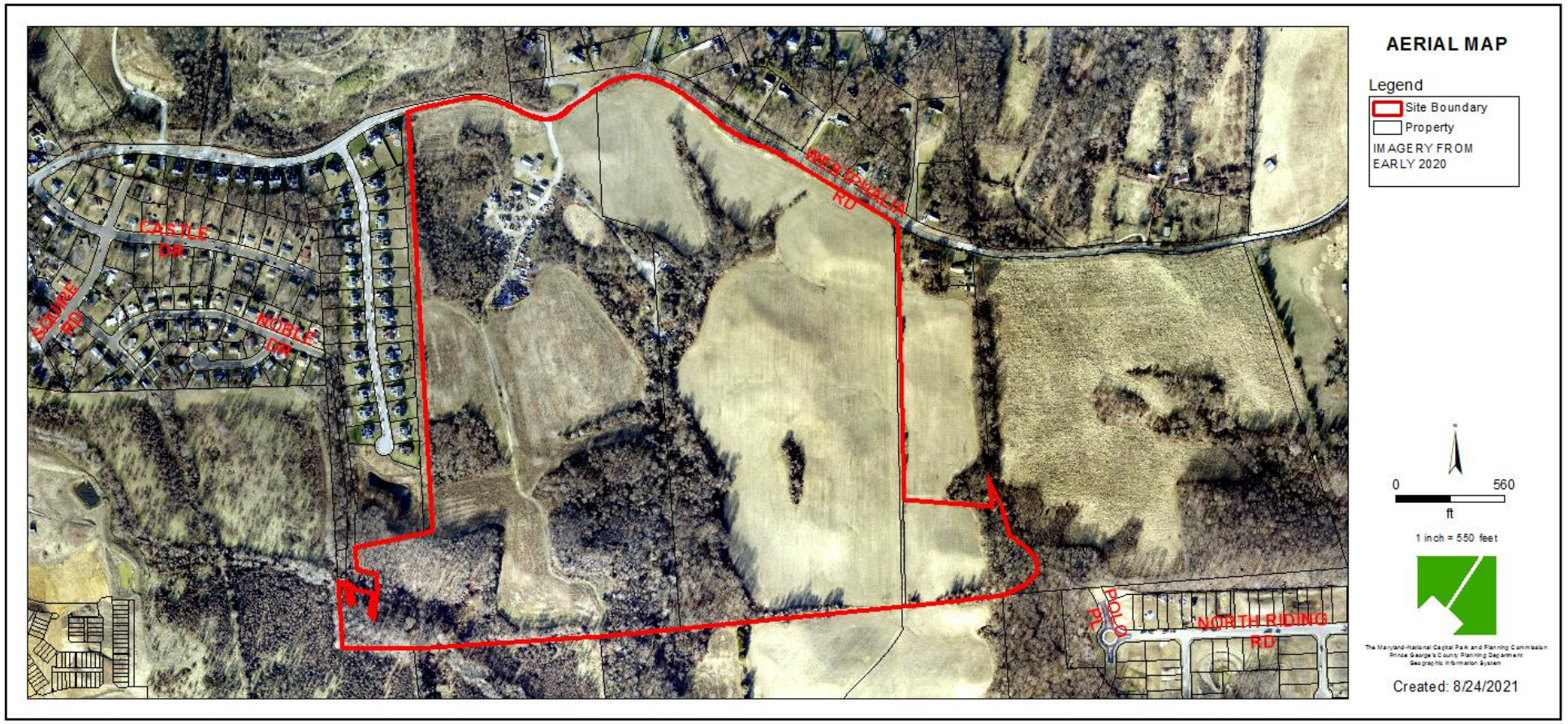
d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Prince George's County Planning Board or its designee, prior to final plat.

WOODSIDE VILLAGE

Basic Plan Amendment

Parent Case: A-9973

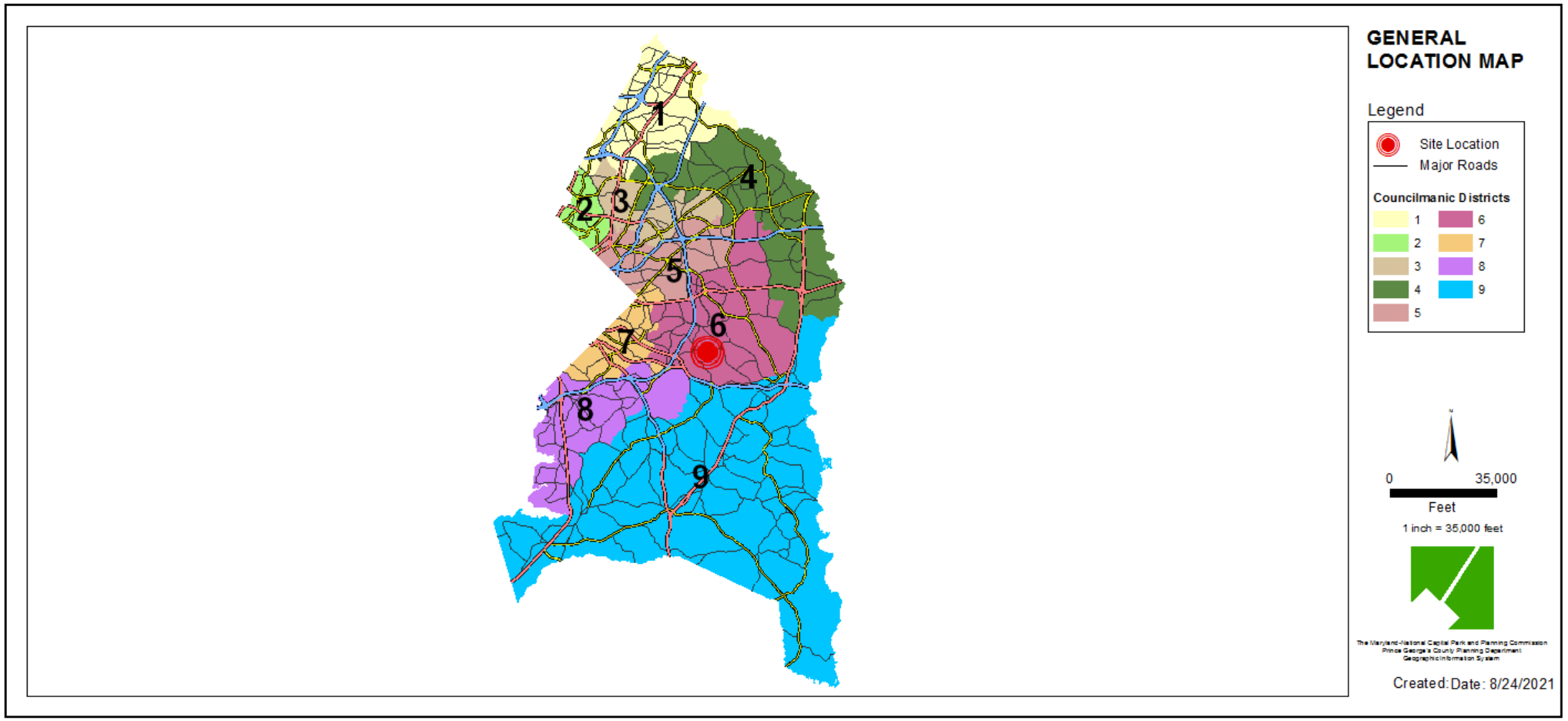
Staff Recommendation: APPROVAL with conditions



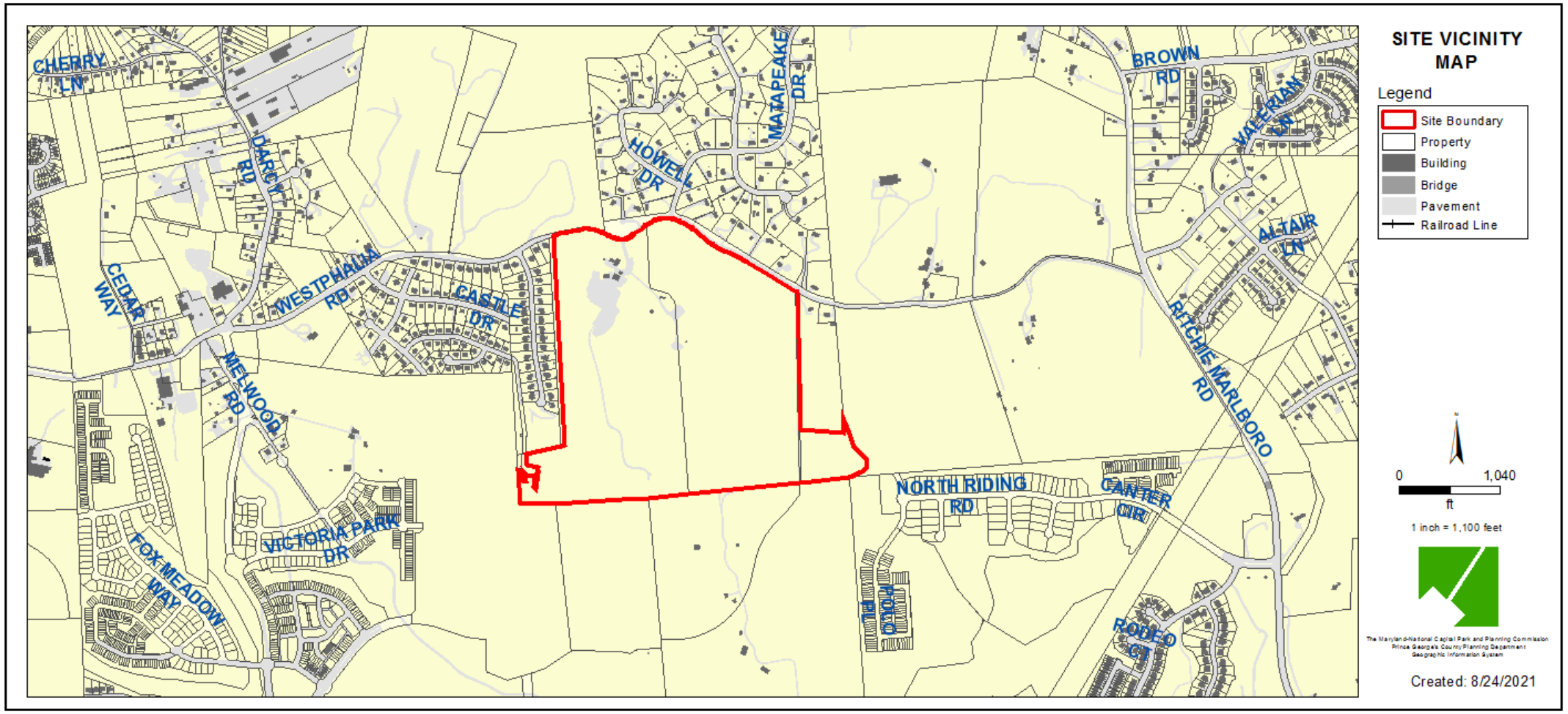
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78

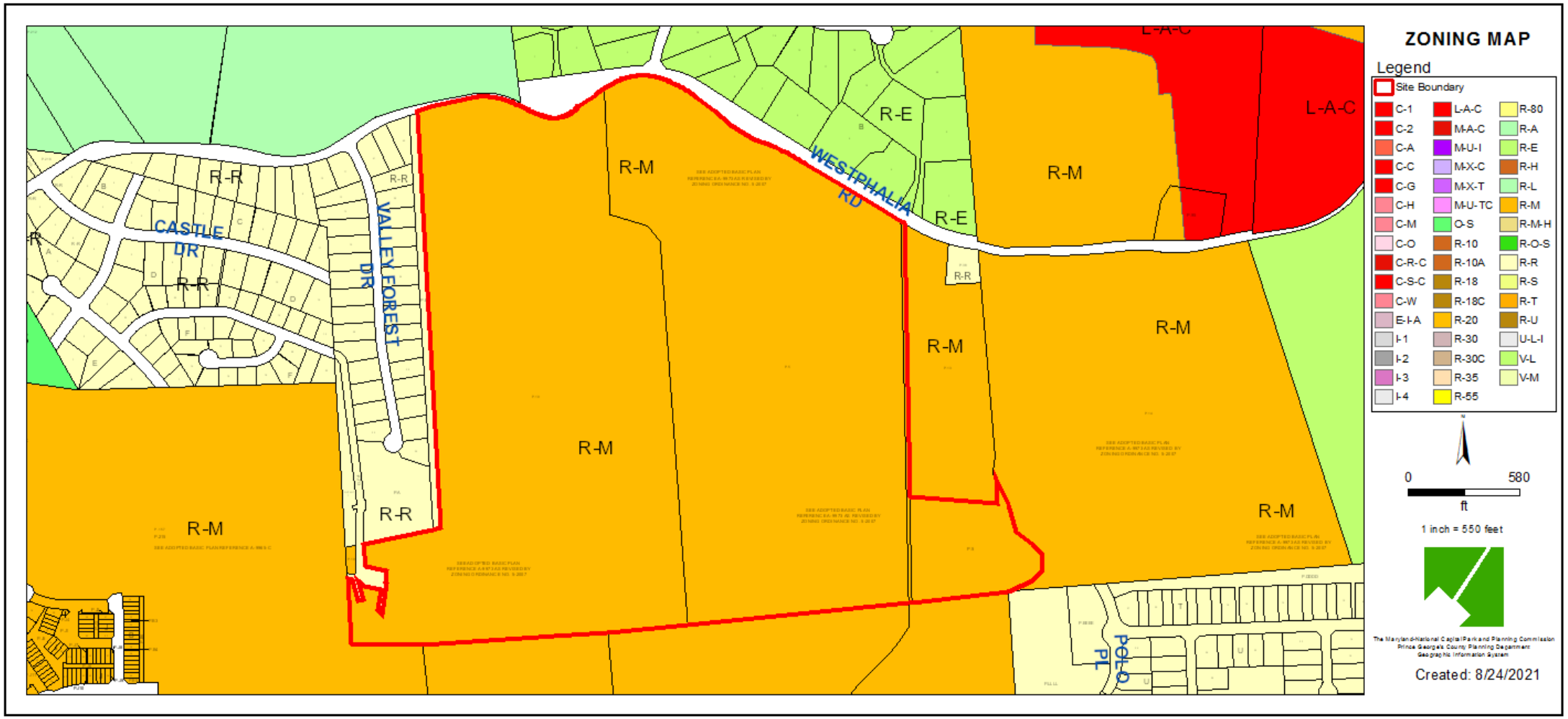


SITE VICINITY MAP

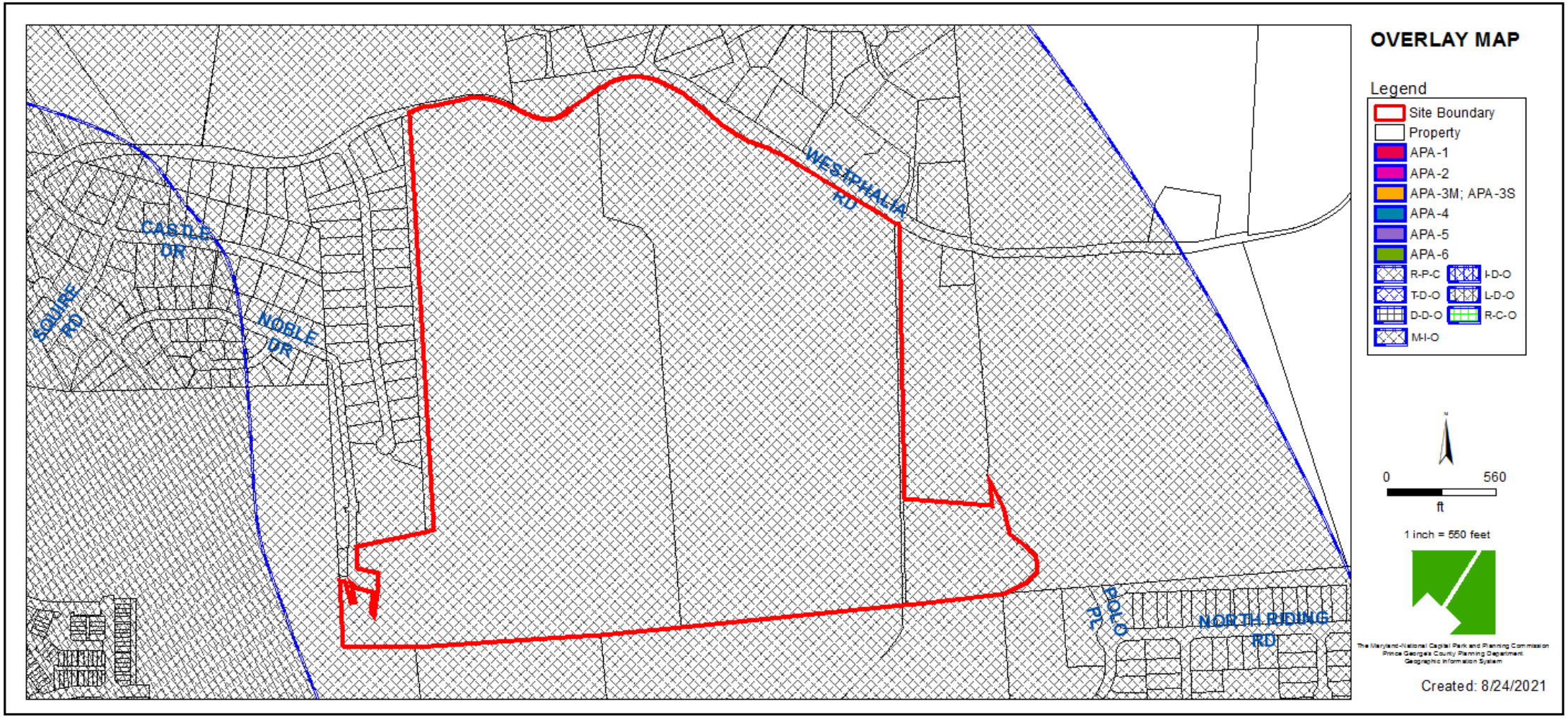


ZONING MAP

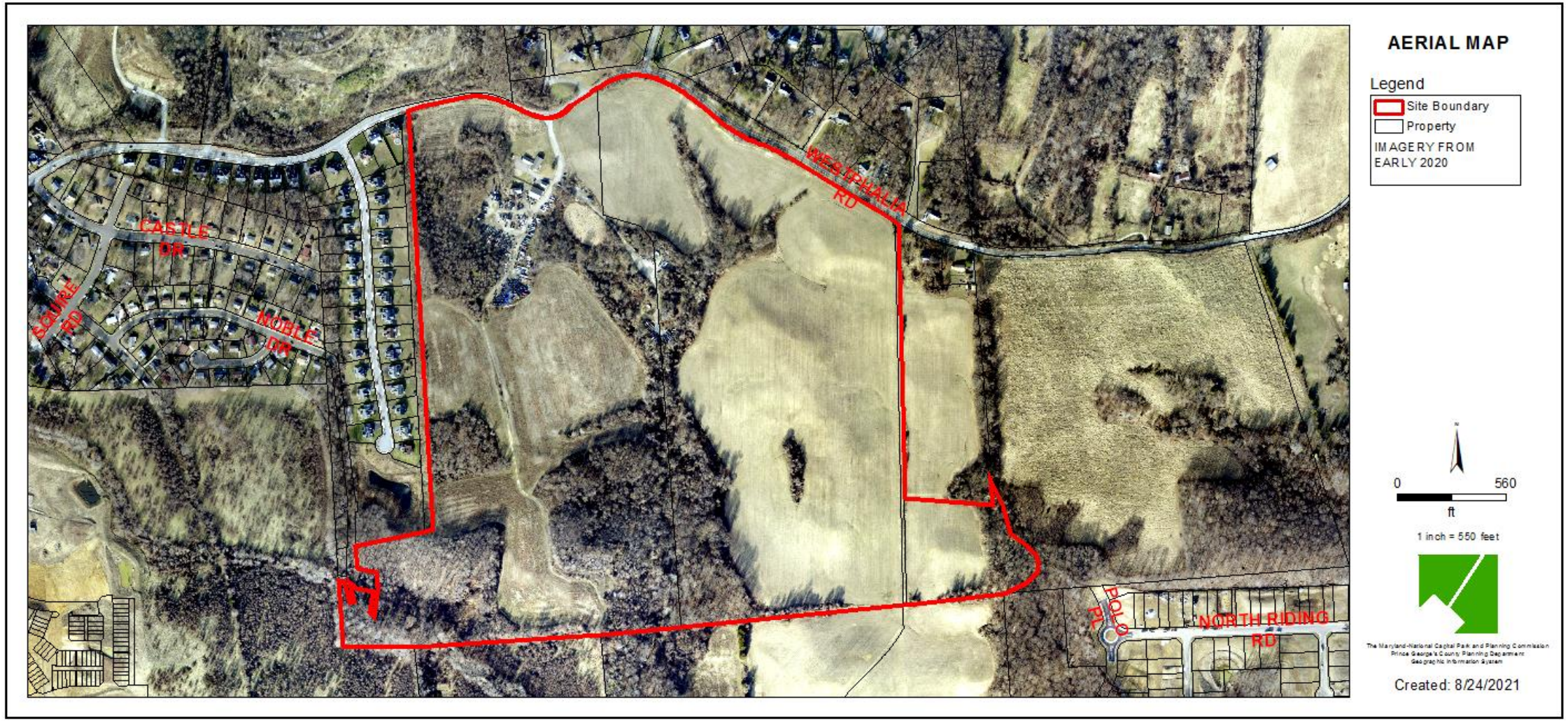
Property Zone: R-M/M-I-O



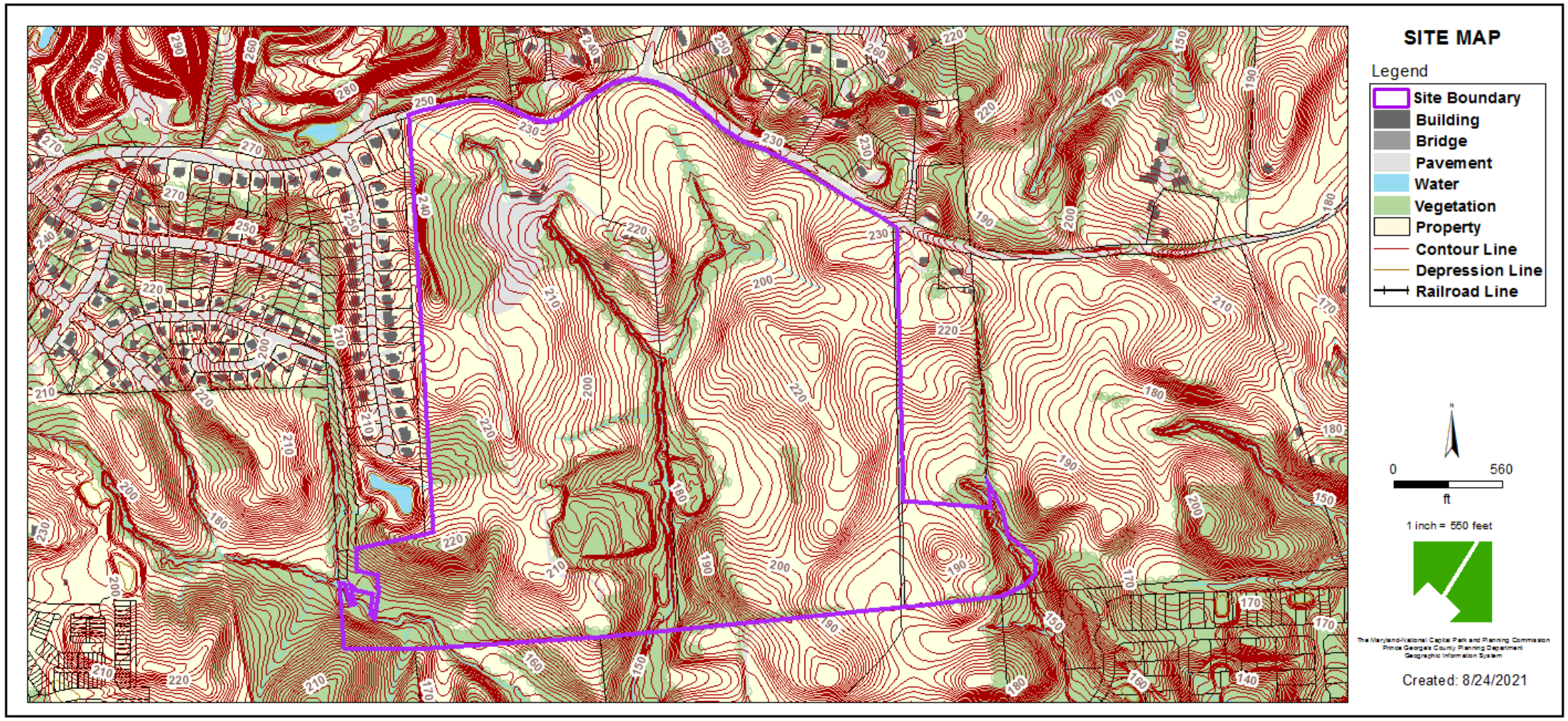
OVERLAY MAP


OVERLAY MAP
Legend
Site Boundary
Property
APA-1
APA-2
APA-3M; APA-3S
APA-4
APA-5
APA-6
R-P-C
I-D-O
T-D-O
L-D-O
D-D-O
R-C-O
M-I-O
CASTLE DR
SQUIRE RD
NOBLE DR
WESTPHALIA RD
POLO PL
NORTH RIDING RD
0
560
ft
1 inch = 550 feet
Created: 8/24/2021

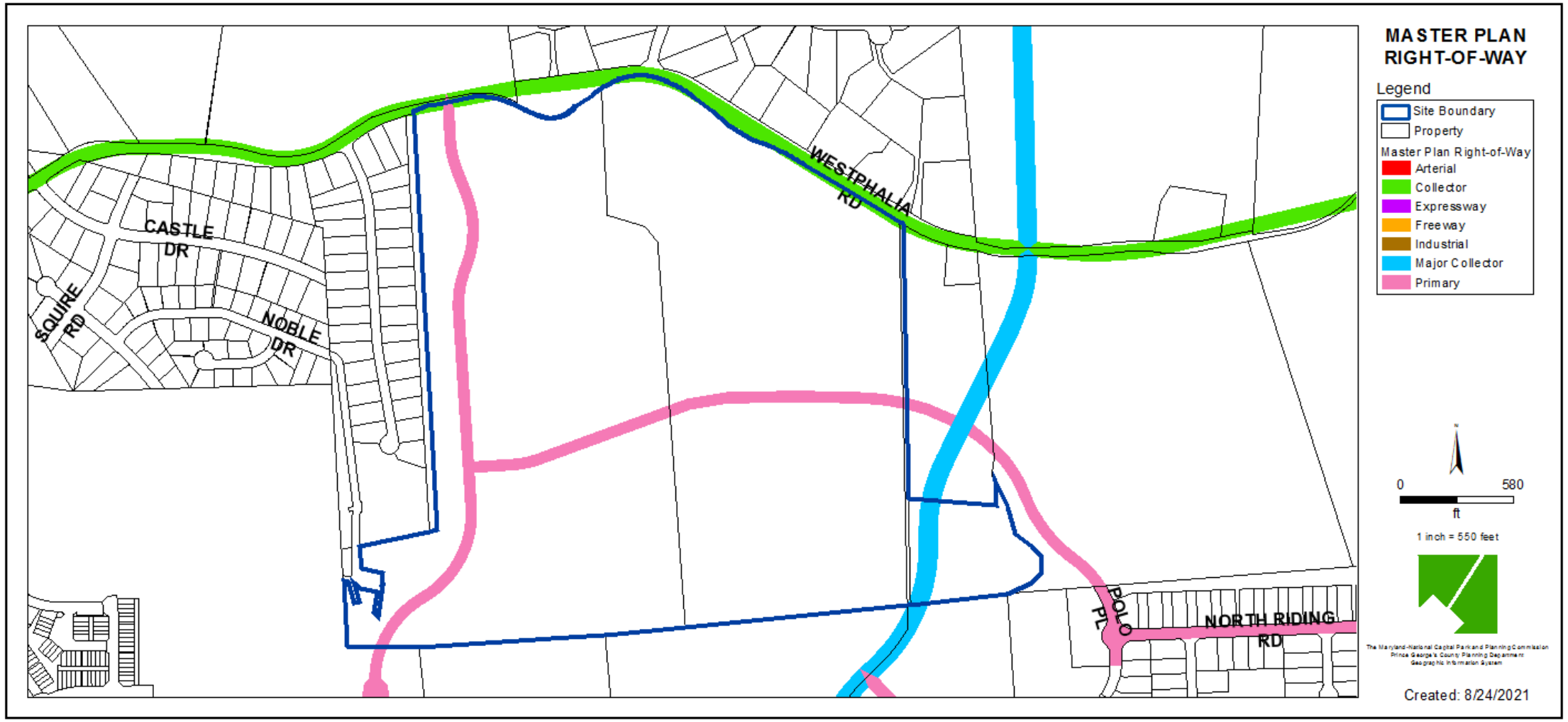
AERIAL MAP


AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2020
WESTPHALIA RD
CASTLE DR
SQUIRE RD
NOBLE DR
POLO PL
NORTH RIDING RD
0
560
ft
1 inch = 550 feet
Created: 8/24/2021

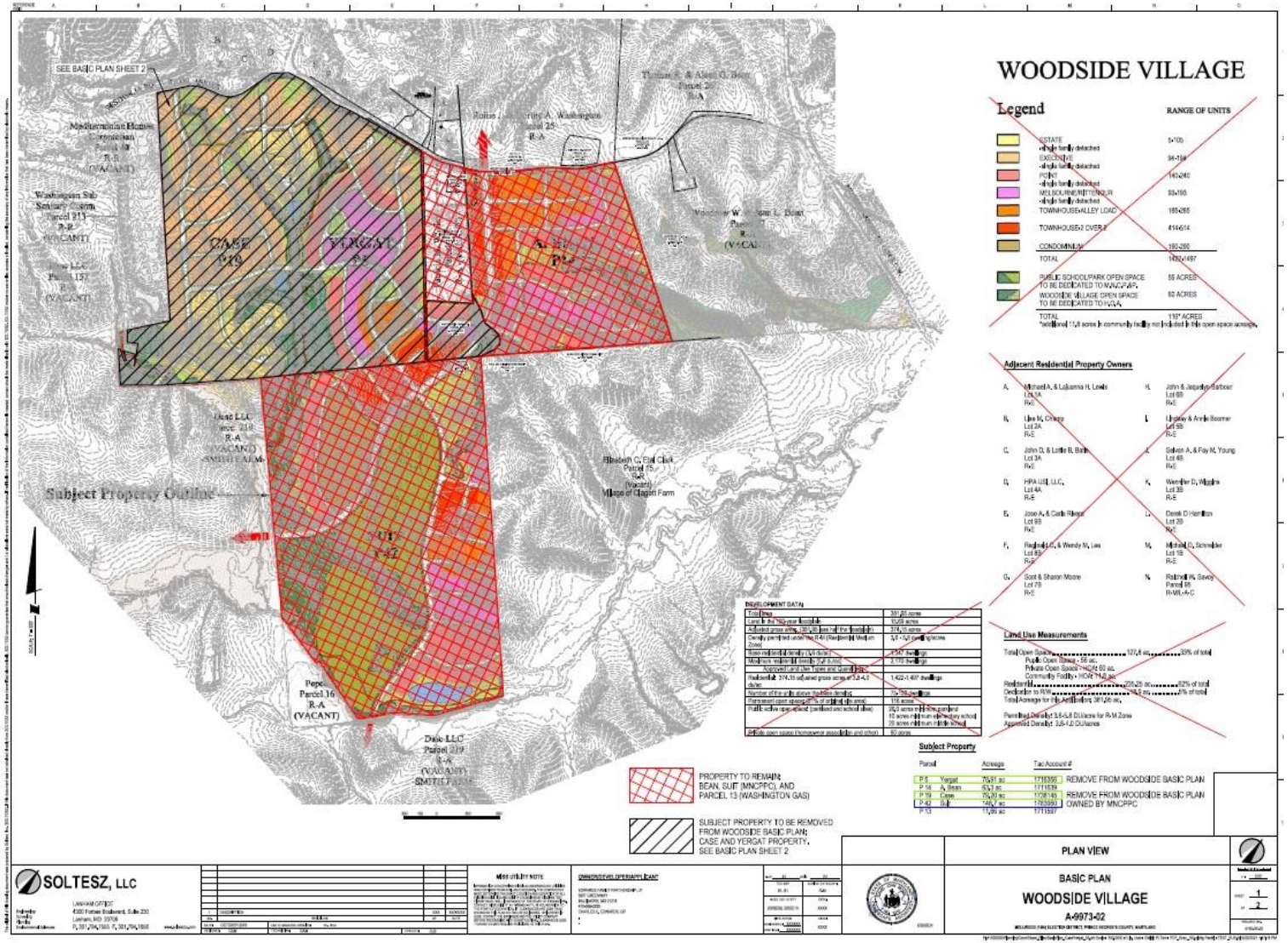
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
560
ft
1 inch = 550 feet
Created: 8/24/2021

MASTER PLAN RIGHT-OF-WAY MAP



BASIC PLAN AMENDMENTS



BASIC PLAN (A-9973-02)

STAFF RECOMMENDATION

APPROVAL with conditions

- 16 conditions

[Major/Minor] Issues:

- Parkland Dedication
- Density Bonus Increments

Applicant Community Engagement:

- Informational Mailing: April 12, 2021
- Acceptance Mailing: July 8, 2021

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

Bradley S. Farrar
L. Paul Jackson

*Also admitted in the District of Columbia

April 20, 2021

VIA FIRST CLASS AND ELECTRONIC MAIL
Hon. Donna J. Brown, Clerk of the Council
Prince George's County Council
14741 Governor Oden Bowie Dr., Room 2198
Upper Marlboro, MD 20772

RE: WOODSIDE VILLAGE (Case & Yergat Properties)
Basic Plan Amendment (A-9973-02)

Dear Ms. Brown:

On behalf of our client, **Woodside Development, LLC** (the "Applicant"), Robert J. Antonetti, Jr., and Shipley and Horne, P.A. submits this statement of justification in support of Basic Plan Amendment (A-9973-02). The Woodside Village project is a tract of land located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road and containing approximately 381.95 acres in the R-M Zone. The subject property is located within Planning Area 78 and Council District 6.

Woodside Village was previously the subject of basic plan application, A-9973 approved by the District Council on February 13, 2007 as part of the *2007 Westphalia Sector Plan and Sectional Map Amendment* (the "Sector Plan") rezoning the subject property from the R-A Zone to the R-M Zone, (See Page 18, SMA 12 of CR-2-2007 (DR-2)). The initial basic plan application, as originally submitted, included four contiguous parcels ranging in size from 63 to 149 acres: Parcel 5 (Yergat); Parcel 14 (A. Bean); Parcel 19 (Case); and Parcels 42 (Suit). The District Council's approval of CR-2-2207 (with amendments) added an additional 11.66-acre abutting parcel (Parcel 13) to the basic plan boundaries. The Applicant is the owner and/or contract purchaser of the Yergat and Case parcels totaling approximately 158.11 acres (leaving approximately 223.65 acres from the initial basic plan area of 381.95 acres).

The subject application proposes an amendment to basic plan A-9973 (hereinafter the "Basic Plan Amendment") to divide the initial basic plan area by deleting the Yergat and Case parcels from the total assemblage of properties in A-9973. This division is necessary because the total assemblage of properties in A-9973 is no longer under common ownership, (as was the case when A-9973 was approved), thus making the implementation of the initial basic plan a practical

impossibility. The 63.30-acre Bean Property (Parcel 14)[1], the 148.7-acre Suit Property (which today contains two separate tracts known as Parcel 42 & 48), and the 11.66-acre Parcel 13 that were previously included in A-9973 are not included in the Basic Plan Amendment. More importantly, the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 are currently owned by M-NCPPC and are intended to be included as part of the forthcoming Westphalia Central Park. The acquisition of these parcels by M-NCPPC significantly alters the development patterns approved in A-9973 and necessitates the division of the basic plan area to allow for the appropriate development of the Case and Yergat parcels controlled by the Applicant. Further, this Basic Plan Amendment will also allow for appropriate amendments to the conditions of approval in A-9973, as further described herein.

A. Neighboring Properties Use and Zoning:

The property in this application is bounded in all directions by existing or proposed residential development. To the southeast is the Marlboro Ridge development, to the southwest is the Parkside development, and to the north is the proposed Villages at Westphalia development.

B. Previous Approvals

The specific approvals for the Woodside Village development include the following:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
CNU-6730-88-U (Trash Hauling Operation) - on western portion of Parcel 19 (Case Property)	N/A	District Council	Approved	1988	Unknown
A-9973	TCPII/223/92 (Includes portion of Property as part of a grading permit)	District Council	Approved	Planning Board 6/1/2006 Zoning Hearing Examiner 7/13/2006 District Council 2/6/2007	PGCBP No. 06-112 N/A CR-2-2007 (DR-2)
				Planning Board 9/11/2008	PGCBP No. 08-121

[1] It should be noted that the owners of the Bean Property (Parcel 14) are similarly pursuing an amendment of the approved basic plan for Woodside Village (A-9973-01) to divide their acreage from the total acreage approved in A-9973.

CDP-0601	TCPI/006/08	District Council	Approved	District Council 2/9/2009 (Affirmed with conditions)	
A-9973-01 (63.30-acre Bean Property)	N/A	N/A	Submitted for pre-acceptance review on 3/17/2021	N/A	N/A

C. Purposes of Request

The purposes of this Basic Plan Amendment are as follows:

1. To divide the Yergat Parcel and Case Parcel from the land area included in Basic Plan A-9973 to establish a separate basic plan pursuant to Section 27-197(b) of the Zoning Ordinance.

2. To revise the prior approved land use quantities in A-9973 to correspond with the revised boundaries and acreages included with the subject Basic Plan Amendment.

3. To amend prior approved conditions in A-9973, as appropriate, to facilitate the residential development proposed in the subject Basic Plan Amendment.

D. Proposed Development Concept

From its inception, the vision for Woodside Village has been to create a residential community that will be complementary to other residential developments within the Westphalia Sector Plan area. The proposed residential development quantities, unit types, and locations shown as part of this Basic Plan Amendment will remain largely consistent with the spirit of initial basic plan A-9973. This application will also allow for appropriate modifications to basic plan A-9973 to facilitate the development of the Case and Yergat Parcels. The development contemplated in this Basic Plan Amendment also represents a high-quality residential community which will serve as an appropriate transition and linkage between the adjacent Parkside and Marlboro Ridge subdivisions.

E. Compliance with The Prince George's County Zoning Ordinance

The instant Basic Plan Amendment satisfies all required criteria of approval set for in the Zoning Ordinance as follows:

Sec. 27-197 (b): Amendment of Approved Basic Plan

(b) An amendment of an approved Basic Plan which results in dividing a single approved Basic Plan into two (2) or more separate Basic Plans may be approved by the District Council where significant changes in circumstances with regard to the approved Basic Plan have created practical difficulties for the applicant to the extent that, unless the Basic Plan is amended to separate a specified amount of land area, the applicant will be unable to proceed to the Comprehensive Design Plan phase. An amendment will not be granted where the practical difficulty is self-created or self-imposed, or where the applicant had knowledge of, and control over, the changing circumstances and the problems bringing about the practical difficulty at the time the Basic Plan was approved. The following procedures shall apply to consideration of any such amendment in lieu of the requirements of Subsection (c), below:

COMMENT: As stated above, this Basic Plan Amendment proposes to divide the initial basic plan area by deleting the Yergat and Case parcels from the total assemblage of properties in A-9973. The Yergat and Case properties are controlled by the Applicant and will stand on their own as a separate basic plan. This division is necessary because the total assemblage of properties in A-9973 is no longer under common ownership (as was the case when A-9973 was approved), thus making the implementation of the initial basic plan a practical impossibility. The 63.30-acre Bean Property (Parcel 14), the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 that were previously included in A-9973 are not included in the Basic Plan Amendment. More importantly, the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 are currently owned by M-NCPPC and are intended to be included as part of the forthcoming Westphalia Central Park. The acquisition of these parcels by M-NCPPC significantly alters the development patterns approved in A-9973 and necessitates the division of the basic plan area to allow for the appropriate development of the Case and Yergat parcels controlled by the Applicant.

Specifically, the initial basic plan contemplated that Woodside Village would be developed as a residential development organized around a park/school site of approximately 56 acres within the Suit Property that would then be combined with the larger Westphalia Central Park located in the adjacent Parkside subdivision. Although the Suit Property and Parcel 13 now form part of the land assemblage for the Westphalia Central Park, its ownership by M-NCPPC prevents the Applicant from conforming to the land use requirements for a park/school site mandated by Conditions 1 and 4(e) in the initial basic plan (mandating that the Applicant dedicate approximately 56 acres for the park/school site on property now owned by M-NCPPC). Further, the residential development designated in A-9973 for the Suit Property and Parcel 13 will no longer be achieved (due to its ownership by M-NCPPC). As a result, it is highly appropriate for the basic plan area to be divided in a manner to allow the Case and Yergat Parcels (both controlled by the Applicant) to proceed independently from the remaining assemblage parcels that previously made up the land area in A-9973. The aforementioned hardships

faced by the Applicant in implementing the initial basic plan approval were not caused by the Applicant, and certainly were not known at the time of the initial basic plan approval (since the Suit Parcels and Parcel 13 were acquired by M-NCPPC after the approval of A-9973). Conversely, this Basic Plan Amendment presents an opportunity for portions of the initial Woodside Village to develop in a manner consistent with the goals and visions of the Westphalia Sector Plan by creating a high-quality residential community to benefit existing and future residents of the County.

(1) The applicant shall file the request in triplicate with the Clerk of the Council. The petition shall be accompanied by a new reproducible copy of the proposed new Basic Plan graphic showing how the Basic Plan is to be divided and any other proposed revisions, three (3) copies of the proposed new Basic Plan Text if any, and the names and addresses of the current owners of the property separated by the proposed amendment. The Clerk's office shall advise the applicant in writing that the Technical Staff has found that the request is complete.

COMMENT: The Applicant has complied with this requirement.

(2) The Clerk of the Council shall refer copies of the request and accompanying documents to the Planning Board and to the People's Zoning Counsel. The Planning Board and the People's Zoning Counsel shall submit any comments which they have on the request to the District Council, the Zoning Hearing Examiner, the petitioner, and all persons of record in the original Zoning Map Amendment application. The comments shall be submitted not later than sixty (60) days after the date the petition is referred, unless such deadline is waived in writing by the applicant.

COMMENT: The Applicant agrees with requirement.

(3) Within one hundred twenty (120) days after referral of the petition to the Planning Board and People's Zoning Counsel, the Zoning Hearing Examiner shall conduct a public hearing on the petition. The hearing shall be held in accordance with Section 27-129. The hearing shall not be held until after the sixty (60) day review period has expired, unless both the Planning Board and People's Zoning Counsel have submitted their comments.

COMMENT: The Applicant agrees with requirement.

(4) In approving the petition, the applicant shall establish, and the District Council shall find, that:

(A) The approval of the amended Basic Plan will not result in a change in land area, or an increase in land use density or intensity, for the overall area included in the original, approved Basic Plan;

COMMENT: The proposed Basic Plan Amendment **does not** involve an increase in the overall density approved for the Woodside Village development set forth in Basic Plan A-9973. As stated earlier, the central purpose of this Basic Plan Amendment is to divide the basic plan area by deleting the Yergat and Case properties from the total assemblage of properties in A-9973. The Yergat and Case properties are controlled by the Applicant and will stand on their own as a separate basic plan. The residential development of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the Applicant proposes a maximum aggregate density of 661 dwelling for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the Basic Plan and can be allocated to the 63.30-acre Bean Property (Parcel 14), (the only other remaining privately held property within the original Woodside Village assemblage). As such, this Basic Plan Amendment is eligible to be processed under the condensed review procures set forth in Section 27-197(b).

(B) The approval of the amended Basic Plan will not significantly impair the character of the original, approved Basic Plan with respect to land uses, density ranges, unit types, circulation, accessibility, public facilities, public benefit features, and open space;

COMMENT: The instant Basic Plan Amendment will not impair the character of the originally approved basic plan. The land use, density ranges, circulation patterns, and amenities proposed for the Yergat and Case properties are substantially consistent with those approved in the initial basic plan.

(C) The proposed amended Basic Plan conforms to the requirements of Section 27-195(b);

COMMENT: This Basic Plan Amendment conforms to the requirements of Section 27-195(b) as set forth below.

(D) The separate Basic Plans that result will be capable of standing by themselves as individual, cohesive developments;

COMMENT: This Basic Plan Amendment has been designed in a manner that it can stand alone as an individual development. Moreover, the development of the Case and Yergat properties as an individual subdivision will be cohesive with the remaining portions of Woodside Village. It is anticipated that the Bean property will develop residentially (as conceived in the initial Basic Plan), and the M-NCPPC holdings within

Woodside Village will ultimately develop as part of the planned Westphalia Central Park.

(E) Any staging of development that was required in the approval of the original Basic Plan, and that is still appropriate, is included as part of the amended Basic Plan; and

COMMENT: No staging of development was required in A-9973.

(F) No owner of any land which is included in the original, approved Basic Plan will, by the approval of the proposed amended Basic Plan, be denied reasonable use of his property.

COMMENT: No owner(s) of land included in the original basic plan will be denied reasonable use of their property. The Suit property and Parcel 13 are owned by M-NCPPC and is contiguous with other land holdings by M-NCPPC to be utilized for the Westphalia Central Park. As stated above, The Yergat and Case properties are controlled by the Applicant and will stand on their own as a separate basic plan. The residential development of the Case and Yergat portions of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the Applicant proposes a maximum aggregate density of 661 dwelling for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the Basic Plan and can be allocated to the 63.30-acre Bean Property (Parcel 14), (the only other remaining privately held property within the original Woodside Village assemblage).

Section 27-195(b): Criteria for Approval of a Basic Plan

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units,

intensity of nonresidential buildings, and the location of land uses; or

(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.

COMMENT: The proposed Basic Plan Amendment conforms to the recommendations of both the 2035 General Plan and the 2007 Westphalia Sector Plan as follows:

Plan 2035, Approved General Plan:

According to the approved 2035 General Plan (Map 10. Generalized Future Land Use Map), the site is labeled as designated as a "Residential Medium." The General Plan further states that the "Residential Medium" designation represents "[r]esidential areas up to 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached)." The uses proposed in this Amendment are consistent with the vision, policies and strategies of the 2035 General Plan. Specifically, the subject application proposes 626 to 661 dwelling units in this portion of the Woodside Village project that would roughly equal 3.95- 4.18 dwelling units per gross acre.

2007 *Westphalia Sector Plan and Sectional Map Amendment*:

The 2007 Westphalia Sector Plan and Sectional Map Amendment (Westphalia Sector Plan) recommends a low-density residential land use in the area of this Basic Plan Amendment. Moreover, the Sector Plan recommends that the residential areas outside of the core areas of the Westphalia Town Center consist of "townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower family single-family neighborhoods". (See Sector Plan, Policy 5 – Residential Areas).

The instant Basic Plan Amendment does exactly what the recommendations in the Sector Plan call for. Specifically, the proposal contains single-family attached and detached units to serve as a transitional buffer between the denser Parkside and Westphalia Town Center projects to the south, and the less dense portions of the Sector Plan area to the north and west. The design proposed in this Basic Plan Amendment reflects an efficient and interconnected street system that seamlessly ties in with the adjacent Parkside project, and includes a development pattern that is organized around the public Westphalia Central Park acreage located on the Suit property and Parcel 13, (which has already been acquired by M-NCPPC).

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

COMMENT: The instant application does not contain a proposal for retail commercial development. Therefore, an economic analysis is not required for this application.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

COMMENT: The Applicant has included a traffic impact study as part of this statement of justification. This traffic impact study demonstrates that all transportation facilities, either existing or and/or proposed to be constructed by the Applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density in this application.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

COMMENT: The public facilities which are either existing, under construction or fully-funded within the County's Capital Improvement Program ("CIP"), will be adequate for residential uses proposed in this application. Moreover, it should be noted that the residential units proposed in this development will be subject to all appropriate school and public safety surcharges imposed by the County.

The Applicant's property is also subject to the provisions of CR-66-2010 (approved by the County Council) and is required to pay a share of the cost for the planning, engineering, construction of the Westphalia Road/MD 4 intersection/interchange.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

COMMENT: The Applicant proposes to use the site's existing natural contours, woodlands, and other natural features to shape the development envelopes while minimizing impacts to floodplains, wetlands, and other sensitive areas.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

COMMENT: The Applicant intends to complete all development/sections in Woodside Village located on the Case and Yergat properties within the next 6 years.

Section 27-487: Housing

This section requires that all Comprehensive Design Zone proposals shall contain provisions for housing to serve all income groups.

COMMENT: The density proposal in this Application includes a variety of residential options and price points for the middle market segment within the County. These range from economical mid-group townhouses to larger-end townhouses, and small lot single-family product to larger lot single-family product with the potential for walk-out basements.

Section 27-507: Purposes of R-M Zone

This section demonstrates how the instant Amendment to approved Basic Plan continue to conform and support the purposes of the R-M Zone as follows:

(a) The purposes of the R-M Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change;

COMMENT: As stated earlier in this Statement of Justification, the proposal for this application is consistent with the recommendations of the applicable portions of the 2035 General Plan and the Westphalia Sector Plan. The subject application proposes 626 to 661 dwelling units of the Case and Yergat properties of the Woodside Village project that would roughly equal 3.95-4.18 dwelling units per gross acre. The residential development of the Case and Yergat portions of Woodside Village would not exceed the total 1,497 dwelling units approved in A-9973. Specifically, the Applicant proposes a maximum aggregate density of 661 dwelling for the Case and Yergat properties. This leaves a density of 836 remaining units that were approved in the Basic Plan and can be allocated to the 63.30-acre Bean Property (Parcel 14), (the only other remaining privately held property within the original Woodside Village assemblage). To the extent that any additional public benefit features are necessary to justify the proposed density in this application, such information will be provided at time of the amendment of the comprehensive design plan for the project.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual physical development proposals;

COMMENT: The Applicant agrees with this requirement. It should be noted that the development of this project will remain consistent with the applicable planning documents, including, but not limited to, the recommendations of the 2035 General Plan, and the Westphalia Sector Plan. Upon approval of this Basic Plan Amendment application, the Applicant will pursue all appropriate amendments to existing entitlement applications as necessary.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

COMMENT: As stated earlier in this Statement of Justification, the proposed development will remain consistent and complimentary to existing and proposed surrounding land uses and public facilities, and will also continue to promote the health, safety, and welfare of present and future inhabitants of the County.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

COMMENT: The Case and Yergat properties that comprise this Application are bounded on two sides by the Westphalia Central Park. Accordingly, this project will be adjacent to significant public recreational facilities. In addition, the Applicant will provide supplemental recreational facilities such as walking trails, playgrounds, and private park areas dispersed conveniently throughout the project. The details of these facilities will be provided as part of future entitlement applications. The Applicant will also contribute fees for the Westphalia Central Park as required by existing conditions of approval.

(5) Encourage and stimulate balanced land development; and

COMMENT: The proposed development in this Application will contribute much needed single-family detached homes on the great majority of the property to balance the concentration of townhouses in the Westphalia market.

(6) Improve the overall quality and variety of residential environments in the Regional District.

COMMENT: The proposed development in this Application will contribute much needed single-family detached homes on the great majority of the property to balance the concentration of townhouses in the greater Westphalia area market.

F. Compliance with Existing Basic Plan Conditions

Basic Plan Amendment A-9973 was approved for the subject property by the District Council on February 6, 2007 (Council Resolution No. CR-2-2007) with the following conditions:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

Total Area	*381.95 acres*
*Land in the 100 year floodplain**	*15.69 acres*
*Adjusted gross area: (381.95 less half the floodplain)**	*374.15 acres*
Density permitted under the R-M (Residential Medium Zone)	*3.6-5.8 dwellings/acre*
*Base residential density (3.6du/ac)**	*1,347 dwellings*
*Maximum residential density (5.8 du/ac)**	*2,170 dwellings*

Approved Land Use Types and Quantities	
*Residential: 374.15 adjusted gross acres @ 3.8-4.0 du/ac**	*1,422-1,497*
Number of the units above the base density:	*75-150 dwellings*
*Permanent open space: (31 percent of original site area)**	*116 acres*
*Public active open space: (parkland and school sites)**	*26.0 acres minimum parkland* *10 acres minimum elementary school* *20 acres minimum middle school*
Private open space (homeowner association and other)	*60 acres*

** To be validated during the review of a CDP to account for the addition of the 11.65-acre Toll Brothers, Inc. property.*

COMMENT/REVISION: The Applicant is proposing the following revision to the previously approved land use types and quantities for Woodside Village. It should be noted that the 63.30-acre Bean Property (Parcel 14), the 148.7-acre Suit Property (Parcels 42 & 48), and the 11.66-acre Parcel 13 that were previously included in Basic Plan Amendment A-9973 are not included in the subject application. Both the 148.7-acre Suit Property (Parcel 42 & 48), and the 11.66-acre Parcel 13 are currently owned by M-NCPPC.

Total Area	158.11 acres
Land in the 100 year floodplain*	0.00 acres
Adjusted gross area: (158.11 acres less half the floodplain)	158.11 acres
Density permitted under the R-M (Residential Medium Zone)	3.6 - 5.8 dwelling units/acre

Base residential density (3.6 du/ac)	569 dwelling units
Maximum residential density (5.8 du/ac)	917 dwelling units

Proposed Land Use Types and Quantities	
Residential: 158.11 gross acres @ 3.96-4.18 du/ac	626 - 661 dwelling units
Number of the units above the base density:	57 - 92 dwelling units
Density proposed in the R-M (Residential Medium Zone)	3.96 – 4.18 dwelling units/acre
Permanent open space: (37 percent of original site area) (Includes environmental, recreational, and HOA areas)	59 acres

2. *Prior to approval of the Basic Plan the Applicant shall revise the Basic Plan to provide the following:*

   a. *Eliminate the cul-de-sac streets on the Case property that stretch out of the subject site boundary to the Smith Home Farms property, and terminate the cul-de-sac within the subject property.*

   COMMENT/REVISION: The prior proposed lotting pattern for the Case property has been redesigned. There are no cul-de-sac streets that extend off the Case property into Smith Home Farms (Parkside). As a result, the above condition is no longer needed and can be deleted.

   b. *Show one (1) primary street connection between the subject property and the adjacent W. Bean property to the east.*

   COMMENT/REVISION: Neither the Yergat nor Case properties are physically contiguous with the W. Bean property. Therefore, this condition should be deleted.

3. *The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:*

   a. *The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road*

alignments shall conform to road alignments in all other adjacent approved subdivisions.

COMMENT: The Applicant concurs with the above condition. The road alignments shown on the submitted Basic Plan provides a seamless transition to the prior approved road alignments in the adjacent Parkside Subdivision.

b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the Applicant along Master Plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of Preliminary Plan of Subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

COMMENT: The Applicant concurs with the above condition.

c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the Comprehensive Design Plan shall conform to all other adjacent approved subdivisions.

COMMENT: The Applicant concurs with the above condition.

d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

COMMENT/REVISION: The Applicant is also subject to the provisions of CR-66-2010 (approved by the County Council) and is required to pay a per unit share of the cost for the planning, engineering, construction of the Westphalia Road/MD 4 intersection/interchange. This intersection/interchange will be constructed by a duly formed development consortium. Thus, this condition should be deleted, as the Applicant is no longer required to build the interchange.

e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding

land use pattern and to preserve a rural character as recommended in the WCCP Study.

COMMENT/REVISION: The lots proposed along Westphalia Road are a mixture of single family detached and attached units. No lots are proposed for direct access from Westphalia Road. All lots are to be accessed from roads within the subdivision. Units visible from Westphalia Road will be attractive and consistent with the suburban character recommended by the Westphalia Sector Plan. As such, this condition should be deleted.

f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any roadways, which are classified as collector and above, they should be accessed through an alley.

COMMENT: The Applicant concurs with the above condition. No direct access to C-631 is proposed from individual lots.

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot wide sidepath or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail path.

COMMENT/REVISION: The above condition needs to be revised to correspond with the revised property boundaries shown with the current basic plan.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

COMMENT: The Applicant concurs with the above condition.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

COMMENT/REVISION: Several of the abutting parcels that were included in the original basic plan are already under the ownership of M-NCPPC. These properties include a total of 160.36 acres. As a result, the current Basic Plan Amendment proposes no further dedication of land. Possible locations for private on-site recreational facilities are shown on the submitted plan. Specifics for these facilities will be demonstrated at the time of CDP. This condition should be revised to delete any reference to recreation facilities on public parkland.

j. The Applicant, and the Applicant's heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

COMMENT: The Applicant concurs with the above condition.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

COMMENT/REVISION: This condition can be deleted as the Parkside development has already satisfied this design requirement for the future Westphalia Central Park. Further, the Applicant does not propose any public recreational facilities as part of this Basic Plan Amendment.

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

COMMENT/REVISION: This condition can be deleted as there are no proposed public recreational facilities as part of this Basic Plan Amendment.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

COMMENT/REVISION: This condition can be deleted as this Basic Plan Amendment does not contain any portion of the Cabin Branch Trail.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station
(2) Library
(3) Police facility
(4) Middle school
(5) Elementary school

COMMENT/REVISION: This condition shall be deleted as it has been determined through entitlement applications for the adjacent Parkside project that none of the above public facilities should be, or are required to be, located within this portion of the Westphalia Sector Plan area.

o. Submit a signed Natural Resources Inventory (NRI) with the Comprehensive Design Plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

COMMENT: The Applicant is in agreement with the above condition.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

COMMENT: The Applicant is in agreement with the above condition.

q. Submit a required Type I Tree Conservation Plan (TCPI. The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland

`(2) Concentrate priority areas for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

COMMENT: The Applicant is in agreement with the above condition.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

COMMENT/REVISION: According to both County soil maps and test borings, there is no Marlboro Clay on the property. As such, this condition should be deleted.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the Master Plan recommendations for the planned community.

COMMENT: The Applicant is in agreement with the above condition.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

COMMENT: The Applicant is in agreement with the above condition.

u. *Complete a Phase I archeological investigation report and submit to the Historic Preservation staff for approval.*

COMMENT/REVISION: This condition was addressed and satisfied by virtue of CDP-0601. Phase I archeological survey was conducted on the five parcels comprising the Woodside Village property from February to April 2005 and January to May 2007.

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.

COMMENT/REVISION: This condition should be revised to reflect that the appropriate sewer layout shall be shown at time of Preliminary Plan.

b. Submit Hydraulic Planning Analysis to WSSC to address access to adequate water storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.

COMMENT: The Applicant is in agreement with the above condition.

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

COMMENT: The Applicant concurs with this condition and will provide the requested information at the time of PPS.

d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

COMMENT: The Applicant will comply with this condition.

e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitably to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

COMMENT/REVISION: As mentioned previously in the statement of justification, this condition cannot be satisfied by the Applicant because M-NCPPC has purchased the Suit property subsequent to the approval of A-9973. The Suit property was the area designated to be dedicated for public parkland as part of the initial basic plan. 50% of the Applicant's property perimeter is adjacent to this central public parkland. In addition, the Applicant plans to provide private trails and recreational facilities to supplement public amenities. As such, this condition should be deleted in its entirety.

f. Enter into an agreement with DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

COMMENT/REVISION: This condition should be deleted as the Applicant is not proposing to construct any public facilities as part of this Basic Plan Amendment. Nonetheless, the Applicant will contribute all required fees per unit as a part of a forthcoming Westphalia "Park Club" Agreement.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

COMMENT: The Applicant is in agreement with the above condition.

5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

COMMENT: The Applicant concurs with this condition and will provide the requested information prior to submission of any grading or building permits.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

COMMENT: The Applicant concurs with this condition and will provide the requested information prior to final plat.

Conclusion

This Basic Plan Amendment application meets all requirements for approval as discussed herein. As such, the Applicant respectfully requests that the instant Basic Plan Amendment be approved.

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

Sincerely,

Robert J. Antonetti, Jr.

cc: Woodside Development, LLC
Arthur J. Horne, Jr., Esq.
Ken Dunn, P.E.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2007 Legislative Session

Resolution No. CR-2-2007

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Dean, Turner and Bland

Co-Sponsors

Date of Introduction February 6, 2007

RESOLUTION

A RESOLUTION concerning

The Westphalia Sector Plan and Sectional Map Amendment

For the purpose of approving with amendments, as an act of the County Council of Prince George's County, Maryland, sitting as the District Council, the Westphalia Sector Plan and Sectional Map Amendment, thereby defining long-range land use and development policies, detailed zoning policies, and community improvement proposals within the area generally defined by Ritchie-Marlboro Road to the northeast, the Capital Beltway (I-495) to the west, and Pennsylvania Avenue (MD 4) to the south, consisting of a portion of Planning Area 78, the boundaries of which are described in the zoning ordinance.

WHEREAS, the Westphalia Sector Plan and Sectional Map Amendment amends portions of the 2002 *Prince George's County Approved General Plan* for the Physical Development of the Maryland-Washington Regional District in Prince George's County, Maryland*;* the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78);* the 2005 *Approved Countywide Green Infrastructure Plan;* the 1982 *Master Plan of Transportation;* the 1983 *Functional Master Plan for Public School Sites;* the 1990 *Public Safety Master Plan;* the 1992 *Prince George's County Historic Sites and Districts Plan;* and the 1975 *Countywide Trails Plan* including the 1985 *Equestrian Addendum;* and

WHEREAS, on January 17, 2006, in Council Resolution CR-5-2006, the County Council, sitting as the District Council, directed The Maryland-National Capital Park and Planning Commission to prepare a new sector plan and sectional map amendment for the Westphalia Sector Plan area, being a part of Planning Area 78, in order to develop a

comprehensive approach to implementing the recommendations of the 2002 General Plan and to ensure that future development is consistent with County policies; and

WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provided a refinement and a detailed update to the vision, analysis, and information contained in the 1994 *Approved Melwood-Westphalia Master Plan* (Planning Areas 77 & 78) as a means of facilitating the orderly and cohesive development of a planned community in the Westphalia area; and

WHEREAS, the October 2005 *Westphalia Comprehensive Concept Plan* study provides a description of goals, concepts and guidelines for future development of this area; and

WHEREAS, during preparation of the October 2005 *Westphalia Comprehensive Concept Plan* study a lengthy, substantive, and well-notified public participation process was conducted between June and August 2005 including a pre-charrette, three public charrettes, a final public presentation, a mailed community survey, and visual preference survey; and

WHEREAS, on January 17, 2006, the District Council endorsed the goals, concepts and guidelines prepared by the Planning Board pursuant to Section 27-643 of the Zoning Ordinance; and

WHEREAS, the Planning Board granted permission to print the Preliminary Westphalia Sector Plan and Proposed Sectional Map Amendment on April 6, 2006; and

WHEREAS, the District Council and the Planning Board held a duly-advertised joint public hearing on the Preliminary Westphalia Sector Plan and Proposed Sectional Map Amendment on May 23, 2006; and

WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for public facilities were referred to the County Executive and the District Council for review, and the District Council subsequently endorsed the sector plan proposals for public facilities; and

WHEREAS, the Planning Board held two worksessions on June 22 and July 6, 2006, to consider the public hearing testimony; and

WHEREAS, on July 6, 2006, the Planning Board, in response to the public hearing testimony, adopted the sector plan and endorsed the sectional map amendment with revisions as described in Prince George's County Planning Board Resolution PGCPB No. 06-159 and transmitted the adopted sector plan and endorsed sectional map amendment to the District Council on July 7, 2006; and

WHEREAS, the District Council held a worksession on July 11, 2006, to consider public

hearing testimony and the recommendations of the Planning Board and voted to propose amendments to the adopted plan and endorsed sectional map amendment and to hold a second public hearing to allow public comment; and

WHEREAS, the District Council adopted CR-66-2006 on July 18, 2006, proposing thirteen amendments to the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment; and

WHEREAS, the Planning Board held a worksession on September 14, 2006, to review a revised Development Pattern plan text element and new Existing Communities and Economic Development plan text elements as required by CR-66-2006, and transmitted those elements to the District Council on September 19, 2006, for submittal to the public record of testimony; and

WHEREAS, the District Council and the Planning Board held a second duly-advertised joint public hearing on amendments to the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment on September 19, 2006; and

WHEREAS, the Planning Board held a worksession on October 5, 2006, to consider the public hearing testimony; and

WHEREAS, on October 16, 2006, the Planning Board, in response to the public hearing testimony and pursuant to Sections 27-226(c)(7) and 27-646 of the Zoning Ordinance, transmitted its written comments to the District Council; and

WHEREAS, the District Council held a worksession on October 17, 2006, to consider public hearing testimony and the recommendations of the Planning Board and voted to propose additional amendments to the adopted plan and endorsed sectional map amendment, and to hold a third public hearing to allow public comment; and

WHEREAS, the District Council adopted CR-83-2006 on October 31, 2006, proposing four additional amendments regarding the proposed transportation network and the sectional map amendment for the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment; and

WHEREAS, the District Council adopted CB-76-2006 on October 31, 2006, revising the Sectional Map Amendment process to allow rezoning to a Comprehensive Design Zone without filing a formal rezoning application and correcting conflicting language in the plan/sectional map amendment (SMA) approval process regarding notices for public hearings, the public hearing record, and plan or SMA amendment decisions made by the District Council; and

WHEREAS, the District Council adopted CB-77-2006 on October 31, 2006, amending development regulations in the Comprehensive Design Zones to identify master plan, sector plan, and/or Sectional Map Amendment (SMA) zoning change recommendations, including any references to a public hearing exhibit of record, as the "Basic Plan" for development and establishing master or sector plan/SMA changes as the guide for defining development regulations in the review of Comprehensive Design Plans and Specific Design Plans; and

WHEREAS, the District Council adopted CB-78-2006 on October 31, 2006, amending the M-X-T Zone to allow the requirement for mixed-use development in the M-X-T Zone to be satisfied on other property within a comprehensively-planned General Plan Center consistent with the recommendations of a master plan or sector plan, and place a specific focus on implementing plan recommendations and establishing plan recommendations as the guide to defining regulations for development in the review of subsequent Conceptual Site Plan and Detailed Site Plan applications; and

WHEREAS, the Planning Board held a worksession on January 11, 2007, to review additional staff analysis for proposed Amendments 1 and 2 in CR-83-2006, and voted to transmit the analysis to the District Council prior to the scheduled public hearing; and

WHEREAS, the District Council and the Planning Board held a duly-advertised joint public hearing on amendments proposed by CR-83-2006 to the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment on January 16, 2007; and

WHEREAS, the Planning Board held a worksession on January 18, 2007, to consider the public hearing testimony; and

WHEREAS, on January 18, 2007, the Planning Board, in response to the public hearing testimony and pursuant to Sections 27-226(c)(7) and 27-646 of the Zoning Ordinance, transmitted its written comments to the District Council; and

WHEREAS, the District Council held worksessions on January 23, January 30, and February 6, 2007, to consider all public hearing testimony and the recommendations of the Planning Board; and

WHEREAS, the District Council, having reviewed supporting materials submitted as part of the comprehensive rezoning proposals and examined the testimony presented, finds that the accumulated record along with County plans and policies justifies the zoning changes, including the downzoning recommendations, within this sectional map amendment; and

WHEREAS, the District Council has reviewed several comprehensive design zone proposals and finds the proposals to be in general conformance with the land use recommendations of the Westphalia Sector Plan as approved in this resolution; and

WHEREAS, the District Council recognizes that its action to approve comprehensive design zones as described in this sectional map amendment establish the Basic Plan for development which, combined with policies and strategies in the plan text, becomes the basis on which the second phase, Comprehensive Design Plan, and third phase, Specific Design Plan, will be processed as a continuing development sequence.

WHEREAS, the District Council has reviewed and generally endorses the findings and recommendations of the Planning Board as expressed in Prince George's County Planning Board Resolution PGCPB No. 06-159, it nevertheless makes the following findings:

(a) The Spirit of God Deliverance Church properties (Tax Map 80, Parcels 67 and 211) located on the south side of Westphalia Road, east and west of Melwood Road, should be classified in a commercial zoning category to allow institutional and limited commercial land uses, provided that site plan review by the Planning Board is obtained prior to issuance of a building permit for any new construction on the site. The purpose of site plan review is to ensure that any proposed commercial or institutional use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area. It is not intended that commercial or institutional activities on these properties will establish a precedent to justify further commercial expansion along these roads.

(b) The Fletcher property located on the west side of Sansbury Road, south of Little Washington Neighborhood Park, should retain the existing industrial zoning category for the one lot (Lot 3, Block E, Plat A15-1486) upon which an ongoing business has been legally established, provided that site plan review by the Planning Board is obtained prior to building permit issuance for any other use on the property. The purpose of site plan review is to ensure that any proposed new commercial or industrial use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area.

(c) The Mirant Mid-Atlantic property at 8711 Westphalia Road, which is currently developed

with a large industrial building, should be redeveloped with mixed residential and commercial land uses under a mixed-use zoning category. In the short term, the Council should consider legislation to allow limited industrial use of the existing industrial buildings on the site.

(d) As determined by the Department of Public Works and Transportation, adequate safety roadway improvements for Melwood Road between MD 4 and new road MC-632, including traffic calming devices, should be bonded for construction prior to issuance of building permits for the Westphalia Town Center development project.

(e) A larger than normally required buffer averaging 150 feet in depth, but not less than 40 feet, should be established on the town center property along historic Melwood Road and the properties in the Twin Knolls subdivision as illustrated on Exhibit 44. If the portion of the Westphalia Town Center property located along Melwood Road is to be developed within two years following approval of this resolution, additional buffering could be required between the proposed development and existing home sites.

NOW, THEREFORE, BE IT RESOLVED by the 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, that the Westphalia Sector Plan and Sectional Map Amendment, as adopted and endorsed by the Planning Board on July 6, 2006, is hereby approved with the following amendments:

AMENDMENTS TO THE ADOPTED SECTOR PLAN

AMENDMENT 1

Replace the Development Pattern element of the adopted sector plan with new text transmitted by the Planning Board on September 19, 2006 (**See Attachment A**) to designate the Westphalia Town Center as a General Plan Regional Center and to refine design concepts and phasing strategies for the sector plan area, with the following revisions:

- Revise Map 3A (Proposed Future Land Use) and Map 4B (Illustrative Town Center Development Pattern) to reflect illustrations submitted by Exhibit 44, which depict Westphalia Town Center development concepts as revised by Council amendments. Revise the plan text to clarify that these illustrations represent the desired design concepts

for the character and pattern of urban development in the Town Center area as the guide for review of future applications in the development review process.

- Add text to clarify the phasing of commercial development in the Westphalia Town Center to ensure that such development precedes or occurs concurrently with and in proportion to residential development.
- Add a new design principle as follows: "Design a Town Center road network that reflects the sector plan's design principles for development with an urban character, provides functional continuity with the sector plan transportation network (Map 7), and needed capacity for adequate circulation of non-motorized as well as motorized transportation on internal streets."
- Add a new strategy to Policy 2 on page 9 of the revised development pattern element to read: "Consider a future Development District Overlay Zone (DDOZ) for the entire sector plan area or a portion of the sector plan area such as the Town Center or local activity centers to ensure a comprehensive review of all new development applications and adherence to the policies, strategies and design guidelines."
- Add text on page 12 to recommend that single-family attached residential lot sizes near the town center area may range from 1,300 to 1,800 square feet and the minimum finished floor area should be determined at site plan review. Within the town center urban areas there should be a range of lot sizes for single-family attached dwelling units with a minimum of 1,000 square feet. The finished floor area for dwelling units in the town center should be determined during site plan review in order to ensure an urban character of development. The percentage of townhouses and other dwelling unit types to be allowed in the town center and surrounding development projects should be determined at site plan review based on the policies and exhibits referenced in the sector plan text.
- Add text to clearly identify the allowable percentage of residential development types, as illustrated on Exhibit 44.
- Clarify the definition of "two over two" dwelling units as two-family attached dwellings, and establish a development guideline that provides for a maximum height of 65 feet for "two over two" structures.
- Clarify that the proposed locations for the future police and fire stations within the Town Center may be subject to change as facility and service needs and implementation of the

Town Center vision warrant.

- Clarify that a medical facility should be included among the uses developed within the town center area.
- Require a buffer along historic Melwood Road and the Twin Knolls subdivision that is an average depth of 150 feet, with a minimum depth of 40 feet, as illustrated on Exhibit 44.

AMENDMENT 2

- Add two new plan elements entitled Existing Communities and Economic Development, as transmitted by the Planning Board on September 19, 2006 (**See Attachments B and C**).

AMENDMENT 3

Add language to the Environmental Infrastructure element of the sector plan to address stormwater management, woodland conservation, and environmentally-sensitive roadway design (**See Attachment D**).

AMENDMENT 4

Revise the text of the Transportation element and Map 7 (Transportation Network) to:

- Require additional right-of-way at major intersections along MC-631 (Suitland Parkway Extended) for one additional lane in each direction, but not along the entire road length, in order to minimize impacts on adjacent properties and provide level of service LOS D operation at the major intersections during peak hours.
- Require only four lanes of road construction along A-39 (Ritchie Marlboro Road) for the segment between Old Marlboro Pike and MC-631 (Suitland Parkway Extended), to prohibit direct access to the road from individual lots, and require additional right-of-way at major intersections for one additional lane in each direction, but not along the entire road length, in order to minimize impacts on adjacent properties and provide LOS D operation at the major intersections during peak hours.
- Require additional right-of-way within the segment of MC-634 (Presidential Parkway Extended) between Sansbury Road and White House Road for multiple turning lanes at a T-intersection with Ritchie Marlboro/White House Road.
- Add a new strategy to Policy 4 on page 28 of the adopted sector plan as follows: "Design

a Town Center road network that reflects the sector plan's design principles for development with an urban character, provides functional continuity with the sector plan transportation network (Map 7), and needed capacity for adequate circulation of non-motorized as well as motorized transportation on internal streets."

- Replace roadway cross section illustrations with urban street cross sections referenced in Exhibit 65 and add language proposed by DPW&T in Exhibit 70 regarding pedestrian safety under the fifth bullet to add: "…regarding pedestrian safety across new roads MC-632 and A-66", and "the location of the consolidated transit center should provide safe and convenient pedestrian crossing and access to the core of the town center."
- Downgrade the segment of A-66 (Presidential Parkway) between A-67 (Suitland Parkway Extended) and A-52 (Dower House Road extended) to MC-634.
- Downgrade the segment of MC-636 between A-66 and P-615 to C-636 to provide the equivalent of a collector road function through the designed network of urban streets in the town center.
- Downgrade the segment of MC-636 between P-615 and MC-631 to P-619 with a 70-foot right-of-way to allow for construction of two travel lanes with parking on each side.
- Downgrade the segment of MC-637 between MC-632 (Westphalia north/south spine) and MC-636 to become part of P-615 (Dower House Road Extended), and add plan text language to require a 70-foot right-of-way for construction of two travel lanes with parking on each side.
- Extend MC-632 (Westphalia north/south spine) through the Westphalia Town Center from A-66 (Presidential Parkway) to MC-637, and add plan text language to clarify that review in the Conceptual Site Plan stage should ensure the equivalent of a major collector road function is provided through the designed network of urban streets in the Town Center.
- Retain the segment of Ritchie Marlboro Road between Pennsylvania Avenue (MD 4) and Old Marlboro Pike as part of A-39, with 6-8 lanes.
- Revise the alignment for proposed road MC-631 to avoid impacts to the James Butler property (Tax Map 90, Grid D3, Parcel 158, 4.076 acres) to the greatest extent possible.
- Add a new strategy to Policy 4, Rural Roads (plan text, p. 30): "As determined by the Department of Public Works and Transportation, adequate safety roadway improvements

for Melwood Road between MD 4 and new road MC-632, including traffic calming devices, should be bonded for construction prior to issuance of building permits for the Westphalia Town Center development project."

AMENDMENT 5

Revise the adopted plan Transportation element text and Map 7 (Transportation Network) to identify interchange footprints and design concepts for the following major interchanges along the Capital Beltway (I-495/I-95) and Pennsylvania Avenue (MD 4) to accommodate the development proposed by the sector plan:

- Ritchie Marlboro Road and the Capital Beltway
- Suitland Parkway and Pennsylvania Avenue
- Dower House Road and Pennsylvania Avenue
- Woodyard Road and Pennsylvania Avenue (either Alternative K, or Alternative N, pending further analysis)

AMENDMENT 6

Add a new strategy to Policy 4 of the Transportation element to read:

- Implement the road transportation system in an environmentally-sensitive manner, by:
  - Minimizing the crossings of streams and wetlands, where possible, by careful planning of road locations, maximizing the use of existing stream crossings, and coordinating the road network between parcels to limit the need for stream crossings and other environmental impacts.
  - Crossing streams (where stream crossings are unavoidable) at right angles except where prevented by geologic features.
  - Constructing stream crossings using clear span bridges or, where bridges cannot be used for design reasons, bottomless culverts or other low-impact crossing structures that have a width that matches or exceeds the natural width of the stream and that minimize the impact to stream habitats, fish and other stream organisms.
  - Using drainage structures, such as water turnouts or broadbased dips, on both sides of a crossing as needed to prevent road and ditch runoff from directly entering the stream.

- Retrofitting stream crossings (where necessary) in a manner that removes fish blockages.

AMENDMENT 7

Revise the adopted plan Public Facilities element text and Map 9 (Public Facilities) to:

- Reflect the following proposed school facility locations:
  - Elementary schools on the:
    - Smith Home Farms site
    - Westphalia Neighborhood Park site
    - On Brook Lane adjacent to Henry A. Wise High School (outside the sector plan area to the east)
    - Woodside Village site (combined with a middle school)
    - Town Center property (as a possible future school)
    - Arrowhead Elementary School (to be revitalized/replaced)
  - A middle school on the Woodside Village site, combined with an elementary school.
  - A high school northeast of Ritchie Marlboro Road at White House Road (outside the sector plan area to the east)
- Make note of the potential relocation of the proposed fire and police stations to a location within the Westphalia Town Center area that is separated from the transit center site illustrated on Exhibit 44.

AMENDMENT 8

Revise the adopted plan parks and recreation element text to:

- Add text to Policy 3, under the strategy describing the Westphalia Central Park (p. 38) as follows:
  - Revise the description of the lake in the central park to state: "A lake or other water element as the central feature of the park with an extensively landscaped edge and paths…."
  - Add a new paragraph describing park elements: Active and passive recreation facilities which should include a tennis center, an amphitheater, a waterfront activities center, a restaurant with patio, a multi-station playground, a skate park,

a splash park, sports fields and courts, a dog park, pedestrian, bicycle, and equestrian trails, and similar features.

- Add a new paragraph that states: Form a multi-agency public/private work group to implement the vision for the Westphalia Central Park on an expedited basis.

- Revise the plan text to specify that a parks fee of $3,500 per new dwelling unit (in 2006 dollars) is required to construct the public parks facilities recommended for the sector plan area.

AMENDMENT 9

Include a table of proposed public facilities with cost estimates based on the Westphalia Public Facilities Financing and Implementation Program study (Exhibit 73) in the approved sector plan and sectional map amendment document.

AMENDMENTS TO THE ENDORSED SECTIONAL MAP AMENDMENT

SMA 1 Prepare a standardized set of concept illustrations (based on and referencing exhibits submitted to the record for each property) for the published sector plan text that will serve as the Basic Plan for development in Comprehensive Design Zones or the illustrative site plan to guide the character of development for the M-X-T Zone for the properties rezoned by this SMA.

SMA 2 Revise the comprehensive rezoning policies for Comprehensive Design Zones on page 49 of the Adopted Westphalia Sector Plan and Endorsed Sectional Map Amendment to reference CB-76-2006 and CB-77-2006, as follows:

"**Comprehensive Design Zones**

Comprehensive Design Zones (CDZs) may be included in a sectional map amendment. [However] Normally, the flexible nature of these zones requires a Basic Plan of development to be submitted through the zoning application process (Zoning Map Amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a Basic

Plan, which identifies land use types, quantities, and relationships, that a CDZ can be recognized. [Therefore] Under this process, an application must be filed, including a Basic Plan; and the Planning Board must have considered and made a recommendation on the zoning application in order for the CDZ to be included within the SMA. During the comprehensive rezoning, prior to the submission of such proposals, property must be classified in a conventional zone that provides an appropriate "base density" for development. In theory, the "base density" zone allows for an acceptable level of alternative development should the owner choose not to pursue full development potential indicated by the master plan.

Under limited circumstances, which include the Westphalia Sector Plan and SMA, CDZs may be approved in a sectional map amendment without the filing of a formal rezoning application by an applicant. The recommendations of the sector plan and the SMA Zoning Change, including any design guidelines or standards, may constitute the Basic Plan for development. In these cases, overall land use types, quantities and relationships for the recommended development concept should be described in the SMA text, and be subject to further adjustment during the second phase of review, the Comprehensive Design Plan, as more detailed information becomes available. (See CB-76-2006, CB-77-2006, and Sections 27-223(b), 27-225(a)(5), 27-225(b)(1), 27-226(a)(2), [and] 27-226(f)(4), 27-478(a)(1), 27-480(g), and 27-521(a)(1) of the Zoning Ordinance.)"

SMA 3 Change the zoning of the Rock Creek Baptist Church, Washington and Bean properties located west of Ritchie Marlboro Road north of Westphalia Road.

Zone Change: From R-A (Residential-Agricultural) to R-M (Residential Medium Development) and L-A-C (Local-Activity- Center)

Land Area: Approximately 223.5 acres

Legal Description: Tax Map: 83 Grid: B2, B4, C4 Parcels: 16, 25, 26 and 71

Other Information: Reference Exhibit 58 as the Basic Plan for development of these comprehensive design zones for the following land use types and quantities:

Land Use Types: All uses allowed in the R-M and L-A-C Zones

Land Use Quantities (to be determined at CDP, based on Exhibit 58):

R-M (3.6) Zone:

Approximately 183.5 acres, capped at 4.0 DU/acre

Residential - 712 units

Age-Restricted Community – 160 units

Public/Quasi-Public Use – Church, school and recreation amenities

L-A-C (Neighborhood) Zone:

Approximately 40 acres:

Residential – 320 units

Commercial/Retail (including live/work) – 25,000 square feet GFA

Country Inn – 40,000 square feet GFA

CDP Review Considerations:

MC-631 is located on the subject property and should connect directly to the portion of MC-631 located on the Woodside Village property at a four-way intersection with Westphalia Road.

SMA 4 Change the zoning of the Addison property, located west of Ritchie Marlboro Road north of Old Marlboro Pike

Zone Change: From R-R (Rural Residential) to M-X-T (Mixed Use – Transportation Oriented)

Land Area: 8.98 acres

Legal Description: Tax Map: 101 Grid: B1 Subdivision: Marlboro Riding Subdivision, Plat 15208020, Parcel P

Other Information: Reference Exhibit 20 as the intended development concept for subsequent development review procedures regarding this site.

SMA 5 Change the zoning of the Spirit of God Deliverance Church properties located on the east and west sides of Melwood Road at Westphalia Road.

Zone Change: From C-A (Commercial-Ancillary) on Parcel 67 and R-A (Residential-Agricultural) on Parcel 211 to C-S-C (Commercial Shopping Center)

Land Area: 3.7 acres

Legal Description: Tax Map: 80 Grid: D1 Parcels: 67 and 211

Other Information: Subject to site plan review per findings of the District Council.

SMA 6 Change the zoning of the Pleasant Excavating, Inc. property located on the east side of Sansbury Road south of Arrowhead Elementary School.

Zone Change: From I-1 (Light Industrial) to R-18C (Multifamily Medium-Density Residential-Condominium)

Land Area: 28.09 acres

Legal Description: Tax Map: 82 Grid: E2 and E3 Subdivision: Lots 1-19 and Parcel A, Sansbury Park Subdivision, Plat 15167042

Other Information: Reference Exhibit 34 as the development concept for a mix of residential condominium product types for this property in subsequent development review procedures.

SMA 7 Change the zoning for three of the four recorded lots known as the Fletcher property located on the west side of Sansbury Road south of the Little Washington Neighborhood Park

Zone Change: From I-1 (Light Industrial) to R-R (Rural Residential)

Land Area: 0.84 acres

Legal Description: Tax Map: 82 Grid: D2 Subdivision: Little Washington Subdivision, Plat A15-6085, Block E, Lots 4, 5 and 6

Other Information: The existing I-1 Zone will be retained on Lot 3, Block E, Plat A15-1486 (0.46 acres) to recognize the existing business on that lot, subject to site plan review per findings of the District Council.

SMA 8 Change the zoning of the PB&J, LLC property located east of Sansbury Road south of Ritchie Marlboro Road.

Zone Change: From R-A (Residential-Agricultural) to M-X-T (Mixed Use – Transportation Oriented)

Land Area: 4.484 acres

Legal Description: Tax Map: 82 Grid: E1 Parcel: 195 and Subdivision: Parcel A, Roy Bean Subdivision, Plat A15-4383

Other Information: Reference Exhibit 19 as the development concept for a mix of commercial and residential uses on these properties.

The property was formerly referred to as the PB&J, Inc. property, consisting of 6.3 acres. The representative of the property owner corrected ownership and acreage information in a letter dated August 30, 2006 (EXHIBIT 52)

SMA 9 Change the zoning of the Scales property (formerly referenced as the PJ Associates, Inc., property), located south of Ritchie Marlboro Road and east of Sansbury Road.

Zone Change: From R-A (Residential-Agricultural) to R-M (Residential Medium Development) for approximately 42.5 acres and to M-X-T (Mixed Use – Transportation Oriented) for approximately 7.1 acres

Land Area: 49.6 acres

Legal Description: Tax Map: 82 Grid: F1 Parcels: 194, 199, and 250

Other Information: The R-M portion of the property shall be located southeast of the proposed centerline for MC-634 (Sansbury Road Relocated), with the M-X-T portion to be located northwest of the proposed centerline for MC-634, as illustrated in Exhibit 66). Reference Exhibit 66 as the Basic Plan for development of the R-M portion of the property for the following land use types and quantities:

Land Use Types: All uses allowed in the R-M Zone

Land Use Quantities (to be determined at CDP, based on Exhibit 66): Residential development up to the maximum density allowed in the R-M (5.8-7.9) Zone up to approximately 335 units.

SMA 10 Change the zoning of the Mirant Mid-Atlantic, LLC property (formerly PEPCO) located at 8711 Westphalia Road across from Chester Grove Drive.

Zone Change: I-1 (Light Industrial) to M-X-T (Mixed Use – Transportation Oriented)

Land Area: 68.9 acres

Legal Description: Tax Map: 90 Grid: C1 Subdivision: Parcel C, Penn-East Business Park Resubdivision, Plat 06 191-023

Other Information: Reference Exhibit 31 as the development concept for future development review procedures, revised to show that proposed road MC-634 is located on the subject property in accordance with the approved transportation plan.

SMA 11

Change the zoning of the Purdy Property located at 3311 Melwood Road, south of Westphalia Road.

Zone Change: C-M (Commercial Miscellaneous) to R-R (Rural Residential)

Land Area: 0.87 acres

Legal Description: Tax Map: 90 Grid: D1 Parcel: 112

SMA 12

Change the zoning of the Toll Brothers, Inc. property (formerly the Patricia M. Wholey property) located at 10501 Westphalia Road, east of Matapeake Drive, from the R-A Zone to the R-M Zone for approximately 11.65 acres as an addition to the Woodside Village Comprehensive Design Zone Application A-9973.

Zone Change: From R-A (Residential-Agricultural) to R-M (Residential Medium Development)

Land Area: Approximately 11.65 acres

Legal Description: Tax Map: 91 Grid: A1 Parcel: 13

Other Information: Reference Exhibit 41 as the Amended Basic Plan for development of the Woodside Village comprehensive design zone for the following additional land use types and quantities:

Land Use Types: All uses allowed in the R-M Zone

Land Use Quantities (to be determined at CDP, based on Exhibit 41): R-M (3.6) Zone: Up to 46 units capped at 4.0 DU/acre

BE IT FURTHER RESOLVED that the Basic Plan for A-9973, Woodside Village, is hereby approved with amendments, including the addition of the 11.65-acre Toll Brothers, Inc. property (see SMA 12 above), and the subject property is rezoned from the R-A Zone to the R-M Zone, with the Basic Plan as amended, and with the following limitations and conditions as contained in the recommendation of the Zoning Hearing Examiner dated July 13, 2006:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

DEVELOPMENT DATA:

Total area	381.95 acres
Land in the 100 year floodplain*	15.69 acres
Adjusted gross area: (381.95 less half the floodplain)*	374.15 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)*	1,347 dwellings
Maximum residential density (5.8 du/ac)*	2,170 dwellings

Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres @ 3.8-4.0 du/ac*	1,422-1,497 dwellings
Number of the units above the base density:	75-150 dwellings
Permanent open space: (31 percent of original site area)*	116 acres
Public active open space: (parkland and school sites)*	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

* To be validated during the review of a CDP to account for the addition of the 11.65-acre Toll Brothers, Inc. property.

2. Prior to approval of the Basic Plan the Applicant shall revise the Basic Plan to provide the following:

a. Eliminate the cul-de-sac streets on the Case property that stretch out of the subject site

boundary into the Smith Home Farms property, and terminate the cul-de-sac within the subject property.

b. Show one (1) primary street connection between the subject property and the adjacent W. Bean property to the east.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

a. The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road alignments shall conform to road alignments in all other adjacent approved subdivisions.

b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the Applicant along Master Plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of Preliminary Plan of Subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the Comprehensive Design Plan shall conform to all other adjacent approved subdivisions.

d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding land use pattern and to preserve a rural character as recommended in the WCCP Study.

f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any

roadways, which are classified as collector and above, they should be accessed through an alley.

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot wide sidepath or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

j. The Applicant, and the Applicant' heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the

Westphalia Study Area. The park club shall be established and administered by DPR.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station

(2) Library

(3) Police facility

(4) Middle school

(5) Elementary school

o. Submit a signed Natural Resources Inventory (NRI) with the Comprehensive Design Plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland

(2) Concentrate priority areas for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the Master Plan recommendations for the planned community.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

u. Complete a Phase I archeological investigation report and submit to the Historic Preservation staff for approval.

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.

b. Submit Hydraulic Planning Analysis to WSSC to address access to adequate water

storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee

(suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that

the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text, illustratives/concepts, and map revisions to correct identified errors, reflect updated information, and incorporate the Zoning Map changes reflected in this Resolution.

BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional District in Prince George's County. The zoning changes approved by this Resolution shall be depicted on the official Zoning Map of the County.

BE IT FURTHER RESOLVED that the approval of this Sectional Map Amendment shall repeal and readopt with amendments that portion of the Zoning Map encompassed by the Amendment, and that the conditions and findings attached to previously approved zoning applications are considered part of this Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or circumstances. It is hereby declared to be the legislative intent that this Resolution would have

been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been included therein.

BE IT FURTHER RESOLVED that it is the intent of the District Council that approved Conditions 10 and 23 in Comprehensive Design Plan CDP-0501 for Smith Home Farms should be interpreted to require submission of an SDP for the Central Park following approval of the Westphalia Sector Plan and SMA and not as the second SDP under CDP-0501. The exact timing for SDP submission, approval and phasing for the Central Park shall be established by the District Council in approval of the next SDP to be filed under CDP-0501.

BE IT FURTHER RESOLVED that it is the intent of the District Council that the first building constructed in the Central Park be a tennis facility and that funding in the amount of $2.5 million be allocated from the $4.2 million for construction funds for the Central Park as required by CDP-0501; and

BE IT FURTHER RESOLVED that it is the intent of the District Council that the first public recreation building constructed outside the Central Park be a recreation building in the Westphalia Estates Neighborhood Park and that funding in the amount of $1.0 million be allocated from the $4.2 million in construction funds for the Central Park as required by CDP-0501.

BE IT FURTHER RESOLVED that, pursuant to Condition 16 of CDP-0501, it is the intent of the District Council that the lot size for single-family attached dwellings in the R-M (market rate) Zone in the Smith Home Farms project be a minimum of 1,300 square feet.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 6th day of February, 2007.

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
Council Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the County

CR-2-2007 ATTACHMENT A

Development Pattern Element (Revised)

Planning Framework
The Westphalia sector plan area is in the Developing Tier and a segment of the Pennsylvania Avenue Corridor as described in the 2002 *Prince George's County Approved General Plan.* The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The vision for corridors is mixed residential and nonresidential uses that are community-oriented in scope at moderate densities and intensities. This development should occur at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor.

The General Plan indicates a possible future community center in the Westphalia sector plan area north of Pennsylvania Avenue. The General Plan's vision for community centers is a mix of residential and nonresidential uses at moderate to high densities and intensities that serve the immediate community near them and have a strong emphasis on transit-oriented development.

The development pattern concept for the Westphalia sector plan is also established largely by the 2005 Westphalia Comprehensive Concept Plan (WCCP) study, which built upon the vision of the General Plan and the approved 1994 Melwood-Westphalia Master Plan by promoting a high-density, mixed-use core off MD 4, with incrementally less dense, largely residential development throughout the remainder of the area and green spaces and parks linking the elements together.

Existing Development Pattern
The predominant land uses have historically been agricultural and equestrian in nature, but are currently being converted to residential and commercial uses.
Existing residential land use patterns include single-family homes on small and large lots, such as those found in the Little Washington, Westphalia, and Melwood neighborhoods. Approximately six single-family residential subdivisions have been built in recent years, with two large residential subdivisions now under construction along Ritchie Marlboro Road and Old Marlboro Pike on the east side of the sector plan area. Additional development applications have been approved or are pending review. An older mobile-home park is also located in the northwest part of the area.
Limited industrial and commercial office development has taken place along MD 4 and along the Capital Beltway under the northern extension of the Andrews Air Force Base flight path and its related noise contours. Additional industrial uses are located off Westphalia Road and D'Arcy Road.
One large rubble fill, and approximately six Class Three landfill operations, exist in the central, northern, and western parts of the sector plan area.

Vision
The Westphalia sector plan area contains an urban town center core that is transit- and pedestrian-oriented, with ample public spaces suitable for community events, and surrounding residential and commercial development that helps create a single unified community. Westphalia's existing neighborhoods are an integral part of the new development pattern.

Map 2 shows the overall development concept envisioned by the sector plan. The concept promotes:

- A mixed-use, urban town center with a defined core and a defined edge.
- An urban town center core that is transit- and pedestrian-oriented, with ample public spaces suitable for community events, and surrounding residential and commercial development that helps create a single unified community.

- Two mixed-use activity centers with medium-density local commercial, office, and retail development that serves area neighborhoods.
- Four smaller-scaled mixed-use neighborhood centers to serve local neighborhoods.
- Retail development of approximately one million square feet located primarily in the Westphalia town center core and also within the two mixed-use activity centers and four mixed-use neighborhood centers.
- Office development of up to 4.5 million square feet.
- Attractive and safe residential neighborhoods with a range of housing types and densities, convenient access to schools, recreation, green spaces, and shopping, designed to minimize the visual impact of cars.
- Residential development of approximately 17,000-18,000 units in a wide range of mixed housing types and densities, with incremental increases in development densities closer to the high-density urban town center core.
- Open space of approximately 1,850 acres within, and immediately adjacent to, the Westphalia sector plan area.
- Preservation of green space along the eastern edge and a portion of the MD 4 corridor.
- New industrial development restricted to areas within the Andrews Air Force Base noise zone of 70 dBA (the average day/night sound level measured in decibels) and higher, and existing industrial uses outside the 70 dBA line redeveloped for commercial or residential uses, depending on their location.

Taking into account this development concept, recently approved zoning cases, and existing land uses, proposed future land uses for the Westphalia sector plan area are shown on Map 3A. An illustration of development patterns that may result from this land use plan is shown on Map 3B.

Goals

- Promote compact, mixed-use development at moderate to high densities through the development of a center on the Pennsylvania Avenue (MD 4) corridor in accord with the 2002 General Plan.
- Create a mixed-use town center with high-quality urban form.
- Develop compact areas of commercial and office development.
- Encourage phased commercial and office development that strategically targets and creates market demand in the town center and mixed-use areas.
- Maintain low- to moderate-density land uses for the sector plan area, except in the Westphalia town center core.
- Reinforce existing residential neighborhoods in the Westphalia sector plan area.
- Preserve and enhance environmentally sensitive areas, such as streams, woodlands, and wetlands.
- Develop transit supportive densities and promote street grid systems with compact blocks of development that provide easy automobile, transit, and pedestrian accessibility.
- Balance the pace of development with the provision of adequate transportation and public facilities.

Policy 1

Promote development of an urban town center with a defined core, edge, and fringe, with mixed residential and nonresidential uses at medium to high densities and intensities, and with a strong emphasis on transit-oriented design.

Strategy I. *Westphalia Regional Center:*

Concurrent with this sector plan process, amend the 2002 *Prince George's County Approved General Plan* to officially designate a Regional Center in the Westphalia sector plan area, changing its designation

from a "possible future" community center to Regional Center and "possible future" Metropolitan Center (see Map 4A).

Strategy II. ***Westphalia Town Center Core:***
Develop a compact, interconnected, high-density, high-quality, transit-oriented urban core with mixed commercial, retail, office, residential, and public spaces that create an appealing place for people to live, work, shop, and play (see Map 4B and Illustrations A and B).

Size:

- An area of approximately one-quarter mile from the midpoint of the town center.

Development Density and Intensity Targets:

- Residential density at a minimum of 24 dwelling units per acre net, with a preferred target density range of 40-60 dwelling units per acre net.
- Mixed-use and nonresidential intensity at a minimum 1.0 FAR (floor area ratio) net lot area.

Recommended Range of Land Use Mix:

- Residential: 20-70%
- Retail and Services: 10-60%
- Office: 10-60%
- Public and Quasi-Public Uses: 10-20%

Design Principles**:**

- Construct high-density residential and commercial development using multistory buildings, generally of three to ten stories, with taller landmark buildings. (Note: The town center area is located under federally regulated airspace surrounding Andrews Air Force Base. The regulations limit the height of buildings in the town center area to generally less than 150 feet depending on site elevation and distance from the airport runway. The exact restrictions for each building site need to be verified with Andrews Air Force Base personnel.)
- Feature vertical mixing of uses, particularly along main streets, to include ground-level retail and upper level office or residential uses.
- Create a high-quality urban environment that results in a lively and appealing place to live, work and shop:
    - The façade of all buildings should front all master planned or internal streets and roads unless they front a plaza, green, courtyard, or public park.
    - Encourage the use of materials and finishes that reinforce a sense of quality and permanence.
    - Encourage building designs that are compatible in scale, form, rhythm, and materials to adjacent commercial or residential structures.
    - Provide architectural variation in buildings to discourage the appearance of a uniform structure:
        - Building façades that face public streets should be articulated with form variation and should include design elements such as:
            - Texture
            - Canopies
            - Projections or indentations
            - Vertical expression of structural bays
            - Roof design
        - Design building wall planes to have shadow relief; pop-outs, off-setting planes, overhangs, and recessed doorways shall be used to provide visual interest at the pedestrian level.

- Design signs as a means to communicate a unified theme and identity for the town center.
- Prohibit drive-through commercial services that are visible from public streets.
- Hide garbage collection and other storage areas from streets, parks, squares, and pedestrian spaces through strategic placement and screening.
- Locate loading areas and service driveways adjacent to alleys or parking areas off the rear or the principal buildings, hidden from streets, parks, squares, and pedestrian spaces by the principal structure, or through articulated screening walls.

- Promote the development of quality public spaces:
  - Design a minimum of one public space in a prominent, centralized location of the town center core at a minimum of three acres in size.
  - Construct inviting public amenities such as a gazebo, fountain, bandstand, public art or ornamental landscaping in all civic and public spaces.
  - Develop numerous smaller public spaces such as plazas, courtyards, and green spaces of approximately one-quarter to one-half acre in size.
- Use street grid systems to create compact blocks of development and provide for easy connectivity of all town center features:
  - Prohibit culs-de-sac.
  - Construct blocks with an average length of no more than 500 feet and maximum length not to exceed 800 feet.
- Develop in a way that promotes walking and transit use and provides high levels of pedestrian accommodation, safety and amenity:
  - Design streets to support multiple users such as: automobiles, pedestrians, bicyclists, transit buses, and trash collection and emergency vehicles.
  - Provide necessary rights-of-way for transit, transit stops, or stations.
  - Provide direct access from public sidewalks to all buildings, unless the building fronts a plaza, green, or courtyard.
  - Design streets with pedestrian facilities and amenities such as wide sidewalks, street trees, nature strips or tree boxes, pedestrian-scaled lighting and signs, landscaping, and street furniture.
  - Design sidewalks adjacent to master planned roads to an appropriate standard for city boulevards, city collectors, and city residential streets (see Transportation Illustration 1).
  - Design all other streets with sidewalks no less than six feet in width.
  - Provide attractively designed transit stops and stations that are adjacent to active uses and recognizable by the public.
  - Design safe, attractive, and convenient pedestrian connections from transit stops and stations to building entrances.
- Encourage structured parking that is multiuse and does not interfere with aesthetics of the streetscape:
  - Screen free-standing parking structures from public walks and streets by locating them off street or behind the primary structure or a liner building.
  - Encourage ground floor retail development in structured parking that fronts public streets; integrate structured parking with active uses.
  - Design clear and safe pedestrian pathways with signs that link parking to destinations.
- Promote on-street parking and construct it in a manner that is practical and does not impair aesthetics or safety:
  - Promote parking that meets needs of various uses: short-term turnover for retail, longer term for employment, and parking for evening and nighttime uses.
  - Break up long lines of parked vehicles with planting island projections if appropriate.
- Discourage surface parking lots, and ensure appropriate design if built, by:

- Orienting and designing surface lots in a manner that enables infill development as the town center develops and increases in density.
- Locating pedestrian pathways in areas where vehicular access is limited.
- Avoiding large areas of uninterrupted parking especially adjacent to community and public viewsheds.
- Using trees and landscaping to provide shade, screening, and filtering of stormwater runoff in parking lots.

Strategy III. ***Town Center Edge***:
Develop a medium- to high-density urban pattern surrounding the high-density town center core, including medium-density mixed-use commercial and office, and several interconnected residential neighborhoods that have diverse housing styles and a network of open space (see Map 4B and Illustration C).

Size:

- An area of approximately one-quarter to one-half mile beyond the midpoint of the town center.

Development Density and Intensity Targets:

- Residential density at a minimum of 8 dwelling units per acre net, with a preferred target range of approximately to 15-30 dwelling units per acre net
- Nonresidential intensity at 0.5 to 1.5 FAR net

Recommended Range of Land Use Mix:

- Residential: 40-80%
- Retail and Services: 5-20%
- Office: 5-20%
- Public and Quasi-Public Uses: 10-20%

Design Principles:

- Use medium- to high-density multistory buildings (generally two–five stories); avoid constructing one-story buildings.
- Build residential neighborhoods that are attractive, walkable, and include diverse housing styles and open space:
  - Encourage a variety of residential dwelling unit types within blocks and within neigborhoods, such as:
    - Small lot single-family
    - Cottages
    - Duplexes
    - Triplexes or quadruplexes
    - Zero-lot line or garden homes
    - Townhouses or rowhouses
    - Dwellings above nonresidential space
    - Multifamily condominiums (including “two over two” units)
    - Multifamily apartments
  - Create varied architecture and avoid flat façades by using bays, balconies, porches, stoops, and other projecting elements.
  - Design single-family detached and attached homes and multifamily buildings so the mass of the living space and the front door dominates the front façade:
    - Require garages that are hidden or clearly subordinate to the main structure and do not project beyond the main façade of residential buildings.

        - Arrange driveways so that cars are parked to the side or rear of the house or otherwise hidden from the street.
        - Promote rear alleys to have access to parking and garages for residences that are sited back-to-back.
    - Maximize the number of windows facing public streets.
    - Allow the use of accessory dwelling units or "granny flats" in appropriate locations.
    - Enhance community gateways to demonstrate neighborhood pride and delineate boundaries.
    - Design streets to include high levels of interconnectivity between neighborhoods:
        - Do not build culs-de-sac, except to avoid sensitive environmental resources.
        - Do not allow gated streets or developments.
    - Emphasize the provision of high-quality pedestrian and bikeway connections to transit stops/stations and surrounding neighborhoods.
    - Build large multifamily developments within approximately one-quarter mile of transit serviceable roadways.
    - Develop parks and open spaces in town center edge neighborhoods:
        - Distribute parks generally no less than one-quarter mile from each other.
        - Cluster residences around shared amenities to form distinct neighborhoods with a sense of identity. Use green space to define and divide the clusters.
- Design attractive commercial, retail, and office use areas:
    - Front the façade of all buildings to public roads or internal streets, unless they face a plaza, green, courtyard, or public park.
    - Feature vertical mixing of uses, particularly along main streets, to include ground level retail or commercial and upper level office or residential uses.
    - Encourage building designs that are sensitive to the scale, form, rhythm, and materials proximate to commercial areas and residential neighborhoods that have a well-established, distinctive character.
    - Encourage location of mixed-use commercial projects in transition areas and areas where small-scale commercial uses can fit into a residential neighborhood context.
    - Provide architectural variation in buildings to discourage the appearance of a uniform structure.
    - Restrict drive-in commercial services to rear areas behind main structures; do not allow on street fronts.
    - Provide public plazas, squares, or other public gathering spaces.
    - Encourage structured parking that is multiuse and does not interfere with aesthetics or safety of the streetscape:
        - Screen any free-standing parking structure from public walks and streets by locating it off street, or behind the primary structure or a liner building.
        - Encourage ground-floor retail development in structured parking that fronts public streets; integrate structured parking with active uses.
        - Design clear and safe pedestrian pathways with signs that link parking to destinations.
- Promote on-street parking and construct it in a manner that is practical and does not impair aesthetics or safety:
    - Promote parking that meets needs of various uses: short-term turnover for retail, longer term for employment, and parking for evening and nighttime uses.
    - Break up long lines of vehicles with occasional planting island projections.
- Discourage large areas of off-street surface parking and design surface lots appropriately:
    - Orient and design surface lots in a manner that enables infill development as the town center develops and increases in density.

  - Encourage placement of parking along the rear and sides of street-oriented buildings.
  - Locate pedestrian pathways in areas where vehicular access is limited.
  - Avoid large areas of uninterrupted parking especially adjacent to public view sheds.
  - Use trees and other landscaping to provide shade, screening, and filtering of stormwater runoff in parking lots.
- Promote a town center edge development pattern that promotes walking and transit use and provides high levels of pedestrian accommodation, safety and amenity:
  - Design streets to support multiple users such as automobiles, pedestrians, bicyclists, transit buses, and trash collection and emergency vehicles.
  - Provide necessary rights-of-way for transit, transit stops, or stations.
  - Provide direct access from public sidewalks to all buildings, unless the building fronts a plaza, green, or courtyard.
  - Design streets with pedestrian facilities and amenities such as wide sidewalks, street trees, nature strips, pedestrian-scaled lighting and signs, landscaping, and street furniture.
  - Design sidewalks adjacent to master planned roads to urban boulevard, collector, and residential street standards (see Transportation Illustration 1).
  - Design local and internal streets with sidewalks of no less than six feet in width.
  - Provide attractively designed transit stops and stations that are adjacent to active uses and recognizable by the public.
  - Design safe, attractive, accessible, lighted, and convenient pedestrian connections from transit stops and stations to building entrances.

Strategy IV. ***Town Center Fringe:***
Develop town center fringe areas as distinct and cohesive districts of commercial, office, employment, and institutional uses in campus like settings that are separate from the core and have "greener" character and setting by abutting parkways, parks, and green space fronting MD 4. Create building styles that favor large office or institutional developments, with medium- to large-scale commercial developments, and limited landmark, high-density structures such as mid-rise hotel and office buildings.

Size:
- An area approximately 180 acres as shown on Map 4B.

Development Density and Intensity Targets:
- 0.3 FAR or greater for commercial and employment uses

Recommended Range of Land Use Mix:
- Retail and Services: Less than 40%
- Office: More than 50%
- Public and Quasi-Public Uses: More than 10%

Design Principles:

- Use street grid systems that are looser than in the regional core and that accommodate urban parkways and greenways.
- Buildings may be set back from the street to create landscaped front yards and to comply with security requirements.
- Design large commercial buildings to have architectural variation that supports a human scale and provides the appearance and functionality of smaller scale development:
  - Where feasible, use small buildings in key locations to create a human-scale environment in large retail centers.

- Design structures to be of a height and mass that are compatible with the surrounding area.
- Design large retail buildings to have articulation and to break up large masses by creating multiple entries and façade treatments that create the appearance of multiple smaller buildings.
- Incorporate separate individual main entrances directly leading to the outside of large buildings to function as smaller building storefronts.
- Use offsetting planes, rooflines, and overhangs or other means to break up the exterior façades of large retail establishment structures into distinct building masses

- Utilize green space as buffers or public spaces, and integrate them into campus-like settings:
  - Design structures to border or overlook green spaces.
  - Create large landscaped squares or interconnected pubic spaces with walkways or trails, particularly adjacent to office complexes.
  - Design all developments along MD 4 frontage to include landscaping or buffering to minimize the appearance of large building façades or parking lots.
- Integrate appropriately designed transit stops and centers, particularly near employment centers:
  - Provide attractively designed transit stops and stations that are recognizable by the public.
  - Provide necessary rights-of-way for transit, transit stops, or stations.
  - Design safe, attractive, accessible, lighted, and convenient pedestrian connections from transit stops and stations to building entrances.
- Design parking that is functional and supports aesthetics of the built environment:
  - Promote development of parking structures that are wrapped on their exterior with other uses to conceal the parking structure.
  - Design safe, attractive, accessible, lighted, and convenient pedestrian connections from transit stops and stations to building entrances.
  - Use trees and other landscaping to provide shade, screening, and filtering of stormwater runoff in parking lots.
- Create signage that functions to market services or denote building tenants but does not compromise aesthetics or safety:
  - Design signs to only advertise a service, product, or business on the site on which the sign is located.
  - Design signs to be compatible in style and character with the primary structure on the site.
  - Discourage large wall signs.
  - Promote monument signage.
  - Encourage appropriately scaled monument signage:
    - Do not exceed eight feet in height and 60 square feet of area per side for multi-tenant monument signage.
  - Prohibit pole-mounted signs except directional signs.
  - Prohibit signs that compromise motorist safety:
    - No florescent, reflective, or blinking signs.
    - Discourage animated, flashing, rotating signs.
  - Prohibit roof signs.
- Screen the service and loading areas of businesses:
  - Service/loading areas should have an articulated screening wall to shield trucking activities from pedestrian areas.
  - Loading areas and service driveways should adjoin alleys or parking areas to the rear or the principal building and shall be hidden from streets, parks, squares, and pedestrian spaces.

- Hide trash receptacles, garbage areas, and storage areas from public rights-of-way and public and pedestrian spaces through strategic placement and screening.

Policy 2
The Westphalia town center should be designed and reviewed in accordance with design standards and best practices for urban development as described in this sector plan.

Strategy
Approve development standards specifically for the town center area in a conceptual site plan review per Part 3, Division 9, of the Zoning Ordinance to ensure development of urban land use patterns and character and that may revise or replace the suburban development standards contained in the zoning ordinance pertaining to lot size, lot coverage, frontage, setbacks, height, and mix of land use types, signs, off-street parking and loading, landscaping, and other parts of the zoning ordinance.

Policy 3
Ensure high-intensity commercial and office development in the first phases of town center construction.

Strategies
- Identify and reserve sites specifically and exclusively for high-intensity office, high-intensity mixed use, and high-density residential uses in the town center core.

- In the site plan and subdivision review and approval processes, define and require high-intensity office and retail construction in the town center core prior to or in conjunction with specified levels of residential construction.

Policy 4
Promote development of six distinct mixed-use activity areas beyond the town center area with residential, retail, service, and employment components to service the area's neighborhoods.

Strategy: ***Mixed-Use Activity Centers and Mixed-Use Neighborhood Centers:***
Develop distinct commercial activity centers serving communities and neighborhoods outside the town center core area with medium- to high-density, mixed-use commercial, retail, and office development that is designed around a main street and anchored by shared amenities such as open space or civic centers (see Map 4B and Illustration E).

Size:
- Varies from approximately 7 to 30 acres.

Development Density and Intensity Targets:
- Residential at 4.5 to 28 DUA net
- Retail/Services at 0.2-0.3 FAR net
- Office at 0.4 to 0.75 FAR net

Recommended Range of Land Use Mix:
- Residential: 20-80%
- Retail and Service: 5-50%
- Office: 5-50%
- Public Uses: 10-20%

Location:

- Two Mixed-Use Activity Centers:
  - North of the town center on the north side of the grand park.
  - At the intersection of Ritchie Marlboro Road and Sansbury Road.
- Four Mixed-Use Neighborhood Centers:
  - South of Westphalia Road near Poplar Avenue.
  - North of Westphalia Road to the west of Ritchie Marlboro Road.
  - West of Ritchie Marlboro Road at Old Marlboro Pike.
  - North of Old Marlboro Pike at Melwood Park Avenue.

Design Principles:

- Develop distinct, high quality, walkable, mixed-use and "main street" commercial development areas with focal points and shared amenities:
  - Residential and commercial development should be medium- to high-density with a minimum of two-story buildings, up to six.
  - Design commercial development to front a main street or parks, plazas, or courtyards.
  - Anchor development with larger scale commercial development or public or civic spaces and amenities at one or both ends of the main street.
  - Design interesting and attractive architectural features that create a quality environment and "sense of place":
    - Develop buildings and signage with a common, appealing, and unifying theme and attractive, clearly demarcated entrances.
    - Encourage the use of materials and finishes that reinforce a sense of quality and permanence.
    - Design buildings to be attractive on all sides.
    - Design buildings with some form of architectural variation or articulation.
    - Promote ample and numerous windows on a building's front ground-level elevation.
  - Main street businesses should be interconnected between parcels with the sharing of curb cuts, parking, and stormwater management.
  - Restrict drive-in commercial services to rear areas behind main structures; do not allow on street fronts.
  - Provide high levels of pedestrian accommodation, safety and amenity:
    - Design sidewalks no less than six feet in width to include street trees and planting boxes.
    - Design internal streets/site circulation as low-speed streets with parallel or angled on-street parking.
    - Provide pedestrian amenities such as canopies and street furniture.
    - Do not design main streets larger than two lanes in each direction.
    - Design key intersections with clearly demarcated crosswalks and enhancements such as brick pavers.
    - Promote innovative pedestrian safety improvements such as bump-outs.
    - Utilize landscaping and parked cars to buffer people from traffic.
    - Encourage street medians with amenities such as raised planters and ornamental or period lighting.
    - Encourage progressive and aesthetically appealing traffic-calming techniques such as roundabouts or traffic circles that are raised and landscaped.
    - Design parking to meet needs of various uses: short-term turnover for retail, longer term for employment, permit parking for residential areas, and parking for evening and nighttime uses.

- Create a parking network that is safe, functional, and promotes the aesthetic of a main street:
  - Encourage on-street parking, including "head-in" parking along the main street.
  - Design structured parking with active uses; screen any free-standing parking structures from public walks and streets by locating it off main streets.
  - Design off-street surface parking to be placed to the side and rear of buildings, in the interior of blocks, and screened from public walks and streets.

Policy 5
Promote new residential development and preserve, protect, and enhance existing residential neighborhoods.

Strategy
Develop approximately 3,500 acres of new low- to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept.

Design Principles:

- Design new low- to medium-density residential neighborhoods that are varied in housing styles and architecture and promote best practices for residential design:
  - Feature the same quality design and treatments on the exposed façades as on the front façade of highly visible residences on corner lots and elsewhere.
  - Create varied architecture and avoid flat façades by using bays, balconies, porches, stoops, and other projecting elements.
  - Design single-family detached and attached homes and multifamily buildings so the mass of the living space and the front door dominates the front façade:
    - Require garages that are hidden or clearly subordinate to the main structure and do not project beyond the main façade of residential buildings.
    - Arrange driveways so that cars are parked to the side or rear of the house or otherwise hidden from the street.
    - Promote rear alleys to have access to parking and garages for residences that are sited back-to-back.
  - Incorporate a variety of housing types in single-family projects/subdivisions:
    - Build townhomes and small lot single-family homes to add diversity to neighborhoods or as a transition between higher density units and lower density single-family neighborhoods.
    - Allow the use of detached accessory dwelling units.
  - Maximize the number of windows facing public streets.
- Design residential developments that connect and appropriately transition to pre-existing communities and neighboring commercial areas:
  - Develop neighborhoods to reflect the character of their location within Westphalia, with areas closer to the town center being more compact and more urban, and outlying areas more rural.
  - Create lot divisions that respect the existing pattern of development for neighborhood continuity and compatibility.
  - Discourage use of walls, gates, and other barriers that separate residential neighborhoods from the surrounding community and commercial areas.
- Design an efficient, safe, and interconnected residential street system:

- Design or retrofit street systems to link individual subdivisions/projects to each other and the community.
- Avoid closed loop subdivisions and extensive cul-de-sac systems, except where the street layout is dictated by the topography or the need to avoid sensitive environmental resources.
- Emphasize the provision of high-quality pedestrian and bikeway connections to transit stops/stations, village centers, and local schools.
- Clarify neighborhood roadway intersections through the use of special paving and landscaping.

- Create a system of open space and parks and preserve sensitive environmental features:
  - Cluster residences around shared amenities to form distinct neighborhoods with a sense of identity. Use green space to define and divide the clusters.
  - Preserve large wooded areas and fields by using cluster or conservation subdivision design techniques, by allowing smaller lot sizes and by permitting usable shared green areas in the immediate neighborhood.

Policy 6
Promote the development of attractive gateways into the Westphalia area that define the site's image as an inviting and safe place.

Strategy
Develop ten gateways at key intersections entering the Westphalia community at the following locations (see Map 3):

1. MD 4 at Westphalia Road
2. Suitland Parkway at MD 4
3. Dower House Road at MD 4
4. Woodyard Road at MD 4
5. Old Marlboro Pike at Ritchie Marlboro Road
6. P-615 and Ritchie Marlboro Road
7. Westphalia and Ritchie Marlboro Road
8. Sansbury Road and White House Road
9. D'Arcy Road at the Capital Beltway
10. Harry S Truman Drive at White House Road (outside the sector plan area)

Design Principles

Design designated gateways to include at least the following design elements:

- Landmark elements such as entrance signage, artwork, monuments constructed on features such as stone or masonry, decorative columns, water features, or clock towers.
- Landscape design including both softscape and hardscape.
- Resting and recreation facilities, information kiosks, or other amenities as appropriate.

Policy 7
Promote industrial development at appropriate locations in the sector plan area.

Strategies

- Locate new industrial development primarily near the Capital Beltway and MD 4 where the Andrews Air Force Base flight paths result in noise ratings of 70 dBA or higher (see Map 3A).

- Require interior acoustical buffering for all buildings in high noise impact areas related to flight operations at Andrews Air Force Base.
- Separate industrial areas from residential areas by use of buffering designed and placed to minimize sight, sound and dust.
- Provide screening for outdoor storage areas and truck parking or loading areas for industrial properties bordering roads.
- Design access roads to industrial areas to border or pass around, not through, residential neighborhoods.
- Provide access to industrial sites by means of pedestrian trails and public transit, as well as public roads.
- Redevelop existing industrial uses located within residential communities with redesigned or new uses that are highly compatible with a residential living environment:
    - Enclose, buffer, or otherwise modify business activities to reduce noise, traffic, or unattractive views.
    - Redevelop incompatible industrial uses with more compatible types of business land use.
    - Rezone incompatible industrial areas to allow for redevelopment with compatible nonindustrial land uses.

CR-2-2007 ATTACHMENT B

Existing Communities Element (New)

Vision

The Westphalia area has a mix of stable neighborhoods that provide a broad range of housing opportunities.

Background

The Westphalia community has an eclectic mixture of suburban neighborhoods and rural home sites located along narrow roadways that traverse the predominantly rural landscape. Single-family housing ranges from very large to very small homes built in small subdivisions or on individual lots. A neighborhood of mobile homes and another of townhomes are located along the west side near the Capital Beltway. New homes in large subdivisions are being constructed in the eastern and southern parts of Westphalia and others are proposed in the central area. Eventually, a network of new neighborhoods intermingled with the old will emerge (See Map __).

Industrial land uses, including mining and land filling activity, have historically been located within or adjacent to the residential neighborhoods in the northern and western parts of Westphalia. While providing a source for local employment, the related heavy truck traffic, noise, and hours of operation are often incompatible with nearby residential neighborhoods. Some of the landfills have ceased operation or are planned for alternative land uses, but others will remain in operation for an indeterminate period of time (See Map ___).

Roads and public facilities serving the existing Westphalia neighborhoods are limited and adequate drainage, road shoulders, street lighting, and curb, gutter and sidewalks are frequently lacking. Main roadways (Westphalia Road, D'Arcy Road, Sansbury Road, and Ritchie Marlboro Road) have heavy industrial truck traffic or cut-through commuter traffic from surrounding areas and the need for road improvements and repairs is apparent in many areas. Three neighborhood parks in Little Washington, Westphalia, and Melwood Park provide outdoor recreation facilities for area residents, but do not yet include community meeting rooms or bathroom facilities. Police and fire services are provided from facilities located outside the community, which is typical of still-rural communities. Arrowhead Elementary School is an older facility in need of modernization or replacement.

Existing neighborhoods are generally stable residential areas where many owners have improved older homes with new siding, windows, and landscaping. However, a number of homes in the area are in need of improved property maintenance, rehabilitation, modernization, or even replacement. In some cases, problem properties have persisted for several years. Inappropriate, nonconforming, or potentially illegal uses were noted in several neighborhoods, including roadside dumping, commercial truck storage, and inoperable or abandoned vehicles. Residents have concerns about crime in some neighborhoods.

Deliberate steps must be taken to ensure that as new communities are developed, the older neighborhoods are not left behind. Substandard property maintenance, land uses that are incompatible with a neighborhood context, excessive or inappropriate traffic traveling to and through the area, deteriorating roads, and the reality, or perception, of crime can erode stability of neighborhoods, deter further residential investment in older neighborhoods, and lead to isolation from the surrounding communities.

Prominent concerns common to the residents of existing neighborhoods in Westphalia include the following:

- Incompatible land uses within or adjacent to neighborhoods without adequate buffering or mitigation measures, especially rubble and Class Three landfills.
- Poor home and yard maintenance.
- The design and compatibility of new subdivisions and infill development with the character of existing neighborhoods.
- The threat of escalating property assessments for limited income homeowners and their ability to maintain or retain their homes.
- Heavy truck and commuter traffic traveling along local residential streets and rural roads.
- Inadequate road capacity and maintenance for existing and future traffic needs.
- Adequacy of education, parks, police, fire, and emergency facilities to serve the existing community as well as new development.
- The reclamation or reuse of rubble and Class Three landfills upon completion.
- Potential displacement of residents by use of eminent domain.

Goal
Protect, maintain, and enhance older Westphalia neighborhoods.

Policy 1
All land uses within or adjacent to residential areas should be physically and visually compatible with the neighborhood character.

Strategies
- Mitigate or eliminate activities that adversely impact neighborhoods.
  - Rezone as necessary to prohibit incompatible land use.
  - Replace incompatible land uses.
  - Enclose, buffer, or otherwise modify incompatible land uses to reduce noise or unattractive views.
  - Promote close working relationships among business owners, residents and county officials to foster communication and cooperation and to minimize conflicts.
- Enforce county codes and take corrective action regarding inappropriate neighborhood activities, such as parking of commercial vehicles or illegal commercial operations on residential property, abandoned or inoperable vehicle storage, decrepit structures, or dumping.
- Target distressed and low-value housing for revitalization or redevelopment.
- Schedule joint citizen/public agency tours of the community on an annual basis to identify and address new or unresolved problems.

Policy 2
Property in residential communities should be maintained in good structural and aesthetic condition.

Strategies
- Support programs sponsored by civic associations, preservation organizations, local businesses, or public agencies (such as the Livable Communities Initiative) that encourage and facilitate regular home maintenance, including, but not limited to:
  - Educational initiatives on such topics as home and yard maintenance, historic renovation, landscaping, and garden design.
  - A tool lending program among homeowners, civic associations, and preservation organizations.
  - Low-income loan or volunteer assistance programs for residents who are physically or financially incapable of maintaining their homes and yards.

- Establish a cooperative public/private program that returns abandoned or foreclosed properties to active use in a timely and economical manner.
- Promote activities that instill resident respect and pride in their neighborhood, such as:
  - Volunteer activities that promote high standards of cleanliness and safety.
  - Holiday activities and neighborhood fairs/block gatherings to meet neighbors and increase awareness of the community's history, culture, and traditions.
  - Construction of well-designed and landscaped neighborhood entrance markers to bolster identity and a sense of place.
  - Community parks or gardens.

Policy 3

The design of new or infill development within and adjacent to older communities should be compatible with the established neighborhood scale and character.

Strategies

- Design new development to be compatible with the established character of existing neighborhoods, in terms of:
  - Lot size, building orientation, and setback.
  - Building mass, architecture and design.
  - Construction materials.
  - Street patterns and parking.
  - Buffers, landscaping, and transition areas.
- Revise zoning ordinance regulations to require limited site plan review for subdivisions or development projects within or adjacent to older neighborhoods to address character and compatibility issues.

Policy 4

Roads and sidewalks in existing community neighborhoods should be physically and functionally comparable to those in contemporary subdivisions.

Strategies

- Construct new roads that provide alternative truck and commuter traffic routes to the regional highway network and avoid established residential neighborhoods.
- Implement traffic-calming techniques that discourage nonlocal traffic from using roads in established residential neighborhoods.
- Identify existing roads and subdivision streets in need of surface or shoulder repair, drainage improvements, or replacement.
- Prepare a pedestrian circulation plan for older neighborhoods to identify where new sidewalks or trails should be installed.
- Establish a targeted capital improvement and maintenance program to implement identified improvements.

Policy 5

All neighborhoods should be provided with modern public facilities and services.

Strategies

- As new neighborhoods and public facility structures are built, ensure that services to and facilities in existing neighborhoods are upgraded to contemporary standards.
- Provide opportunities for homeowners utilizing aging, or potentially failing, septic sanitary disposal

systems to convert to the public sewer system as it becomes available.
- Include older neighborhoods in plans to extend new public utilities into the area, such as natural gas lines and digital or fiber-optic telecommunication lines.
- Encourage new neighborhood homeowners associations to allow residents of nearby neighborhoods to utilize private recreation and community facilities.

Policy 6
Protect existing homeowners and businesses from displacement to the greatest extent possible.

Strategies
- Avoid public acquisition of property needed for proposed public improvements by condemnation under the power of eminent domain where it would displace existing residents or businesses.
- Evaluate the effectiveness of, and consider possible revisions to, the state tax code, such as the Homestead or Homeowners Property Tax Credit programs, to protect existing homeowners from a substantial rise in residential property assessments and taxes resulting from any rapid increase in neighborhood property values.

Policy 7
Enhance the safety and security of residents through design and maintenance of neighborhoods.

Strategies
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design and review of all new development, redevelopment of infill sites, and infrastructure improvements.
- Conduct a joint survey of problem neighborhoods with residents and agency officials from the county's Police Department, the Department of Environmental Resources, and the Department of Housing and Community Development to identify existing features that may facilitate criminal activity, such as lack of visibility, poor access control, poorly delineated spaces and territorial boundaries, or lack of activity. Recommend corrective actions that can be implemented by residents, businesses, or public agencies.
- Target police patrols and enforcement programs to address concerns about neighborhood crime as it occurs.

CR-2-2007 ATTACHMENT C

Economic Development Element (New)

Vision
The Westphalia area is a diverse, educated, culturally enriched, and economically competitive community of neighborhoods anchored by a dynamic town center featuring a vibrant urban environment and abundant job opportunities. The high quality of life attracts people from throughout the region to live, work, shop, and play in this community.

Goals
- Successful creation and sustainable growth of the Westphalia town center to include quality commercial development and upper income, high value-added employment opportunities.
- The attraction, development, and expansion of viable neighborhood, community, and region-serving businesses throughout the Westphalia sector plan area.
- The development of a diverse, skilled, and educated workforce system that is ready to meet the needs of incoming businesses.

Policy 1
Focus on effectively coordinating and organizing county and state economic development efforts toward generating regionally marketed retail and office employment uses in high-density, transit-oriented development (TOD) patterns within the Westphalia town center.

Strategies

- Increase coordination and build effective partnerships for economic development of the town center:
  - Create a Westphalia Town Center Coordinating Council to increase coordination between federal, state, county, and community stakeholders in moving town center economic development projects forward.
  - Work with the Maryland Department of Business and Economic Development and county economic development officials to meet the current and future needs of Andrews Air Force Base.
  - Consider developing a Business Improvement District to maintain and improve the town center in which property and business owners elect to make a collective contribution to the maintenance, development and promotion of the Westphalia town center core.
  - Appoint a high-level government official to champion development projects, reduce development obstacles, and facilitate the process of acquiring development approvals.
- Study, explore, and consider utilizing various financial incentives for real estate, business, cultural, and workforce development within the town center:
  - A Tax Increment Finance district to finance public infrastructure in a manner that is timely and that adds value and distinction to the town center development.
  - Parking or transportation districts that can subsidize structured parking in the town center.
  - Land write-downs to facilitate contiguous expansion, or single ownership of additional town center land, if needed.
  - County bonds to assist in the construction or maintenance of public infrastructure for the town center.

- Reduction of development or operating costs through reductions in property taxes or taxes on sales of construction materials.
- An Arts and Entertainment District within the Westphalia town center to provide special tax incentives that will benefit artists, art enterprises, and developers who construct spaces for the arts.

- Strategically target and attract commercial development and businesses to the Westphalia town center:
  - Develop and implement a branding strategy for the town center that capitalizes on the town center's unique potential and maximizes its recognition.
  - Identify and attract key employers and commercial development based on preferred industry sectors and established county economic development strategies.
  - Attract economic development through comprehensive marketing tools and programs that include strategies such as direct mail advertising, newsletters, public relations, trade shows, special events, and prospecting trips.

Policy 2
Focus county and state economic development efforts on attracting, retaining, and expanding community and neighborhood-serving nonresidential development throughout the extent of the sector plan area.

Strategies
- Promote and support small business and entrepreneurial development and expansion:
  - Provide outreach and assistance to existing small businesses through the county's Small Business Initiative.
  - Promote county-sponsored entrepreneur assistance, business classes, and formal training offered through the county's Economic Development Commission's Small Business Initiative.
  - Promote the development and expansion of small technology-based businesses through the use of the county's Small Technology Business Revolving Loan Fund.
  - Provide comprehensive management, technical assistance, and business training to support growth of small business.

- Facilitate the rehabilitation and upgrade of existing vacant or underutilized commercial and office buildings:
  - Promote the development and expansion of existing buildings with the use of the Commercial Building Loan Fund offered by the county's Redevelopment Authority.
  - Create competitive loans or "challenge grant" programs that offer façade/canopy/ streetscape improvement grants.
- Provide Tax Increment Financing on a project by project, or site specific, basis for projects that meet the plan's goals and strategies.

Policy 3
Promote the development and expansion of minority-owned business enterprises.

Strategies
- Develop a special initiative to recruit additional prominent, minority-owned businesses to the Westphalia sector plan area.
- Develop programs that promote the participation, training, employment, and mentoring of locally based minorities and the establishment of new minority-owned business enterprises in all phases of the sector plan area's business development.
- Establish a model "Minority Participation Initiative" program to encourage participation in the land development and construction business in a way that creates legacy wealth and expands capacity among locally based minorities. Incorporate the following criteria:

- Minimum *goals* should be attached to all phases of the development project for minority participation.
- Minimum *requirements* for minority participation should be attached to at least two phases of a project:
  - Predevelopment/entitlement
  - Development
  - Vertical construction
  - Sales and leasing
- Penalties for projects that fail to meet established minimum goals or requirements.
- Incentives for projects that meet or exceed the minority participation goals.
- A variety of methods to achieve targeted percentage ranges including, but not limited to:
  - Equity participation
  - Fee equivalent as a percentage of the project
  - Contracting or subcontracting
  - Employment, mentoring, training, internships, incubators and scholarships
- Additional incentives for equity participation, such as:
  - Additional credits toward participation goals
  - Additional credits toward community benefit requirements
  - Increased public financing
  - Fee equivalent as a percentage of the project
- A formal implementation and enforcement mechanism.

CR-2-2007 ATTACHMENT D

Environmental Infrastructure Element (Revised)

Policy 1
Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.

Strategies

- Use the sector plan designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.
- Preserve 480 or more acres of primary management area (PMA) as open space within the developing areas.
- Preserve or restore the regulated areas within the sector plan, both within and outside the designated green infrastructure network and those designated through the development review process.
- [Place preserved sensitive environmental features within the park and open spaces network to the fullest extent possible.]
- Consider legislated revisions that, subject to appropriate legislative authority, allow a variation process to address thresholds below current requirements for designated General Plan Centers in order to encourage an urban character of development.
- Evaluate current policies and ordinances to consider providing the option of woodland conservation credit for stream restoration, for the removal of invasive plant species, and to consider credit for the planting of a community tree grove or arboretum.
- Allow street trees within the designated town center to count towards woodland conservation requirements where the trees have been provided sufficient root zone space to ensure long-term survival and sufficient crown space that is not limited by existing or proposed overhead utility lines.
- Enhance regulated areas by concentrating required woodland conservation adjacent to regulated areas and in an inter-connected manner.
- Evaluate current policies and ordinances to consider allowing plantings on slopes of rubblefills and class III fills to count towards woodland conservation requirements.
- Place sensitive environmental areas within conservation easements to ensure preservation in perpetuity.
- Protect primary corridors (Cabin Branch) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors (Back Branch, Turkey Branch, and the PEPCO right-of-way) to restore and enhance environmental features, habitat, and important connections.
- Limit overall impacts to [the primary management area] sensitive environmental areas to those necessary for infrastructure improvements such as road crossings and utility installations.
- Evaluate and coordinate development within the vicinity of primary and secondary corridors to reduce the number and location of [primary management area] impacts to sensitive environmental areas.
- Develop flexible design techniques to maximize preservation of environmentally-sensitive areas.

Policy 2
Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.

Strategies

- Remove agricultural uses along streams and establish wooded stream buffers where they do not currently exist.
- Require stream corridor assessments using Maryland Department of Natural Resource protocols and include them with the submission of a natural resources inventory as development is proposed for each site. Add stream corridor assessment data to countywide catalog of mitigation sites.
- [Coordinate the road network between parcels to limit the need for stream crossings and other environmental impacts. Utilize existing farm crossings where possible.]
- Follow the environmental guidelines for bridge and road construction as contained in the transportation section of this sector plan.
- [Encourage] Construct shared public/private stormwater facilities as site amenities using native plants and natural landscaping.
- [Ensure the u]Use [of] low-impact development (LID) techniques such as green roofs, rain gardens, innovative stormwater outfalls, underground stormwater management, green streets, cisterns, rain barrels, grass swales, and stream restoration, to the fullest extent possible during the development review process with a focus on the core areas for use of bioretention and underground stormwater facilities under parking structures and parking lots.

Policy 3

Reduce overall energy consumption and implement [more] environmentally-sensitive building techniques.

Strategies

- [Encourage the u]Use [of] green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.
- [Encourage the u]Use [of] alternative energy sources such as solar, wind, and hydrogen power. Provide public examples of uses of alternative energy sources.

Underscoring indicates language added to existing text.
[Brackets] indicate language deleted from existing text.

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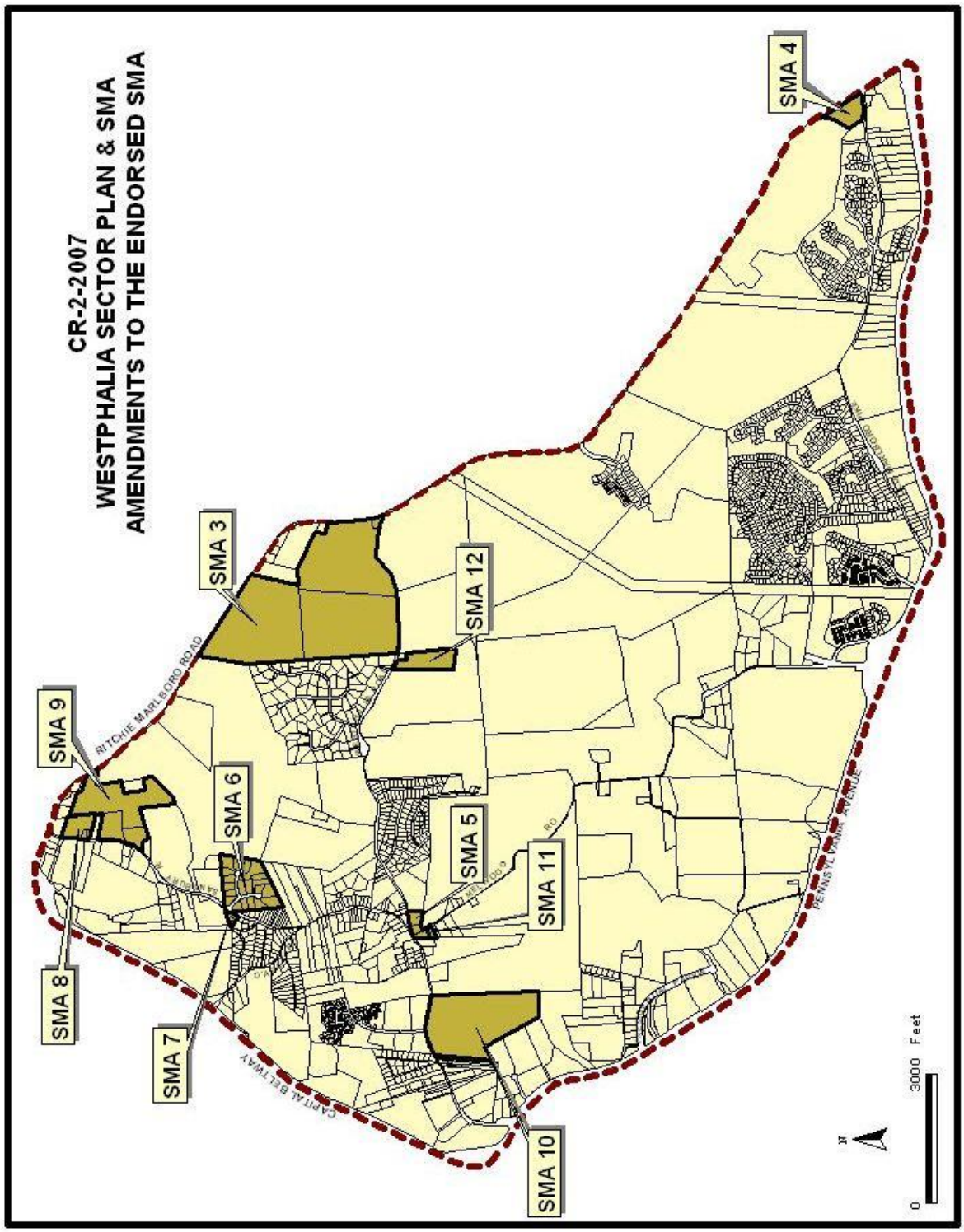

PGCPB No. 08-121 File No. CDP-0601

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 31, 2008, regarding Comprehensive Design Plan CDP-0601 for Woodside Village the Planning Board finds:

1. **Request:** The CDP application requests 1,422 to 1,496 residential units including approximately 1,276 single-family dwelling units (attached and detached) and 220 multifamily units, in the R-M Zone.

2. **Location:** The subject property is located on the southern side of Westphalia Road approximately 2000 feet west of its intersection with Ritchie-Marlboro Road.

3. **Surroundings:** The site is bounded in all directions by existing or proposed residential development. To the southeast is the Marlboro Ridge development, to the southwest is the Smith Home Farm development, and to the north is the proposed Villages at Westphalia development.

4. **Design Features**: The site is generally "T" shaped, with areas indicated for single-family, townhome two over two and condominium development, green space recreational facilities, a park/school site, and a street network. The green space includes environmentally sensitive land (100-year floodplain) in the northwestern and extreme eastern and southern ends of the site, a central piece of land to be dedicated to the homeowners' association for the project and, just south of it, a future school/park site anticipated to include an elementary school, a middle school and recreational facilities, a part of the proposed "Central Park" called for in the *Approved Westphalia Sector Plan and Sectional Map Amendment*. The "Central Park" is proposed to include a lake in its design, a portion of which may be located on the subject property. The street network, including both traditional blocks and streets terminating in culs-de-sac, is determined at least in part by the presence of the floodplain and Westphalia Road to the north.

   Townhome development is clustered in the central, the northeastern and southeastern portions of the site. Two over two units are located in the central and the southeastern portions, along a boundary shared with the Marlboro Ridge development. At this juncture, the lotting pattern indicated includes a number of lots straddling the property line, though they are not approved as part of the comprehensive design plan process. The applicant has indicated its intention to have a new preliminary plan approved for the Marlboro Ridge development to make this a seamless connection. These issues, however, concerning the exact lotting pattern of the subject site, are more appropriately dealt with as part of the preliminary plan of subdivision approval process, subsequent to the approval of the subject comprehensive plan. Four different varieties of single-family detached units are utilized for the remainder of the development, except for a central piece

of land bounded by proposed roads "O", "P" and "X" which is specified as condominium development.

Recreational facilities for the proposed project will include the following:

- 2 picnic areas
- 3 sitting areas
- 4 tot lots
- 2 open play areas
- An extensive train/pedestrian network including nature trails with interpretive signage and connections to adjacent communities.
- 2 pre-teen areas
- 4 tennis courts
- 1 swimming pool with six lanes (25 meters long) with at least a 30-foot by 30-foot training area and additional area for wading for toddlers.
- 1 basketball court
- I volleyball court
- 1 community building including a meeting room and measuring a minimum of 5,000 square feet in addition to space occupied by pool facilities or a may be increased at time of specific design approval.

Recreational facilities for the development will be complemented both by the adjacent school site (which might be planned with a softball and soccer field, with final design determined by the Board of Education) and "Central Park" envisioned by the Westphalia Sector Plan. Of the 61 acres requested by the Department of Parks and Recreation, 30 would be allotted for the school and the remaining 31 would be utilized exclusively for park facilities and become part of "Central Park."

Stormwater Management is indicated to be provided by nine stormwater management ponds; one located at its southern end, two near its center, two on its eastern side and four on its western side.

5. **Previous Approvals:** The project is subject to the requirements of Basic Plan A-9973. Finding 8 contains the details of conformance with the requirements of that approval.

6. **Development Data:** Woodside Village
Zone: R-M
Gross tract area: 381.96
Area within the 100-year floodplain: 15.44
Net tract area: 374.24
Residential land area: 374.24
Density (dwelling units per acre): 4
Commercial Land Area: None
FAR: Not Applicable

7. **Public Benefit Features and Density Increment Factors**: The comprehensive design zone encourages amenities and public facilities in conjunction with density increases. Section 27-496(b) of the Prince George's County Zoning Ordinance provides the guidelines and criteria for calculating the density increases for the R-M Zone (base residential density 3.6 to 5.8 dwelling units/acre; maximum residential density 5.7 to 7.9 dwelling units/acre). The Woodside Village application suggests a maximum of 1,496 dwelling units per acre or 4.0 units per acre, as approved by the basic plan for the project, well within the allowed range. The following chart includes the public benefit features and density increment factors as stipulated in Section 27-509 (B) of the Zoning Ordinance and demonstrates how the subject project should be allowed to increase their density based on provision of public benefit features in the development. The application meets the other general standard of Section 27-509 regarding minimum size. While the minimum size required for residential development of land in the R-M Zone is ten adjoining acres, the project includes almost 382 acres.

		Allowed	**Proposed Residential Increments**	**Comment**
1	For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of one acre) an increment factor may be granted, not to exceed (This open space land should include any irreplaceable natural features, historic buildings, or natural drainage swales located on the project).	25% in dwelling units	25%	At a proposed maximum of 1,496 dwelling units, 3.5 acres of open space per 100 units results in a requirement of 52 acres of open space. This requirement would be met by the 60 acres of homeowners' association land. The 25 percent density increment is justifiable for this item.
2	For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosive action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed	2.5% in dwelling units	2.5%	Enhancement of physical features is accomplished by cleaning up the site's unkempt environmental areas, afforestation adjacent to existing woodlands and the Primary Management Area (PMA) and designing and minimizing crossings of the PMA so as to have the least possible negative impact. The 2.5 density increment is justifiable for this item.
3	For a pedestrian system separated from vehicular right-of-way, an increment factor may be granted, not to exceed	5% in dwelling units	5%	An extensive trail system (approximately 4.5 miles) separating pedestrian from vehicular traffic will serve to link the various neighborhoods to each other, to recreational and community activities on-site and with the stream valley

				hiker/biker/equestrian trail providing a link to adjacent properties. The 5 percent density increment is justifiable for this item.
4	For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment), an increment factor may be granted, not to exceed	10% in dwelling units	10%	Recreational facilities for the development including tennis courts, pre-teen play areas, picnic areas, open play areas, passive recreational areas, tot lots, open play areas, a volley ball court, swimming pool and community center, will be complemented both by the adjacent recreational facilities on the school site and the contiguous 148-acre Central Park. The 10 percent density increment is justifiable for this item.
5	For public facilities (except streets and open space areas) an increment factor may be granted, not to exceed	30% in dwelling units	This potential density increment was not pursued by the applicant.	
6	For creating activity centers with space provided for quasi-public services (such as churches, day care centers for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed	10% in dwelling units		An activity center, with space provided for quasi-public services has not been provided as part of the application. Therefore, the 10 percent density increment is justifiable for this item.
7	For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed	5% in dwelling units	This potential density increment was not pursued by the applicant.	
	SUMMARY OF PROPOSED INCREMENTS		42.5%	

The applicant is only requesting a 12% increase over the base density to achieve the 4 dwelling units per acre.

Staff agreed with the applicant's calculation of public benefit features and density increment factors. By this calculation, the proposed density is well within the upper limit of density permitted after application of the permitted density increments.

Findings Required by Section 27-521 of the Zoning Ordinance (Findings 8–16 below)

8. **The comprehensive design plan is in conformance with the approved basic plan.**

The proposed comprehensive design plan is in conformance with the approved basic plan. Relevant conditions of that approval are included below in **bold face**.

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:

DEVELOPMENT DATA:

Total area	**381.95 acres**
Land in the 100-year floodplain	**15.69 acres**
Adjusted gross area: (381.95 less half the floodplain)	**374.15 acres**
Density permitted under the R-M (Residential Medium Zone)	**3.6–5.8 dwellings/acre**
Base residential density (3.6 du/ac)	**1,347 dwellings**
Maximum residential density (5.8 du/ac)	**2,170 dwellings**
Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres at 3.8-4.0 du/ac	**1,422-1,497 dwellings**
Number of the units above the base density:	**75-150 dwellings**
Permanent open space: (31 % of original site area)	**116 acres**
Public active open space: (parkland and school sites)	**26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school**
Private open space (homeowner association and other)	**60 acres**

Applicant's proposed density range of 1,422-1,496 residential units meets this requirement both in terms of density and nature of land use and the size of the park/school site is accurate.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

a. The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road alignments shall conform to road alignments in all other adjacent

approved subdivisions.

b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.

c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the Comprehensive Design Plan shall conform to all other adjacent approved subdivisions.

d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding land use pattern and to preserve a rural character as recommended in the WCCP Study.

f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any roadways, which are classified as collector and above, they should be accessed through an alley.

Finding 19C below is the Transportation Planning Section's evaluation of Basic Plan conditions 3a-d and 3f. Although the exact lotting pattern for the proposed development will not be determined until time of preliminary plan of subdivision, the illustrative plan for the project indicates that the majority of lots located along Westphalia Road are single-family detached are in compliance with condition 3e above.

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley

subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

Finding 19g and 19e below contains the Department of Parks and Recreation's comments and 19d for those of the trails coordinator regarding condition 3g.

h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.

Images and the general design guidelines mentioned above were included in the comprehensive design plan package.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

j. The Applicant, and the Applicant' heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the

portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation Guidelines and Standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

Finding 19D (Trails referral comments) and Finding 19E (Department of Parks and Recreation) below contains the Board's findings with respect to compliance with conditions 3i, 3j, 3k, 3l and 3m. With respect to private recreational facilities, condition 13 requires the majority of the facilities to be centrally located on homeowners' association land and the remainder located so that some recreational facilities are easily accessible to all residents. More specifically, the recreational facilities should be located as indicated on Applicant's Exhibit #1.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station
(2) Library
(3) Police facility
(4) Middle school
(5) Elementary school

Finding 19f (Referrals/Public Facilities) below contains the Board's findings with regard to Condition 3n.

o. Submit a signed Natural Resources Inventory (NRI) with the Comprehensive Design Plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

p. Demonstrate that the Primary Management Area (PMA) has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland.

(2) Concentrate priority areas for tree preservation in areas within the framework of the *Approved Countywide Green Infrastructure Plan* **such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.**

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

Finding 19g (Referrals/Environmental) below contains the Planning Board's findings regarding conditions 3o, 3p, 3q and 3r.

s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the master plan recommendations for the planned community.

The applicant included such a plan as "Appendix L" to the subject comprehensive design plan. More specifically, the applicant stated that the range of housing types would be located within the development which would include housing of various price levels including single-family detached, townhomes, condominiums and two over two dwelling units that would each appeal to different price levels. Further, they said that the median household income for residents in the Washington metropolitan area is close to the highest in the nation. Lastly, they noted that they were willing to work with a HUD/local housing authority program involving private developers build housing that is affordable under the government's definition. Based on the median income in this Washington metropolitan area HUD and Prince George's County Housing Authority have determined that a family of four, with a maximum income of $85,000 are the individuals who

qualify to purchase designated affordable homes in Prince George's County, or receive affordable home purchase credits. Based on the variety of housing types made available by Toll at Woodside Village, and assuming that there are not any other substantial credit irregularities by the homeowner, Toll will have housing opportunities for some individuals who qualify for affordable housing credits, as they seek governmental assistance to buy homes and that some of those individuals may qualify to purchase a home in the Woodside Village development under the terms of this program.

Staff had recommended a condition below that would require that .5 percent of the units be sold as affordable housing units under the terms of the above-mentioned program. However, the Planning Board adopted Condition 1(o) below that instead requires information be made available to prospective home buyers regarding a HUD sponsored affordable housing program.

t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.

Complete a Phase I archeological investigation report and submit to the Historic reservation staff for approval.

Finding 19a (Referrals/Historic and Archeological) below contains the Planning Board's finding regarding condition 3u. As to Condition 3t, the Historic Preservation and Transportation Planning staff have deferred comment regarding to issues of scenic and historic features of Westphalia Road to the Environmental Planning Section, which regularly reviews such issues for compliance. The Environmental Planning Section, in turn, has suggested that the following condition be attached to the subject approval:

> "At least 35 days prior to approval of the preliminary plan by the Planning Board, an evaluation of the right-of-way and viewshed of Westphalia Road, a designated historic road shall be submitted. Inventory information may be included on the forest stand delineation or tree conservation plan for the site if appropriate, or in a separate document, and may include text, photographs, or other items which provide information necessary to evaluate visual quality. At a minimum the preliminary plan shall show a 40-foot-wide scenic preservation buffer outside the public utility easement along Westphalia Road. After reviewing the visual inventory other design considerations may be imposed."

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

Finding 19g (Referrals/Environmental) below contains the Planning Board's findings regarding Condition 4c.

d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:

(1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or

(2) Avoiding and preserving the resource in place.

Finding 19a (Referrals/Historic and Archeological) below contains the Planning Board's findings regarding Condition 4d.

e. The Applicant shall dedicate 56 developable acres of public open space to M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

Finding 19e (Referrals/Parks) below contains the Board's findings regarding Conditions 4e, 4f and 4g.

5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that the Dunblane (Magruder family) Cemetery shall be preserved and

protected in accordance with Section 24-135-02 of the Subdivision regulations, including:

a. An inventory of existing cemetery elements.

b. Measures to protect the cemetery during development.

c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.

d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

Finding 19a (Referrals/Historic and Archeological) below contains the Board's findings regarding Condition 5a-d.

9. **The proposed plan would result in a development with a better environment than could be achieved under other regulations:**

The proposed plan retains a considerable amount of open space, protects sensitive environmental features and dedicates land for two schools and a park that will have utility both for future residents of the proposed subdivision and other area residents.

10. **Approval is warranted by the way in which the comprehensive design plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**

The project includes both on-site and adjacent recreational facilities, including a trails network that connects to a larger one in the surrounding area. More particularly, the project includes picnic, passive recreational and open play areas, tot and pre-teen playgrounds, tennis courts, a community center, swimming pool, an extensive trail network and volleyball court. In addition, the applicant is dedicating 30 acres for a part/school site and an additional 26 for the adjacent planned "Central Park," a public park called for in the Westphalia Sector Plan. The Department of Parks and Recreation is requesting that they increase the land to be dedicated for Central Park to 33.5 acres. Therefore, it may be said that the plan warrants approval by inclusion of design elements, facilities, and amenities that satisfy the needs of residents, employees or guests of the project.

11. **The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;**

The proposed development is compatible with the surrounding land uses as they are exclusively residential. Moreover, by providing a school/park site, the development is providing additional compatibility by providing needed facilities for the residents of the surrounding residential subdivisions.

12. **Land uses and facilities covered by the comprehensive design plan will be compatible with each other in relation to:**

a. Amounts of building coverage and open space;

b. Building setbacks from streets and abutting land uses; and

c. Circulation access points;

A buffer of homeowner's association/open area surrounds of the development, except for the specified deviations contained in Condition 1 below.

13. **Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;**

Comment: The development of Woodside Village is divided into six phases. They are specified on a plan graphic entitled "Staging Plan" as follows:

Phase	Pods Involved
Phase 1	D, E, F, G, J3, K1 and K2
Phase 2	C1, C2, J1, J2, J4, M1, M2
Phase 3	M3, O, P1, P2
Phase 4	R, S, T
Phase 5	N (HOA Park Site Only)
Phase 6	A, B, H1, I1, H2, I1, H2, I2, L
Phase 7	Q (Dedication to M-NCPPC for Park/School Site

Notes on the plan state that each stage indicates a group of units to be constructed together. Further, notes stipulate that the stage number in no way indicates the sequence of construction and that any group of units may proceed to construction in any sequence.

The CDP text states that each stage identifies groups of units and associated roadways, that will proceed concurrently to specific design plan and construction within a six-year development

schedule for the project. The intent of the staging in the CDP document is to establish priority for groups of units within parcels in terms of specific design plan submissions, though the applicant retained the right to adjust the schedule and staging to accomplish a logical and economically feasible development, subject to the understanding that each stage will be capable of sustaining an environment of continuing quality and stability. Staff generally supported this assertion but was concerned that the central recreational facilities are not being introduced early enough in the staging plan. Condition below #13 requires that Phase 5 be completed prior to issuance of a building permit for the 748th building permit for the development.

14. **Staging of development will not be an unreasonable burden on available public facilities;**

Since each stage will be completed with its associated roadways, recreational facilities and utilities, it is not expected that the staging of development will be an unreasonable burden on available public facilities. Furthermore, in a memorandum dated March 6, 2008, the Historic Preservation and Public Facilities Planning Section stated specifically that they had reviewed the subject comprehensive design plan in accordance with Section 27-520(a)(8) of the Zoning Ordinance and that they had concluded that the staging of development of this project would not be an unreasonable burden on available public facilities.

15. **When a comprehensive design plan proposal includes an adaptive use of a historic site, the Planning Board shall find that:**

a. The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;

b. Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the historic site;

c. The design, materials, height, proportion, and scale of a proposed enlargement or extension of a historic site, or of a new structure within the environmental setting, are in keeping with the character of the historic site:

The subject project does not include the adaptive use of a historic site.

16. **The plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this subtitle, and where townhouses are proposed in the plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d).**

The plan incorporates the applicable design guidelines of Section 27-274 of Part 3, Division 9 and Section 27-433(d) of the Zoning Ordinance.

17. **The plan is in conformance with an approved tree conservation plan.**

A Type I Tree Conservation Plan (TCPI/006/08) was submitted and was approved, subject to

conditions.

18. **Woodland Conservation Ordinance—**In a memorandum dated June 28, 2008, the Environmental Planning Section stated that the development is subject to the requirements of the Prince George's County Woodland Conservation Ordinance, because the parcels affected by the development activity measure in excess of 40,000 square feet and contain more than 10,000 square feet of existing woodland. Also, in that memorandum after extensive environmental review, the Environmental Planning Section recommended approval of the project, subject to conditions. Those conditions have been included. Therefore, the project is in compliance with the requirements of the Prince George's County Woodland Conservation Ordinance.

19. **Approved Westphalia Sector Plan and Map Amendment**.

The subject application is an integral part of the Approved Westphalia Sector Plan and Sectional Map Amendment as is mentioned throughout the original planning document as "a pending rezoning application" and "key development proposal." It was contemplated during the planning process and became part of the vision for Westphalia. The subject comprehensive design plan attempts to implement that vision and is one of the first such plans to be considered under the guidance of the Westphalia Sector Plan.

More specifically, the plan included an overall development concept promoting, among other things:

- Attractive and safe residential neighborhoods with a range of housing types and densities, convenient access to schools, recreation, green spaces, and shopping…

- Residential development of approximately 17,000-18,000 units in a wide range of mixed housing types and densities…

  and has a stated policy (Policy #5) to promote new residential development. It is logical that, due to the geographic location of Woodside Village, that the building lots and single-family be of modest size so as to provide a transition between the town center to the south and the more rural large lot single-family detached units to the north.

  The Woodside Village development supports the overall development concept. In the process of implementing the plan, however, consistent guidance regarding the maximum percentages of townhouse and multifamily dwelling units and minimum lot area and width requirements should be established. Staff would suggest, and has included in a recommended condition the following guidance:

  - That no more than 50 percent of the units included in the development be townhouse; two over two; or multi-family dwelling.

  - That no townhouse yard measure smaller than 800 square feet if the unit does not have a deck and no more than 500-square feet if a deck is provided.

- That a maximum of 15 percent of the townhouse units measure a minimum of 16 feet wide, with the remainder of the townhouse units measuring a minimum of 18 feet wide.

20. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are as follows:

a. Historic Preservation and Archeological Review—In a memorandum dated July 7, 2008, the Historic Preservation and Public Facilities Planning Section, noted that the subject site is subject to conditions of the approval of the Westphalia Sector Plan and Sectional Map amendment (CR-2-2007), offered the following findings:

Historic Preservation

1. The subject property includes the Dunblane Site & Cemetery (Historic Resource #78-010) which is located on the Dunblane property in the Magruder/McGregor Family Cemetery with interments and tombstones dating from 1810 to 1915. The original 18th century Dunblane House was destroyed in 1969, but because of its architectural and historical significance, its site may have archeological potential.

   Dunblane was a one-and-one-half story, multi part stucco-covered dwelling that was one of Prince George's County's most venerable landmarks because of its association with the earliest generations of the Magruder family. Dunblane was built in 1723 by John Magruder, grandson of Alexander Magruder, a Scottish immigrant. Three walls were brick, the fourth of logs. The house stood until a gas explosion on Good Friday, 1969. At its destruction, Dunblane was the oldest Magruder dwelling in Maryland. The property had been documented with photographs and plan sketches by the Historic American Buildings Survey in the 1930s.

2. Historic Resource #78-010 has not been evaluated by the Historic Preservation Commission for potential designation as a Historic Site according to the criteria found in the Historic Preservation Ordinance (Subtitle 29 of the County Code). It is possible that with the completion of archeological investigations, the Magruder/McGregor Family Cemetery and/or the Dunblane House site could be found to meet Historic Site designation criteria.

Archeology

3. Phase I archeological survey was conducted on the five parcels comprising the Woodside Village property (Wholey, Suit, Yergat, A. Bean, and Case) from February to April 2005 and January to May 2007. Twelve archeological sites were identified on the property. Site 18PR860 is located on the Wholey Property and is a late 19th to 20th century tenant house and artifact scatter. Site 18PR891 is located on the A. Bean property and is a multicomponent prehistoric lithic scatter and historic artifact scatter. Site 18PR892 is

located on the Suit Property and is a light scatter of late 19th to mid-20th century artifacts surrounding a tenant house. Site 18PR893 is located on the Suit Property and is a light scatter of late 19th to 20th century artifacts surrounding the main house on the property. Site 18PR894 is located on the Suit Property and consists of a dense scatter of brick and domestic artifacts dating from the 18th to 20th centuries. This site may represent the remains of an 18th century occupation on the property. Site 18PR895 is located on the Suit Property and consists of a tenant house and associated late 19th to early 20th century artifact scatter. Site 18PR898 is located on the Yergat Property and is a mid 19th to 20th century artifact scatter that may represent the remains of two tenant houses. Site 18PR899 is located on the Yergat Property and is a refuse disposal area dating from the late 19th to 20th centuries. Site 18PR900 is located on the Case Property and is an 18th to 20th century artifact scatter associated with the former Dunblane House (Historic Resource #78-010). Site 18PR901 is located on the Case Property and consists of a late 19th to early 20th century artifact scatter. Site 18PR902 is located on the Case Property and is a late 19th to early 20th century refuse dump associated with house site 18PR900. Site 18PR903 is located on the Case Property and is another late 19th to early 20th century refuse dump associated with house site 18PR900.

4. Staff concurs with the report's findings that no further work is necessary on sites 18PR891, 18PR892, 18PR893, 18PR895, 18PR899, 18PR902, and 18PR903. Staff also concurs that no further work is necessary on archeological site 18PR860; however, the 20th century dwelling/tenant house associated with the site should be recorded on a Maryland Inventory of Historic Properties form. In addition, staff concurs that Phase II investigations are necessary on sites 18PR894, 18PR898, 18PR900, and 18PR901. The applicant has submitted four copies of the final reports for the Bean, Case, Suit, Wholey and Yergat properties. The reports were accepted by Historic Preservation staff on March 28 and April 8, 2008.

CONCLUSIONS

Historic Preservation

1. Based on the historic significance of the Dunblane property, and its association with the Magruder family, the Magruder/McGregor family cemetery should be protected and maintained throughout the development process. A plan for the long term maintenance and preservation of the site should be developed by the applicant, whether or not the cemetery is designated as a Historic Site. Should the archeological investigations of the property yield significant findings and features to be preserved in place, those features should also be considered for potential Historic Site designation.

2. Should the Magruder/McGregor Family Cemetery and/or an archeological feature within the developing property be designated as a Historic Site, the buffering provisions of the *Prince George's County Landscape Manual* would apply, and careful consideration should be given to the character of fencing, and landscape features to be introduced.

Archeology

3. Phase II investigations are necessary on sites 18PR894, 18PR898, 18PR900, and 18PR901. A Phase II work plan for these sites was submitted to Historic Preservation and Maryland Historical Trust staff and has been approved.

Per the recommendation of the Historic Preservation and Public Facilities Planning Section, conditions 3u, 4d, and 5 of the Westphalia Sector Plan and Sectional Amendment Zoning Ordinance No. 5-2007 have been included in this approval.

b. **Community Planning—** In a memorandum dated May 1, 2008, the Community Planning South Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern Policies for the Developing Tier. Additionally, they stated that the proposed development plan is in conformance with the principles of the 2007 Westphalia Sector Plan for a planned community in the subject area. Lastly, they suggested that a fee of $3,500 per new dwelling unit is appropriate for the provision of public parks facilities. A condition below requires the payment of the suggested fee prior to issuance of each building permit.

c. **Transportation—**In a memorandum dated June 18, 2008, the Transportation Planning Section offered the following review and comment:

Upon review of the applicant's traffic study, staff concurs with its findings and conclusions as they pertained to the analyses of the various intersections. In addition to the planning staff, the study was reviewed by two other agencies, the State Highway Administration (SHA) and the Department of Public Works and Transportation (DPW&T). In a May 20, 2008 memorandum to staff (*Issayans to Burton*), the DPW&T appears to be in general agreement with the study conclusions. It did however, made some recommendations, most of which affect traffic operations. Some of those recommendations are as follows:

- The developer should be required to widen Ritchie Marlboro Road for three westbound through lanes to accept the proposed third left turn lane from northbound Ritchie Marlboro Road.

- Due to the failing level of service, the applicant should also be required to provide the improvements to the intersection of Westphalia Road and Melwood Road/D'Arcy Road if Smith Farm Development does not come to fruition.

- Due to the skewed angle of Sansbury Road with D'Arcy Road and the future failing level of service, improvements should be made to improve capacity and realign Sansbury Road to 90 degrees with D'Arcy Road.

- Add an additional through lane on southbound Ritchie Marlboro and Westphalia Road to improve capacity and align the Westphalia Road to opposite Orion Lane. The proposed

one-lane approach will block the right lane in addition to the through lane being blocked by left turns into Orion Lane.

In a June 3, 2008 memorandum to staff *(Foster to Burton)*, the SHA also expressed its concurrence with all of the traffic study findings regarding adequacy. SHA noted however, the following additional comments:

- Twenty-five percent of the site generated traffic will utilize the I-95 at Ritchie Marlboro interchange. SHA is therefore recommending that M-NCPPC conditions the applicant to pay a pro-rata contribution towards the future reconstruction of said facility.

- The third eastbound and westbound through lanes on Ritchie-Marlboro Road at Sansbury Road intersection should extend to the west to the I-95 Northbound Ramps at Ritchie Marlboro Road roundabout

TRANSPORTATION FINDINGS

1. The application is a CDP for a single-family residential a development of:

   - 451 single family units
   - 689 townhouse units
   - 220 multi-family units

   The proposed development would generate 840 (168 in, and 672 out) AM peak-hour trips and 832 (541 in, 291 out) PM peak-hour trips at the time of full build-out, as determined using "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

2. The traffic generated by the proposed developments would impact the following intersections and links:

   - Ritchie Marlboro Road at Sansbury Road
   - Ritchie Marlboro Road at White House Road
   - MD 4 at Westphalia Road
   - Westphalia Road at P-616 (future)
   - Westphalia Road at MC-631 (future)
   - MD 4 at Suitland Parkway
   - Ritchie Marlboro Road at Westphalia Road
   - D'Arcy Road at Westphalia Road
   - D'Arcy Road at Sansbury Road

3. None of the aforementioned intersections is programmed for improvement with 100 percent construction funding within the next six years in the current (FY 2007 - 2012) Maryland Department of Transportation *2008*-2013 Consolidated Transportation Program (CTP) or the Prince George's County Capital Improvement Program (CIP) with the exception of the following:

- MD 4 at Suitland Parkway

4. The subject property is located within the Developing Tier as defined in the *Prince George's County Approved General Plan*. As such, the subject property is evaluated according to the following 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; **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 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.

5. All of the intersections identified in Finding 2 above, when analyzed with the total future traffic as developed using the *Guidelines*, were found to be operating inadequately except the following:

   - MD 4 at Suitland Parkway

6. In consideration of the findings in number 5 above, this applicant will be required to provide the following improvements:

   a. **Sansbury Road/Ritchie Marlboro Road Intersection (signalized)**

      - Install a third westbound and eastbound through lane on Ritchie-Marlboro Road.

   b. **White House Road/Ritchie-Marlboro Road Intersection**

      - Restripe the three approach lanes of northbound Ritchie-Marlboro Road to provide double left and a shared left thru right-turn lane.

      - Provide a third through lane along westbound Ritchie Marlboro Road to receive traffic from three left-turn lanes.

   c. **Westphalia Road/ MD 4 Intersection**

      - Provide a pro-rata contribution pursuant to a Surplus Capacity Reimbursement Procedure (SCRP) approved by the Planning Board.

   d. **Westphalia Road and P-616**

- Construct a standard collector section along the south side of Westphalia Road along the property frontage

e. **Westphalia Road and Ritchie Marlboro Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

f. **Westphalia Road and MC-631**

- Construct a standard collector section along the south side of Westphalia Road along the property frontage.

g. **D'Arcy Road and Westphalia Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

h. **D'Arcy Road and Sansbury Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

i. **SCRP Methodology**

Based on the findings adopted by the Planning Board (PGCPB 06-64(A)) for The Smith Home Farm, the following represents the methodology for computing the pro-rata amount for this application:

Pro Rata Share for Subject Development:
Base Condition

Total cost of Construction **$25,841,100.00**

Westphalia Road/service road:	AM CLV – 788; PM CLV – 679	Average 733.5
Old Marlboro Pike/MD 4 EB ramps:	AM CLV – 623; PM CLV – 620	Average 621.5
Service road/MD 4 WB ramps:	AM CLV – 569; PM CLV – 366.	Average 467.5
Interchange base statistic	(733.5 + 621.5 + 467.5) / 3 = 607.50	

Base Capacity: 1450 – 607.5 = 842.50 (capacity units)

Allocable cost per capacity unit: $25,841,100.00 / 842.5 = **$30,671.81**

Base Condition (with SHF + D'Arcy + Rajaee + Westphalia Towns)

Westphalia Road/service road:	AM CLV – 1318; PM CLV – 1168	Average 1243

Old Marlboro Pike/MD 4 EB ramps:	AM CLV – 805; PM CLV – 1096	Average 950.5
Service road/MD 4 WB ramps:	AM CLV – 673; PM CLV – 422.	Average 547.5

Woodside Village
Interchange traffic statistic: (1243 + 950.5 + 547.5) / 3 = 913.67
D'Arcy (North & South) + SHF + Rajaee + Westphalia Towns
Interchange traffic statistic: 890.5
Change in traffic statistic = Woodside Village – (Westphalia + D'Arcy + SHF + Rajaee)
Change in traffic statistic = 913.67– 890.5 = 23.17

Share = Change x Allocable cost per capacity unit
Share = 11.33 x $30,671.81 = **$710,563.60**
Cost per dwelling unit = $710,563.60/ 1,360 **= $522.47**

It should be noted that all of the CLV computations are based on a lane configuration as shown on the most recently available construction drawings (30 percent complete) for the proposed interchange. These computations may vary from those that were outlined in PGCPB 06-64(A)) for The Smith Home Farm since staff had to rely on a design (and lane usage) that was in the very early planning phase. As the design plans get closer to 100 percent completion, it is conceivable that the proposed lane usage and subsequently, the final CLVs for the three intersections may change yet again. staff is confident that by the time final action by the Planning Board is taken regarding the establishment of a SCRP, staff will have available, 100 percent design plans with a definitive lane usage.

With the approval of the Smith Home Farm preliminary plan, and

a. The establishment of SCR improvement in accordance with Section 24-124; and

b. A methodology for computing the pro-rata payment associated with this improvement, subsequent developments; including the subject property could use this finding and methodology as a means of finding adequacy at the MD 4/Westphalia Road intersection.

All parties must be aware that subsequent action will be needed by the Planning Board to establish a SCRP at this location. This would be done by resolution at a later date only after the improvement is bonded and permitted. Any subsequent developments seeking to utilize the SCRP prior to the passage of the SCRP resolution by the Planning Board must receive a condition that requires passage of the resolution establishing the SCRP prior to issuance of building permits.

7. The intersections identified in Finding 6 above will operate acceptably provided all of the improvements in the traffic are implemented.

The Transportation Planning Section stated that the staging of development will not be an unreasonable burden on available public facilities as required by Section 27-521 of the Prince George's County Code if the application is approved with certain specified conditions. Those conditions have been included in this approval.

d. **Trails—**In a memorandum dated May 27, 2008, the trails coordinator stated that the subject site falls within the jurisdiction of the *Approved Westphalia Sector Plan and Sectional Map Amendment*, which recommends several master plan trains on the site and seeks to coordinate development proposals in the area in order to ensure that trail issues are considered comprehensively. More particularly, he notes the specific master plan trail issues as identified in the Westphalia Sector Plan as follows:

- Hiker-Biker-Equestrian trail along Cabin Branch
- Sidepath (Class II Trail) along Westphalia Road
- Trail/Bikeway along Suitland Parkway extended (MC-631)
- Trail/Bikeway along P-616
- Trail/Bikeway along P-619

Additionally, the trails coordinator noted the further guidance of condition 3.g. of approved Basic Plan A-9973 (PGCPB No. 06-112) as follows:

g. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 master plan and the WCCP Study:

(1) Provide the master plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a side path (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.

As review observation, the trails coordinator offered the following:

- It is also important to coordinate the trails and sidewalk facilities on the subject property with facilities on the adjacent Smith Home Farm and Marlboro Ridge developments. Marlboro Ridge already has a network of trails included on the previously approved Conceptual Site Plan CSP-03005 and Preliminary Plan 4-04080. This network includes the Cabin Branch Trail, as well as several trails and pedestrian connections between the Marlboro Ridge and Woodside Village. The amended basic plan submitted with the subject application adequately reflects the connectivity between the two developments.

- The trail plan shown for the Woodside Village basic plan is comprehensive, implements the appropriate master plan trail proposals, and utilizes available open space as trail

corridors. Supplementing these trails are numerous connector trails. These connector trails link development pods and provide access between master plan trails. Sidewalks will also be an important component of providing a walkable community. Sidewalk connectivity will be looked at in more detail at the time of specific design plan (SDP). However, staff recommends that sidewalks be provided along both sides of all internal roads (excluding alleys), unless modified by DPW&T.

- Future submittals should delineate M-NCPPC trails from HOA trails. It should also be noted that the adjacent Smith Home Farm application (CDP-0501 and 4-05080) also indicates a trail along their side of Cabin Branch. Work done for the Westphalia CCP indicated that a trail may be desirable along both sides of Cabin Branch in some areas. However, this should be coordinated with the Department of Parks and Recreation and the ultimate location of the trail, as well as any necessary stream crossings, will be determined by DPR.

In order to implement the above trails recommendations, the trails coordinator suggested seven conditions that have been included in this approval.

e. **Parks—**In a memorandum dated May 23, 2008, the Department of Parks and Recreation offered the following:

The staff of the Department of Parks and Recreation (DPR) has reviewed the above referenced comprehensive design plan application for conformance with the requirements of the approved Basic Plan A-9973; with amendments, limitations and conditions as described in County Council Resolution CR-2-2007, the requirements and the recommendations of the *Approved Prince George's County General Plan, Approved Westphalia Sector Plan and Sectional Map Amendment,* the current zoning and subdivision regulations and existing conditions in the vicinity of the proposed development as they pertain to public parks and recreation facilities.

FINDINGS

The subject property consists of 381.9 acres of land located south of Westphalia Road. The property is bordered by the Cabin Branch Stream Valley to the south, the Smith Home Farms project to the west and the Marlboro Ridge project to the east.

The applicant's proposal includes 1,496 residential dwellings units. Using current occupancy statistics for single-family and multi family dwelling units, one would anticipate that the proposed development would result in a population of 4,005 residents in the new community.

The DPR staff finds that Planning Area 78 is currently ranked as in high need of public parkland and public recreational facilities such as football, soccer and baseball fields, basketball courts, playgrounds and picnic areas. The demand for public parkland and public recreational facilities will only grow with the extensive residential development in this region of Prince George's County.

The *Approved Westphalia Sector Plan and Sectional Map Amendment* introduced the concept of a "Central Park", a single major recreational complex to serve the entire Westphalia Area. A highly visible central park will serve as a unifying community destination and amenity. The Westphalia Sector Plan recommends developing the central park with a lake or another water feature, active and passive recreational facilities; lawn areas and bandstands suitable for public events; trail system, group picnic area and tennis facility. In addition, the Westphalia Sector Plan recommends dedication of the Cabin Branch Stream Valley including the Primary Management Area known as the Cabin Branch Greenway Park.

Section 27-507 of the Zoning Ordinance describes the purposes of the Comprehensive Design Zone R-M Zone (Residential Medium Development). This section requires establishment (in the public interest) of a plan implementation zone, in which permissible residential density is dependent upon providing public benefit features. It states that the location of the zones must be in accordance with the adopted and approved General Plan, master plan, or public renewal plan. The purpose of R-M Zone is to encourage the provision of amenities and public facilities in conjunction with residential development and to improve the overall quality and variety of residential environments in the Regional District.

Council Resolution CR-2-2007 required the dedication of 56 developable acres of public open space to M-NCPPC (26 acres for central park, 10 acres for elementary school and 20 acres for middle school).

The applicant has provided 56 acres of public open space for parkland.

CR-2-2007, Condition 3 states: The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

g. The Applicant and Applicant's heirs, successors, and/or assignees shall provide the following in conformance with 1994 Master Plan and WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

The applicant has shown a master plan trail hiker biker system along the Cabin Branch on dedicated parkland on the Westphalia Urban Park concept plan; however, the segment of the master planned trail along the Cabin Branch between planned road P-619 and the eastern property line adjacent to Marlboro Ridge is not shown as dedicated to M-NCPPC. The DPR staff believes that the entire Cabin Branch Stream Valley should be placed in public ownership. The DPR staff recommends that the applicant dedicate an additional 7.5 acres along the Cabin Branch (mostly Primary Management Area) to the M-NCPPC and

provides hiker/biker and equestrian trails along the subject site's entire portion of the Cabin Branch Stream Valley on public land. DPR staff recommends establishing the timing and phasing of trail construction at the time SDP review and approval for the Central Park and the Cabin Branch Stream Valley Park.

i. Provide a description of all type, amount, and general location of the recreational facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreational facilities to serve development on all portions of the subject property.

The applicant provided a description of all types, amount, and general location of the recreational facilities on the dedicated parkland as shown on the approved DPR Central Park Concept Plan. The applicant's proposal also includes private recreational facilities in five designated recreational/open space areas throughout the development including tennis courts, trails, open play areas, sitting areas, playgrounds, basketball courts, volleyball court and a private community recreation center with a swimming pool.

j. The Applicant, and the Applicant' heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to Comprehensive Design Plan (CDP) submission. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be $3,500 per dwelling unit in 2006 dollars. The applicant may make a contribution into the "park club" or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

The applicant agrees to make a monetary contribution of $3,500 per dwelling unit in 2006 dollars or to provide in-kind services for the development for the operation and maintenance of the central park. The applicant's proposal includes approximately 1,496 dwelling units; the final unit count to be determined at the time of the Preliminary Plan of Subdivision approval. Using the proposed number of dwelling units (1,496 units), the DPR staff estimates that the applicant should make a monetary contribution into the "park club" in the amount of $5,236,000 or provide an equivalent amount of recreational facilities.

k. The applicant shall submit a scope of services from qualified urban park design consultant for development of comprehensive concept plan for the portion of central park in the project area. The comprehensive concept plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban

Design Section and DPR staff shall review credentials and approve the design consultant prior to development of comprehensive concept plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of Comprehensive Design Plan (CDP).

The applicant has submitted a scope of services from a qualified urban park designer. The DPR staff has reviewed the credentials of the consultant and accepted a consultant's services for the development of the comprehensive concept plan for the Westphalia Central Park. The comprehensive concept plan was prepared in cooperation with a design team from DPR and Urban Design Section and approved by staff.

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the *Park and Recreation Facilities Guidelines*. The concept plan for the development of the parks shall be shown on the comprehensive design plan.

The public recreational facilities in the central park had been designed in accordance *to Park and Recreation Facilities Guidelines*. The concept plan for the development of a central park is shown in applicant's justification statement, Appendix-C, "Park Concept Plan."

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

The applicant has provided a comprehensive design plan showing a multiuse stream valley trail along the subject site's portion of Cabin Branch and connector trails from the stream valley to adjacent residential development and recreational uses.

CR-2-2007, Condition 4 e, f and g, state: at the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

e. The applicant shall dedicate 56 acres of public open space to M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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 plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

(5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. 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. 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 M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

The proposed CDP plan shows dedication of 56 acres to M-NCPPC. The DPR staff evaluated the proposed dedication area and found that this area is in general conformance with the Basic Plan A-9973 plan and recommendations for the parkland dedication area. However, the applicant proposes a large amount of tree conservation, afforestation and reforestation on dedicated parkland and has not obtained the written permission of DPR. DPR staff believes that the tree conservation, afforestation, reforestation easements should be removed from the dedicated parkland. This site presents many challenges for the development such as steep slopes, Marlboro Clay, floodplain and wetlands. Any additional restrictive easements on the dedicated parkland will jeopardize the vision of the master plan and Central Park Comprehensive Concept Plan. DPR staff recommends removing all tree conservation from dedicated parkland.

f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

DPR staff recommended that a draft agreement should be submitted to the DPR for review and approval prior to submission of the Preliminary Plan of Subdivision.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

CR-2-2007 also states that the District Council intents to require submission of an SDP for the Central Park following approval of the Westphalia Sector Plan and SMA. The exact timing for the submission, approval and phasing for the Central Park shall be established by District Council in approval of the next SDP to be filed under CDP-0501 for Smith Home Farm.

The Westphalia Central Park is located within the boundaries of the Smith Home Farm and the Woodside Village projects. Twenty-six acres of the central park are located within the boundaries of the Woodside Village. The District Council recommends establishing the timing for the submission, approval of the SDP for the Westphalia Central Park and the phasing of central park construction at the time of approval of the next SDP to be filed under CDP-0501 for Smith Home Farm.

While the majority of the Central Park (148 acres) is located within the boundaries of Smith Home Farm project and a SDP will be required for the Smith Home Farm portion of the central park, the DPR staff believes that the similar condition for the submission of the SDP for the Woodside Village portion of the central park should be established at this time. DPR staff recommends that SDP for the central park shall be submitted, reviewed and approved by the Planning Board as a second SDP to be filed under CDP-0601. The SDP shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review the credentials and approve the selection of the design consultant prior to development of SDP plans.

CONCLUSION

Subject to the included conditions, the application satisfies the conditions of the approved Basic Plan A-9973 as described in County Council Resolution CR-2-2007, the requirements and recommendations of the *Approved Prince George's County General Plan and Approved Westphalia Sector Plan and Sectional Map Amendment* as they pertain to public parks and recreation.

f. **Public Facilities—**In a memorandum dated March 6, 2008, the Historic Preservation and Public Facilities Planning Section, noting that the Westphalia Sector Plan recommended the location of a fire station in a higher density location near the proposed community commercial core with access to the Suitland Parkway, stated that existing engine service to the subject property is within the travel time standard. In the same memorandum, the Historic Preservation and Public Facilities Planning Section noted that police and library facilities, according to the Westphalia concept plan, are appropriate uses in the commercial central core. Timing of the construction of these facilities will be determined in the Westphalia Financing Plan. Lastly, with respect to public schools, the Historic Preservation and Public Facilities Planning Section noted that the site plan indicates a 56-acre proposed park-school site in the central portion of the site and that the design program of the project was expected to generate 359 elementary school students, 90 middle school students and 180 high school students. In closing, the Historic Preservation and Public Facilities Planning Section suggested that the school site should be dedicated to M-NCPPC at or before a final plat is recorded for the subject site. A condition below ensures that this will occur.

g. **Environmental Planning—**In a revised memorandum dated June 25, 2008, the Environmental Planning Section offered the following:

MASTER PLAN CONFORMANCE

The current Master Plan for this area is the Westphalia Approved Master Plan and Sectional Map Amendment (February 2007). In the Approved 2007 Master Plan and Sectional Map Amendment, the Environmental Infrastructure Section contains goals, policies and strategies. The following 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 Westphalia sector planning area.

Strategies:

1. **Use the sector plan designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.**

The majority of the land within the designated green infrastructure network is being preserved and reforestation is being proposed along portions of the network to expand the existing denuded buffers.

2. **Preserve 480 or more acres of primary management area (PMA) as open space within the developing areas**.

With the exception of necessary road crossings, the CDP shows the PMA preserved on this site.

3. **Place preserved sensitive environmental features within the park and open spaces network to the fullest extent possible.**

The subject application proposes to preserve these features and in some places, reforestation is also proposed. Preservation and reforestation on parkland is subject to the review and approval of the Department of Parks and Recreation (DPR).

4. **Protect primary corridors (Cabin Branch) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors (Back Branch, Turkey Branch, and the PEPCO right-of-way) to restore and enhance environmental features, habitat, and important connections.**

The current application contains extensive areas of primary management area (PMA) associated with Cabin Branch, a designated primary corridor. Portions of the associated PMA are to be included in the property to be dedicated for use for a public school or park. The other portion of the PMA associated directly with Cabin Branch is proposed to be bordered by stormwater

management ponds which will service the associated proposed single family houses. Details on protecting the Cabin Branch primary corridor are discussed below.

5. Limit overall impacts to the primary management area to those necessary for infrastructure improvements, such as road crossings and utility installations.

Impacts to the PMA were discussed above and are discussed in more detail in the Environmental Review Section below.

6. Evaluate and coordinate development within the vicinity of primary and secondary corridors to reduce the number and location of primary management area impacts.

Prior to submission of this CDP, the development of the overall roadway network was discussed in detail and the road crossings were placed at the optimal locations to reduce impacts. Impacts to the primary management areas are discussed in more detail in the Environmental Review Section below.

7. Develop flexible design techniques to maximize preservation of environmentally sensitive areas.

The use of the comprehensive design zone development standards is considered a flexible design technique.

Policy 2: Restore and enhance water quality of receiving streams that have been degraded and preserve water quality in areas not degraded.

Strategies:

1. Remove agricultural uses along streams and establish wooded stream buffers where they do not currently exist.

The current proposal provides conservation of already established wooded buffers along the streams on-site. The application also provides for reforestation/afforestation in some areas along these streams in order to increase the wooded buffer; however, additional information is needed to determine the best places to focus reforestation efforts. The tree conservation issues associated with this site are discussed in further detail in the Environmental Review Section below.

2. Require stream corridor assessment using Maryland Department of Natural Resources protocols and include them with the submission of a natural resources inventory as development is proposed for each site. Add stream corridor assessment data to the countywide catalog of mitigation sites.

A signed NRI was submitted but it does not include a stream corridor assessment. The streams on-site are highly degraded from erosion of the highly erodible soils on-site and from the former agricultural uses. A stream corridor assessment is needed to determine where restoration efforts

should be focused and whether or not the stream system in its current condition can handle the stormwater run-off proposed. The stormwater management design should consider the information obtained from the stream corridor assessment as part of the process of designing the overall system because a poorly design system will continue to degrade the streams on-site and result in the continuation of down-stream degradation.

3. Coordinate the road network between parcels to limit the need for stream crossings and other environmental impacts. Utilize existing farm crossings where possible.

The subject application proposes the dedication of right-of-ways for four master-planned roads. At the time of creation of the Westphalia Master Plan, the exact locations of P-616, P-619, and MC-631 were determined for both the subject property and Smith Home Farms. These road crossings have been placed such that they reduce environmental impacts as much as possible.

4. Encourage shared public/private stormwater facilities as site amenities.

5. Ensure the use of low-impact development (LID) techniques to the fullest extent possible during the development review process with a focus on the core areas for use of bioretention and underground facilities.

At this time there is insufficient information to fully address these standards. The CDP shows a variety of stormwater management ponds, all placed adjacent to the PMA. As stated above, a stream corridor assessment is needed to determine if the stream system will be stable enough to handle the influx of run-off. During the review of the preliminary plan, the stormwater management concept proposed will be evaluated to determine if it has been designed to include low impact development techniques and as amenities.

Policy 3: Reduce overall energy consumption and implement more environmentally-sensitive building techniques.

Strategies:

1. Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.

2. Encourage the use of alternative energy sources such as solar, wind and hydrogen power. Provide public examples of uses of alternative energy sources.

The use of green building techniques and energy conservation techniques shall be evaluated at time of specific design plan. The subject property does not currently contain existing buildings.

CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN

The following policies support the stated measurable objectives of the Countywide Green Infrastructure Plan, and are applicable to the subject site.

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

The subject property contains Regulated Areas, Evaluation Areas, and Network Gap Areas as identified in the Countywide Green Infrastructure Plan, which cover a small portion of the property, adjacent to Cabin Branch. The areas adjacent to Cabin Branch are proposed to be preserved, and where possible, enhanced by areas of reforestation.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Preservation of water quality in this area will be provided through the protection of the Patuxent River Primary Management Area; the application of best stormwater management practices for stormwater management; and through stream restoration efforts where necessary. It is recommended that low impact development stormwater management methods be applied on this site, to the fullest extent possible, and be designed in a comprehensive manner that ensures that proper drainage has been provided to residential portions of the site.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

The development is conceptual at the present time. In future applications, the use of environmentally sensitive building techniques to reduce overall energy consumption should be addressed.

Policy 5: Reduce light pollution and intrusion into residential, rural and environmentally sensitive areas.

Lighting should use full cut-off optics to ensure that off-site light intrusion into residential and environmentally sensitive areas is minimized. This will be addressed in more detail during future reviews.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

There are no noise related issues associated with this development because all of the roadways within and adjacent to the site are classified below the level of arterial.

Policy 7: Protect wellhead areas of public wells.

The site is not in a wellhead protection area and does not propose any public wells.

CONFORMANCE WITH DISTRICT COUNCIL FINAL DECISION ON A-9973

On May 11, 2006, the Prince George's County Planning Board reviewed Zoning Map Amendment Petition No. A-9973 Woodside Village, requesting rezoning from R-A (Rural Agriculture) Zone to the R-M (Residential Medium Development) Comprehensive Design Zone in accordance with Subtitle 27 of the Prince George's County Code. The decision contains several environmentally-related conditions and considerations on the approved rezoning of the property to be applied at various review points in the process. The District Council reviewed the Zoning Map Amendment on September 18, 2006 and approved it with no additional conditions.

The text from the Prince George's County Planning Board Resolution No. 06-112 has been shown in **[BOLD]** typeface evaluation has been shown in standard typeface.

Environmental Conditions of the Final Decision for Basic Plan A-9973

o. Submit a signed natural resources inventory (NRI) with the comprehensive design plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

The PMA is clearly shown on all plan submittals per this condition.

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

As noted above, the overall layout of the road network in this area was evaluated comprehensively before CDP submission. The Environmental Review section below will go into further detail regarding the preservation of the PMA to the fullest extent possible.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:

(1) Focus on the creation and/or conservation/preservation of contiguous woodland.

(2) Concentrate priority areas for tree preservation in areas within the framework of the Approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by master plan roads

which shall be mitigated ¼:1. This note shall also be placed on all Tree Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

The Type I Tree Conservation Plan contains several errors with regard to the calculation of the requirements of this condition. Revisions are needed to the worksheet as addressed in the Environmental Review section below.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

The current review package includes plans with the approximate locations of Marlboro clay formations.

ENVIRONMENTAL REVIEW

1. A signed Natural Resources Inventory (NRI/158/06), which included detailed forest stand delineation (FSD), was submitted with the application. A revised NRI was subsequently submitted to add the Wholey property (the -01 revision). The applicant states in a June 10, 2008 letter that the figures on the -01 revision are also incorrect, and that the numbers on the TCPI are the correct numbers. At this time, staff is unable to verify the correct numbers and will review another revision to the NRI prior to approval of any more plans for this site.

   The site contains four different forest stands. Stand one is approximately 51.04 acres of midsuccessional tulip poplars and sweetgums. This stand contains streams and their associated buffers along with wetlands and their associated buffers. Stand two is approximately 14.50 acres of mature mixed hardwoods, dominated by American beech, white oak, and tulip poplar. This stand contains many specimen trees and has a large area of severe slopes of 25 percent and greater. Stand three contains approximately 9.12 acres of mature tulip poplars, American beech, and white oak. This stand also contains the headwaters of the stream that originates on the property in the northeast portion of the site. Stand four contains 17.87 acres of early successional sweetgum, red maple, ash, black cherry, and tulip poplars. This stand contains extensive areas of severe slopes greater than 25 percent.

   The calculations for the total site acreage, total floodplain acreage, and the total woodland in the floodplain vary between the two NRI submissions and the TCPI. The total acreage of the site is listed as 369.42 acres on NRI/158/05-01 and as 381.96 acres on the Type I Tree Conservation Plan, TCPI/006/08. The total floodplain for the site is

listed as 15.83 acres on the NRI while it is listed as 15.45 acres on the TCPI. The forested floodplain for the site is listed as 6.43 on the NRI while it is listed as 7.91 acres on the TCPI. A letter from the applicant dated June 10, 2008, states that the acreages listed on the TCPI/006/08 are correct.

2. This development is subject to the requirements of the Prince George's County Woodland Conservation Ordinance, because the parcels affected by the development activity are more than 40,000 square feet in size and contain more than 10,000 square feet of existing woodland.

   A Type I Tree Conservation Plan (TCPI/006/08) was submitted and has been reviewed. appears that a standard worksheet was not use because of the special nature of the conditions associated with the site (the use of a 25 percent threshold); however, a standard worksheet is required for all TCPs. The standard worksheet can be easily modified to provide the correct figures. The worksheet provided lacks two of the most important lines of information: the acreage cleared above the threshold and the calculations of the clearing that is required to be mitigated at a ratio of 1:1.

   It appears that the woodland conservation requirement is 107.97 acres; however, this is subject to verification.

   In conjunction with the above mentioned acreage discrepancies, there are technical revisions required. The areas of natural regeneration listed for the subject site shall include the following label on the plan, "Existing shrub/scrub area of natural regeneration."

   Woodland preservation is proposed on the park/school site. This is not permitted without the consent of the Department of Parks and Recreation (DPR). If DPR's consent is obtained, the plans may be revised later. Update the woodland conservation calculations worksheet to exclude this preservation until written permission is obtained.

3. Marlboro clay occurs on this property. The plan does not show the existing, unmitigated 1.5 safety factor line associated with Marlboro clay. Section 24-131 of the Subdivision Regulations controls the development of potentially unsafe lands. The geotechnical study submitted, dated December 2006, states: "Based upon the available plans and subsurface information, GTA anticipates that the existing slopes on the project site generally have factors of safety for global stability greater than 1.5, and therefore, the unmitigated 1.5 line is not applicable to this site. Please refer to the attached results of the slope stability analysis for additional information. Note that as proposed grading plans are developed and revised, the "mitigated" 1.5 factor of safety line may impact the site development plans. In order to reduce this impact, the civil engineer should attempt to minimize proposed fill slopes, and stormwater management (SWM) facilities in the vicinity of the Marlboro Clay outcrops."

   A more detailed review of this issue will take place during the review of the preliminary

plan.

4. The property contains streams and primary management areas that run roughly north to south close to the western and southern boundaries of the site. Streams and their buffers are required to be preserved by Section 24-130 of the Subdivision Ordinance. Proposed impacts to the regulated environmental features should be limited to those necessary for carefully placed road crossings, utilities, and stormwater management outfalls. In conjunction with the stream restoration information, the impacts to the PMA will be evaluated at the time of preliminary plan review.

5. According to the *Prince George's County Soil Survey* the principal soils on the site are in the Adelphia, Bibb, Collington, Galestown, Howell, Iuka, Marr, Mixed Alluvial Land, Sassafras, and Westphalia soils series.

   Bibb, Collington, Galestown, and Sassafras pose no real limitations on development. Adelphia, Iuka, and Mixed Alluvial Land may limit development due to high water tables, flooding hazards, and poor drainage. Westphalia and Marr soils may pose development difficulties due to high erodibility on slopes.

   The site is generally suitable for the proposed development. Specific mitigation measures will be further analyzed during the development process by the Washington Suburban Sanitary Commission for installation of water and sewer lines; by the Department of Public Works and Transportation for the installation of street, the installation of stormwater management facilities, and general site grading and foundations; and the Department of Environmental Resources for building foundations.

h. **Zoning—**In an undated response, the Zoning Section stated that they had no comments on the subject project.

i. **Department of Public Works and Transportation (DPW&T)—**In a memorandum dated April 29, 2008, DPW&T offered the following:

- Right-of-way dedication and frontage improvements constructed in accordance with DPW&T's urban residential roadway standards would be required for internal subdivision streets and that right-of-way dedication for all proposed public roads and existing road frontages would be required and would have to be designed in accordance with DPW&T's specifications and standards.

- Full-width, two-inch mill and overlay for all county roadway frontages would be required.

- Any proposed and/or existing master plan roadways that lie within the property limits must be addressed through coordination between M-NCPPC and DPW&T and may involve rights-of-way reservation, dedication and/or road construction in accordance with DPW&T's specification and Standards.

- Compliance with DPW&T's Utility Policy would be required. Proper temporary and final patching and the related mill and overlay in accordance with "DPW&T's Policy and Specification for Utility Installation and Maintenance Permits" would be required.

- The proposed site development will require an approved DPW&T stormwater management concept plan.

- An access study would have to be conducted by the applicant and reviewed to determine the adequacy of access points(s) and the need for construction of an acceleration/deceleration lane.

- All improvements within the public right-of-way are to be dedicated to the County and are to be designed in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act.

- Culs-de-sac are required to allow a minimum turning movement for a standard WB vehicle and a standard length fire truck.

- Conformance with DPW&T street tree and lighting specifications and standards.

- Design of storm drainage systems and facilities are to be designed in accordance with DPW&T's Specifications and standards.

- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for public streets would be required.

- Realignment of major collector road MD 631 would be required.

- Alignment and grade study of Westphalia Road from Ritchie Marlboro Road to Melwood Road is required prior to the comprehensive design plan approvals.

- Coordination with Smith property for the extension of P-619 would be required.

- Stormwater management facilities are to include recreational features and visual amenities.

- Determination of roadway identification public or private within the site would be necessary prior to comprehensive design approval.

j. **Maryland State Highway Administration (SHA)—**In a letter dated April 4, 2008, SHA stated the following:

- Since the subject property is located on the County-owned Westphalia Road, coordination with DPW&T would be most appropriate.

- However, they also noted that by letter dated February 20, 2008, they commented on a traffic impact study submitted in support of the application and concurred with the study's finding that the development would negatively impact the adjacent roadway network and recommended that the applicant make a pro rata share contribution towards future roadway improvements. They noted that the counts were dated and requested new counts be done and the traffic conditions reassessed.

In a subsequent letter, dated June 3, 2008, in response to an updated traffic impact study report, SHA offered the following:

- Access to the 451 single-family detached swelling units, 689 townhouse units and 220 multifamily dwelling units is proposed from two full movement site access driveways on Westphalia Road and a connection to Presidential Parkway (all County roadways).

- The traffic report recommended the following improvements to address the negative site traffic impacts:

- Ritchie Marlboro Road at Sansbury Road - Widen eastbound and westbound Ritchie Marlboro Road to provide third exclusive through lane. The third eastbound Ritchie Marlboro Road was proposed to drop as a right turn lane at the adjacent Ritchie Marlboro Road at White House Road intersection. Modify northbound Sansbury Road approach to provide two left-turn lanes and one left through right lane.

- Ritchie Marlboro Road at White House Road – Modify northbound Ritchie Marlboro Road approach from the existing two left turn lanes and one right turn lane to two left turn lanes and one left through right lanes.

- MD4 at Westphalia Road – Contribute pro rata share towards the future grade separated interchange at this location.

- Westphalia Road at Ritchie Marlboro Road – Widen northbound Ritchie Marlboro Road approach to provide one left-turn lane and two through lanes. Widen southbound Ritchie Marlboro Road approach to provide one through lane and one right-turn lane. Widen eastbound Westphalia Road approach to provide one left-turn lane and one right-turn lane.

Further, they had the following recommendations:

- Twenty-five percent of the site generated traffic will utilize the 1-95 at Ritchie

Marlboro Road interchange. As noted in many other traffic reports, additional improvements will be needed beyond the currently proposed three lane roundabout. Therefore, SHA recommends that M-NCPPC condition the applicant to pay a pro rata share contribution towards the future reconstruction of the I-95/Ritchie Marlboro interchange. Regional and Intermodal Planning Division (RIPD) will be in the lead for the Interstate Access Point Approval (IAPA) study and the coordination with the concerned agencies including the FHWA Maryland Division for the I-95/Ritchie Marlboro Road interchange reconstruct. Preliminary costs for the redesigned I-95/Ritchie Marlboro Road interchange are in the $150 to $225 million range. Therefore, it is the hope of SHA and FHWA that significant contributions can be collected from area developments to fund this project.

- The third eastbound and westbound Ritchie Marlboro Road through lanes at the Ritchie Marlboro Road at Sansbury Road intersection (as recommended in the traffic report) should extend to the west to the I-95 Northbound Ramps at the Ritchie Marlboro Road roundabout.

- SHA concurs with a pro rata share contribution towards the future improvements at the MD 4 at Westphalia Road intersection.

Such pro rata contribution was supported by the M-NCPPC Transportation Planning Division.

k. **Washington Suburban Sanitary Commission (WSSC)—**In a memorandum dated March 18, 2008, WSSC stated that water and sewer extension will be required and that the property is in the wrong water and sewer service category. They suggested that the applicant contact Prince George's County Department of Environmental Resources for additional information.

i. **Prince George's County Fire/EMS Department –** In a memorandum dated April 25, 2008, the Prince George's County Fire/EMS Department offered information regarding the needed access for fire apparatuses, private road design and the location and performance of fire hydrants.

l. **Verizon—**In an email dated March 20, 2008, Verizon stated that they would need a ten-foot private utility easement along all public and private streets and one in front of every unit.

m. **Potomac Electric Power Company (PEPCO)—**In an email dated May 30, 2008, PEPCO stated that they were coordinating with the developer on providing service, but had no comments on the comprehensive design plan.

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 the Type I Tree Conservation Plan (TCPi/006/08), and further APPROVED the Comprehensive Design Plan CDP-0601, Woodside Village for the above described land, subject to the following conditions:

1. Prior to signature approval of the subject CDP, the applicant shall revise the plans as follow and/or provide the specified documentation:

    a. Provide documentation that the Department of Parks and Recreation staff shall review and approve the revised comprehensive design plan that shows approximately 61 acres of parkland dedication.

    b. Provide the master plan Hiker-Biker-Equestrian Trail along the subject site's entire portion of the Cabin Branch Stream Valley subject to Department of Parks and Recreation coordination and approval.

    c. Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended (MC-631), unless modified by DPW&T.

    d. Provide an eight-foot-wide side path or wide sidewalk along the subject site's entire road frontage of Westphalia Road (C-626), unless modified by DPW&T.

    e. Provide bicycle and pedestrian accommodations along P616, unless modified by DPW&T. The exact nature of accommodations will be determined at time of specific design plan approval.

    f. Provide an eight-foot-wide side path or wide sidewalk along the subject site's entire road frontage of P-619, unless modified by DPW&T.

    g. Provide standard sidewalks along both sides of all internal roads (excluding alleys), unless modified by DPW&T.

    h. Provide the internal connector trails as conceptually shown on the submitted landscape and recreation plan.

    i. The lighter orange color utilized on the comprehensive design plan graphic shall be included in the legend for the plan and correctly identified as a single-family detached use and the spelling of the adjacent Marlboro Ridge development shall be corrected.

    j. A note shall be added to the subject comprehensive design plan document stating that:

        - 80 percent of all single-family detached models shall have a full front façade (excluding gables, bay windows, trim, and door) of brick, stone, stucco or fiber cement board. At time of SDP approval, applicant may request that the Planning Board allow other masonry materials of equivalent quality.

- At least 60 percent of all single-family attached units shall have a full front façade (excluding gables, bay windows, trim and door) of brick, stone, stucco or fiber cement board. At time of SDP approval, applicant may request that the Planning Board allow other masonry materials of equivalent quality.

- Every side elevation on a corner lot that is visible from the public street shall display significant architectural features as provided in one of the following options:

  1. Full brick, stone, stucco, or fiber cement board (excluding gables, bay windows, trim and door) combined with at least three windows, doors, or other substantial architectural features: or

  2. Brick, stone, stucco, or fiber cement board (excluding gables, bay windows, trim and door) with at least four windows, or one side entry door. At time of SDP approval, applicant may request that the Planning Board allow other masonry materials of equivalent quality.

- Architecture for the condominium buildings shall be of a balanced and harmonious design and shall include at least 80 percent brick, stone, stucco or fiber cement board. At time of SDP approval, applicant may request that the Planning Board allow other masonry materials of equivalent quality.

- Specific architecture for the project shall be approved at time of specific design plan approval for the project.

k. All wood specified for the project to be used for benches and other amenities shall be replaced by a durable, non-wood, low sheen construction material to be approved more particularly at time of approval of specific design plan(s) for the project.

l. A continuous buffer of green space/open area shall be provided at the periphery of the project. Exceptions to this requirement will be along the shared property line with the Sun Valley Estates subdivision to the west, and where roads and/or sidewalks or trails cross the site's boundaries and along the southeastern boundary where it is intended to provide a lotting pattern/street network that will dovetail with that of a replatted Marlboro Ridge.

m. A note shall be added to the plans stating that the homeowners association park site be completed prior to the issuance of the 748th building permit for the project. In the interim, the applicant will coordinate a program by which the residents may use the community center and pool in the adjacent Marlboro Ridge development until the homeowner's association park site can be completed.

n. A note shall be added to the plans that the following design guidelines should be adhered to for development of the townhouse lots:

- That no more than 60 percent of the units included in the development be townhouse/two over two units.

- That no townhouse (with the exception of rear loaded townhouses) yard shall measure smaller than 800 square feet if the unit does not have a deck and no less than 500-square feet if a deck is provided.

- That a maximum of 15 percent of the townhouse/two over two units measure a minimum of 16 feet wide, with the remainder of the townhouse/two over two units measuring a minimum of 18 feet wide.

o. A note shall be added to the plans stating that the applicant shall be required to make information available to prospective homeowners regarding the Department of Housing and Urban Development (HUD) affordable housing program referred to in Appendix L of the subject Comprehensive Design Plan entitled "Plan for Housing for All Income Groups" pursuant to Condition 3s of A-9973.

2. Prior to approval of a preliminary plan for the subject site:

a. The applicant shall prepare a draft perpetual maintenance easement for the Magruder Family Cemetery to be attached to the legal deed (i.e., the lot or parcel delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

b. The applicant shall demonstrate that the Dunblane (Magruder family) Cemetery (Historic Resource #78-010) shall be preserved and protected in accordance with Section 24-135.02 of the subdivision regulations including:

(1) An inventory of existing cemetery elements which shall be provided to Historic Preservation staff for review and approval.

(2) Measures to protect the cemetery during development, which shall be provided to Historic Preservation staff for review and approval.

(3) An appropriate fence or wall constructed of stone, brick, metal or wood shall be maintained or provided to delineate the cemetery boundaries. The design of the proposed enclosure and a construction schedule shall be reviewed and approved by Historic Preservation staff.

c. The applicant shall be conditioned to dedicate all rights-of-way for Westphalia Road as identified by the Planning Department.

d. The TCPI shall be revised to conceptually show the proposed stormwater management ponds as amenities and be labeled as such.

e. The Primary Management Area shall be preserved to the greatest extent possible. Protection and restoration of these areas is a priority. Impacts shall be limited to necessary road crossings, installation of sanitary sewer lines and connections, creation of a lake, a portion of which may be located on the subject property and stormwater management outfalls. PMA impacts for the trails and future lake on property to be dedicated to
M-NCPPC will be evaluated at time of preliminary plan and subsequent specific design plan review.

3. Prior to the acceptance of a specific design plan application (or applications) for the area including 18PR894, 18PR898, 18PR900, 18PR901 or the cemetery:

a. The applicant shall provide a final report detailing the Phase II investigations on sites 18PR894, 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated to MHT standards.

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

1. Avoiding and preserving the resource in place; or

2. Phase III Data Recovery investigations and interpretation.

c. The applicant's Phase III Data Recovery plan, if required, shall be approved by The M-NCPPC staff archeologist. The Phase III (Treatment/Data Recovery) final report, if required, shall be reviewed for compliance with the *Guidelines for Archeological Review* before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.

d. The applicant shall provide for buffering of the Magruder/McGregor Family Cemetery and/or an archeological site designated as a Historic Site, in compliance with the *Prince George's County Landscape Manual.*

e. The applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and M-NCPPC staff archeologist.

4. Prior to the issuance of the first building permit for the development, the applicant shall:

a. The applicant and the applicant's heirs, successors and/or assignees, shall pay a pro-rata share of the cost of construction of an interchange at MD 4 and Old Marlboro Pike-Westphalia Road. The pro rata share shall be payable to Prince George's County (or its

designee), with evidence of payment provided to the Planning Department with each building permit application. The pro rata share shall be $522.47 per dwelling unit x (*Engineering News Record* Highway Construction Cost Index at the time of building permit application) / (*Engineering News Record* Highway Construction Cost Index for the second quarter 2006).

b. The above improvement shall have full financial assurances through either private money and/or full funding in the CIP, in a SCRP, (which requires the Planning Board to adopt a resolution establishing the SCRP) State CTP, Public Financing Plan approved by the Council.

c. Prior to the issuance of any building permits within the subject property, except model homes within the subject property, the following road improvements or sections of roads 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:

(1) **Sansbury Road/Ritchie Marlboro Road intersection (signalized)**

- Install a third westbound and eastbound through lane on Ritchie-Marlboro Road.

(2) **White House Road/Ritchie-Marlboro Road intersection**

- Restripe the three approach lanes of northbound Ritchie-Marlboro Road to provide double left and a shared left-thru-right-turn lane.

- Provide a third through lane along westbound Ritchie Marlboro Road to receive traffic from three left-turn lanes.

(3) **Westphalia Road/ MD 4 intersection**

- Provide a pro-rata contribution pursuant to conditions 4(a) and 4(b)

(4) **D'Arcy Road and Westphalia Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

(5) **D'Arcy Road and Sansbury Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T.

d. Prior to the initial SDP for residential units a timetable for the phasing, construction, and

financing of the following road improvements shall be determined:

(1) **Westphalia Road**

- Construct a standard collector section along the south side of Westphalia Road along the property frontage

(2) **Westphalia Road and Ritchie Marlboro Road**

- Conduct a signal warrant study and install signal if deemed necessary by DPW&T. The timing for the installation of a signal shall be determined by DPW&T prior to the first SDP.

5. Prior to approval of the final plat that includes the park/school site acreage, the applicant shall dedicate approximately 61 acres parkland to M-NCPPC as shown on Department of Parks and Recreation Exhibit "A", which shall be conveyed to M-NCPPC subject to the conditions of DPR's Exhibit "B", included as plat notes on the final plat.

6. Prior to issuance of each building permit for a residential unit, per the applicant's proffer, the applicant and the applicant's heirs, successors and/or assignees shall make a monetary contribution or provide in-kind services in the amount of $3,500 per dwelling unit in 2006 dollars. The applicant may make a contribution to the "park club" or provide an equivalent amount of recreational facilities. The choice between a monetary contribution and the provision of in-kind services shall be at the sole discretion of the Department of Parks and Recreation. Notwithstanding the above, DPR acknowledges that it prefers that the applicant provide in-kind services (such as park improvements, trails, crossing, etc.) and that DPR's approval of said services shall not be unreasonably withheld. The value of the recreational facilities shall be reviewed and approved by the Department of Parks and Recreation staff. Monetary contributions may be used for construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by the Department of Parks and Recreation.

7. Prior to the first final plat of subdivision, the applicant shall enter into an agreement with the Department of Parks and Recreation establishing a mechanism for payment of fees into an account administered by M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined by the DPR staff based on a cost estimate to be provided by the applicant. If not previously determined, the agreement also shall establish a schedule for payments and/or a schedule for park construction. The payment shall be adjusted from the base year of 2006 pursuant to Consumer Price Index (CPI) to account for inflation. The agreement shall be recorded in the Prince George's Land Records by the applicant prior to final plat approval.

8. The applicant shall develop a specific design plan (SDP) for the portion of Central Park on the Woodside Village Site. The SDP for the Central Park shall be submitted to the Planning Board in conjunction with the SDP containing the 225th dwelling unit for the area covered by CDP-0601. A

specific design plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from the Department of Parks and Recreation. Department of Parks and Recreation staff shall review the credentials and approve the selected design consultant, prior to development of the SDP plans. The SDP shall include a phasing plan. Should the applicant seek to have the residential component of CDP-0601 included in a single specific design plan, plans for the approximately 61-acre park/school site shall be included in that plan. The public recreational facilities shall include a ten-foot-wide asphalt master planned trail along the Cabin Branch and a six-foot-wide trail connectors to the neighborhoods. All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed and approved by the Department of Parks and Recreation. Grade separated crossings shall be provided for the master planned Cabin Branch Stream Valley Trail at all major road crossings. The SDP for the Central Park shall identify the needed road crossings the value of which shall be credited to the applicant as an in-kind-contribution toward its required per dwelling park fee.

9. The recreational facilities to be constructed on dedicated parkland shall be built in phase with development but no later than the issuance of the 748th building permit.

10. Three original, executed recreational facilities agreements (RFA) for the construction of the recreational facilities on dedicated parkland shall be submitted to DPR for their approval, six weeks prior to a submission of a final plat of subdivision for any land adjoining the parkland. Upon approval by the DPR, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland.

11. A performance bond, letter of credit or other suitable financial guarantee, in an amount to be determined by the Department of Parks and Recreation shall be submitted to the Department of Parks and Recreation, at least two weeks prior to applying for any building permits.

12. At least 35 days prior to any public hearing for specific design plans for each portion of the property containing a stormwater management pond, the stormwater management ponds shall be designed as visual and recreational amenities to the community with features such as utilizing the natural contours of the site, providing extensive landscaping, providing walking trails where appropriate and shall include the use of low impact development stormwater management techniques, such as the use of forebays to trap sediment, bioretention, french drains, depressed parking lot islands and the use of native plants as approved by DPW&T.

13. Private recreational facilities for the project, the majority of which shall be located on the centrally-located homeowner's association land, shall consist of the following facilities or alternate facilities of equal value of $1,853,600± which shall be determined at time of SDP:

- 2 picnic areas
- 3 sitting areas
- 4 tot lots
- 2 open play areas
- 2 pre-teen areas

- 4 tennis courts
- 1 swimming pool with six lanes (25 meters long) with at least a 30-foot by 30-foot training area and additional area for wading for toddlers
- 1 volleyball court
- 1 basketball court
- 1 community building including a meeting room measuring a minimum of 5,000 square feet in addition to space acquired by pool facilities or as may be increased at the time of consideration and approval of the specific design plan for the subject project that includes the community building.

Recreational facilities not located on the centrally-located homeowners' association land shall be distributed throughout the subdivision so that all units have convenient access to a portion of the recreational facilities. Phase 5 of the deployment, which includes the centrally-located homeowners' association land, shall be completed prior to the issuance of the 748th building permits, while the remainder of the private recreational facilities shall be completed as the are included on individual specific design plans and prior to issuance of 50-percent of the building permits for units included on each respective specific design plan. Exact location of all the recreational facilities for the development shall be generally in accordance with Applicant's Exhibit #1 and confirmed at time of specific design plan approval.

14. At least 35 days prior to any Planning Board hearing on the preliminary plan,

    a. A stream corridor assessment using the Maryland Department of Natural Resources protocol shall be submitted and used to further develop the stormwater management design for the site. Outfalls shall be carefully placed to ensure stream stability. If stream restoration recommendations are appropriate, they shall be included in the report and shown on the specific design plan. Streams shall not be piped unless absolutely necessary to address a water quality or water conveyance problem.

    b. The applicant shall coordinate a joint meeting with the staff reviewers of DPW&T, DPR and the Environmental Planning Section of M-NCPPC to evaluate the results of the stream corridor assessment and recommend the final stormwater design for the site.

    c. The NRI shall be revised to correctly show the total acreage of the site, total floodplain acreage, and the total wooded acreage in the floodplain for the subject site. Any other figures that need to be corrected as a result of these changes shall also be revised.

15. Prior to acceptance of the review package of the SDP, it shall be evaluated to ensure that it includes a statement from the applicant regarding how green building techniques and energy conservation methodologies have been incorporated to the greatest extent possible.

16. The following note shall be placed on all future plans for the project:
    NOTE: All on-site lighting shall use full cut-off optics and be directed downward to reduce glare and light spill-over.

17. Prior to certification of the CDP, and at least 35 days prior to any hearing by the Planning Board on the preliminary plan, the TCP1 shall be revised as follows:

    a. Include the following label on the TCPI for the area of natural regeneration: "Existing shrub/scrub area of natural regeneration."

    b. Remove woodland preservation located on the school/park site and revise the worksheet unless written permission from the Department of Parks and Recreation has been obtained.

    c. Have the plan signed and dated by the qualified professional who prepared it.

18. Prior to acceptance of the preliminary plan application, the package shall be evaluated to ensure that it contains a revised geotechnical report based on the proposed grading of the site. The geotechnical report, prepared following the guidelines established by the Environmental Planning Section and the Prince George's County Department of Environmental Resource, shall state how the grading addresses the proposed 1.5 safety factor on the TCPI. The TCPI shall show proposed grading and the resulting 1.5 safety factor line. The 1.5 safety factor line shall not occur on any proposed residential lots. The report must contain an original signature and date; a signature stamp is not allowed.

19. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.

20. Prior to the issuance of a building permit for any lot immediately adjoining a lot or parcel occupied by an archeological site or cemetery, applicant shall:

    a. Install all required signage, if any, decided at time of specific design plan approval

    b. Install a permanent wall or fence to delineate the Dublane (McGruder/McGregor Family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission at the time of approval of the SDP that includes the cemetery.

21. The following note shall be placed on the final plat of subdivision:

    Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/006/08), or as modified by the Type II 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 Conservation and Tree Preservation 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.

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns and Parker voting in favor of the motion, and with Commissioner Cavitt absent at its regular meeting held on Thursday, July 31, 2008, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of September 2008.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

OSR:FJG:RG:bjs

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: August 16, 2021

TO: Jeremy Hurlbutt, Supervisor
Zoning Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Assistant Division Chief
Park Planning and Development Division
Department of Parks and Recreation

FROM: Tom Burke, Planner Coordinator
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: **A-9973-02 Woodside Village**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is a petition to remove the Yergat Property (Parcel 5) and Case Property (Parcel 19) from the Woodside Village Basic Plan, establishing its own basic plan by amendment. In consideration of this request, the applicant is seeking approval of a basic plan in accordance with Part 3, Division 2, Subdivision 3 of the Zoning Ordinance.

BACKGROUND:

The subject 157.92-acre property is in the Residential Medium (R-M) Zone, as well as the Military Installation Overlay (M-I-O) Zone for height. The site is located on the south side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road in Upper Marlboro, and is subject to the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan), the 2017 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. This property is currently unimproved with mostly cleared agricultural fields.

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL

Sectional Map Amendment A-9973 was approved by the Prince George's County District Council on February 6, 2007 with the accompanying basic plan (Zoning Ordinance No. 2-2007) to rezone the property from the Residential Agricultural (R-A) Zone to the R-M Zone with five conditions. The following conditions relate to DPR:

1. *Relevant Extract:*

Public active open space: (parkland and school sites)*	**26.0 acres minimum parkland**

The Applicant is proposing revisions to the previously approved land use types and quantities for Woodside Village. The original basic plan envisioned dedication of approximately 56 acres to serve as a site for two public schools and a northeastern extension to the Westphalia Central Park with public amenities such as trails and an amphitheater. The parkland dedication was expected to be a minimum of 26.0 acres, as conditioned in the original approval. The parkland is shown to extend from the southeast corner, where the property shown on the basic plan as the Suit Property Parcel 42, adjoins Westphalia Central Park. Development of the central park amenities in this section of the planned park are projected in later phases; however, a comprehensive network of road, trail, and greenway connections with this park and the surrounding communities continues to be a priority for fulfilling the vision of the Westphalia community. Additionally, the 148.7-acre Suit Property is currently owned by M-NCPPC and the site which is the subject of this application is no longer contiguous with the eastern boundary of Westphalia Central Park. For this reason, the applicant proposes that this condition be removed from the table. DPR staff supports this request; however, mandatory dedication of parkland will still be required with subsequent development applications, and the applicant will be required to contribute into the Westphalia Central Park club and install trail and greenway connections as originally envisioned.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:

(1) Provide the Master Plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail path.

The applicant states in the SOJ that "the above condition needs to be revised to correspond with the revised property boundaries shown with the current basic plan." DPR staff concurs that since the subject site is no longer contiguous with the Cabin Branch stream valley, the provision for a hiker-biker-equestrian trail is no longer applicable, and condition 3.g.(1) should be removed; however, coordination of a trail alignment will be required with a CDP for this site. A comprehensive trail network for this community and its connections to other communities and to Westphalia Central Park is critical to fulfill the vision of the Westphalia Sector Plan. DPR staff therefore recommends that conditions 3.g.(3) and 3.g.(4), above, be retained as written.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

The applicant indicates in the Statement of Justification (SOJ), that 160.36 acres of the original basic plan are currently under the ownership of M-NCPPC and that this basic plan proposes no further dedication of land. Consequently, the applicant proposes that this condition be modified to remove the reference to the dedicated parkland from this condition. DPR staff concurs with the applicant's request. Mandatory dedication of parkland, however, must be addressed with the development of this site.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

This basic plan no longer contains portions of the central park in the project area. Further, the Parkside development has already satisfied this design requirement for Westphalia Central Park. DPR staff concurs with the applicant's request and recommends that this condition be deleted.

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

DPR staff concurs with the applicant's request and recommends that this condition be deleted. There are no proposed public recreational facilities as part of this basic plan amendment.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

Although the Cabin Branch stream valley trail is not located within the boundaries of this site, DPR staff finds that connections through this property to the southern boundary are critical to the comprehensive vision for the Cabin Branch trail network. DPR staff recommends that this condition be modified to remove the reference to providing a multiuse stream valley trail along the subject site's portion of Cabin Branch and retain the reference to the connector trails.

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions: [*conditions listed in the original resolution*]

The 56 acres proposed for public open space is part of the 160.36 acres purchased by M-NCPPC. DPR staff recommends that this condition be deleted. Mandatory dedication of parkland will be required through land dedication, onsite recreational facilities, or a fee-in-lieu, and will be evaluated with the comprehensive design plan and the PPS.

f. Enter into an agreement with DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

The applicant proposes that this condition be deleted, stating that it is not needed since no public recreation facilities are proposed. The applicant also stated that they will provide the required fees into the Westphalia Park Club. Since there are no other recreation facilities which would require payment

into a separate account, DPR staff concurs that this condition should be deleted.

g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.

DPR staff recommends replacing this condition with the following:

"The applicant shall make a monetary contribution into a "park club". The total value of the payment shall be $3,500 per dwelling unit in 2006 dollars, as recommended by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*. The Maryland-National Capital Park and Planning Commission shall adjust the amount of the contribution using the Consumer Price Index for inflation at the time of payment. Monetary contributions shall be used for construction, operation, and maintenance of the public recreational facilities in the central park and/or the other parks that will serve the Westphalia Sector Plan area.

Prior to approval of the final plat, the applicant shall enter into an agreement with the Prince George's County Department of Parks and Recreation establishing a mechanism for payment of fees into a "park club" account administered by the Maryland-National Capital Park and Planning Commission. If not previously determined, the agreement shall also establish a schedule of payments. The payment schedule shall include a formula for any needed adjustments to account for inflation. The agreement shall be recorded in the Land Records of Prince George's County, Maryland by the applicant prior to final plat approval."

DISCUSSION

This application is to amend the basic plan to remove the Yergat (Parcel 5) and Case (Parcel 19) properties from the land area included in the original basic plan A-9973, in order to establish a separate basic plan pursuant to Section 27-197(b) of the Zoning Ordinance. The applicant also proposes to revise the previously approved land use quantities, and to amend the prior conditions of approval, as appropriate.

The original Woodside Village Basic Plan A-9973, consisted of six parcels with a total of 381.95 acres, and included a minimum dedication of 26 acres to parkland. Since the approval in 2007, the assemblage of the six parcels is no longer under common ownership, with 157.92 acres designated for this application and 63.30 acres to be the subject of a separate Basic Plan Amendment, A-9973-01. Parcels 42, 48, and 13, totaling 160.36 acres are currently owned by M-NCPPC, with Parcels 42 and 48 intended to serve as a northeastern extension of the Westphalia Central Park.

The amended basic plan provided with this application shows onsite recreational facilities and shows the southeast corner of Parcel 5 "to be dedicated to MNCPPC"; however, this

parcel is proposed to be largely encumbered by a masterplan roadway (MC-631) and a stormwater management facility. DPR staff has determined that the dedication of this parcel will not provide any benefit as parkland and is not in support of the dedication of this parcel.

The vision for Woodside Village is to create a residential community that will be complementary to other residential developments within the Westphalia Sector Plan area. The proposed residential development quantities, unit types, and locations shown as part of this basic plan amendment will remain largely consistent with the spirit of initial basic plan A-9973. The development contemplated in this basic plan amendment represents a high-quality residential community which will serve as an appropriate transition and linkage between the adjacent Parkside and Marlboro Ridge subdivisions.

The Westphalia Sector Plan envisions a highly visible central park to serve as a unifying community destination and amenity with which outlying neighborhoods such as Woodside Village are linked together by parkways, boulevards, greenways, and trails. The greenways and trails connect public and private parks, open space, and recreation facilities, establishing a network of interconnected amenities to serve as a regional draw and icon for Westphalia.

Included among the greenways discussed in the Westphalia Sector Plan is the Cabin Branch Greenway. The Cabin Branch Trail follows Cabin Branch, generally running east/west, and located contiguous to the southern boundary of Parcels 42 and 48, a property now owned by M-NCPPC. The stream valley is no longer contiguous with the subject site. The greenway, however, is shown on the sector plan with numerous spurs that extend north and south of the main section of the stream, including a spur that runs north through the center of the subject site. Trail connections along these spurs are an important component to achieving a comprehensive vision for Westphalia and are recommended to be retained on this site, as shown on the original basic plan. A condition has been included in the Recommendation section to provide these important trail connections.

RECOMMENDATION:

The Park Planning & Development Division of the Department of Parks and Recreation recommends approval of Woodside Village Basic Plan A-9973-02, subject to the following:

1. Provide the following amendments to Basic Plan A-9973:

    a. Remove condition 3.g.(1), and retain 3.g.(3), and 3.g.(4) as written.
    b. Modify Condition 3.m. to remove the reference to providing a multiuse stream valley trail along the subject site's portion of Cabin Branch.
    c. Replace Condition 4.g. with the following language:

        "The applicant shall make a monetary contribution into a "park club". The total value of the payment shall be $3,500 per dwelling unit in 2006 dollars, as recommended by the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment. The Maryland-National Capital Park and Planning Commission shall adjust the amount of the contribution using the Consumer Price

Index for inflation at the time of payment. Monetary contributions shall be used for construction, operation, and maintenance of the public recreational facilities in the central park and/or the other parks that will serve the Westphalia Sector Plan area.

Prior to approval of the final plat, the applicant shall enter into an agreement with the Prince George's County Department of Parks and Recreation establishing a mechanism for payment of fees into a "park club" account administered by the Maryland-National Capital Park and Planning Commission. If not previously determined, the agreement shall also establish a schedule of payments. The payment schedule shall include a formula for any needed adjustments to account for inflation. The agreement shall be recorded in the Land Records of Prince George's County, Maryland by the applicant prior to final plat approval."

2. Remove "To be dedicated to MNCPPC" from the southeast section of Parcel 5.

3. Provide trails within the greenways, connecting with properties to the south, as previously shown on the approved basic plan.

cc: Bridget Stesney
Alvin McNeal

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3972

August 6, 2021

MEMORANDUM

TO: DeAndrae Spradley, Planner Coordinator, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division

FROM: Adele Gravitz, ASLA, Senior Planner, Placemaking Section, Community Planning Division

SUBJECT: A-9973-02 Woodside Village

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-197(b) Amendment of An Approved Basic Plan, this application to separate two parcels from the approved Basic Plan known as A-9973-01 Woodside Village, meets the requirements for approval of an amendment to an approved Basic Plan because dividing a single approved Basic Plan into two (2) or more separate Basic Plans by the District Council will created practical difficulties for the applicant to the extent that, unless the Basic Plan is amended to separate a specified amount of land area, the applicant will be unable to proceed to the Comprehensive Design Plan phase.

In addition, the Community Planning Division finds that Pursuant to Section 27-197 (b) (4) (B), the proposed amendment to separate two parcels from A-9973-01, "will not significantly impair the character of the original approved Basic Plan with respect to land uses, density ranges, unit types, circulation, accessibility, public facilities, public benefit features, and open space;" because the total assemblage of properties in A-9973-01 is no longer under common ownership, thus making the implementation of the initial basic plan a practical impossibility.

BACKGROUND

Application Type: Basic Plan Amendment to remove two properties (parcel 19 and parcel 42) from originally approved basic plan for Woodside Village (A-9973).

Location: Located on southern side of Westphalia Rd, approx. 2,000 feet west of its intersection with Richie-Marlboro Rd., Upper Marlboro, MD 20772

Size: 158.11 acres of preapproved 381.95 acres

Existing Uses: vacant

Proposal: Remove the Yergat and Case properties (total 158.11 acres) from the Woodside Village Basic Plan.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established communities. The vision for the Established Communities is to create the most appropriate and context sensitive infill for low-to medium density development (p 20)

Master Plan: The 2007 Approved Westphalia Sector Plan recommends low density land uses on the subject property.

Planning Area: 78
Community: Westphalia and Vicinity

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone for height Conical Surface 20:1 right runway area label: E

SMA/Zoning: The 2007 Approved Westphalia Sectional Map Amendment reclassified the subject property from R-A (Residential-Agricultural) to R-M (Residential-Medium).

MASTER PLAN CONFORMANCE ISSUES

None

cc: Long-range Agenda Notebook
Adam Dodgshon, Supervisor Placemaking Section

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

August 17, 2021

MEMORANDUM

TO: Jeremy Hurlbutt, Planning Supervisor, Zoning Section

VIA: Mridula Gupta, Planner Coordinator, Subdivision Section MG

FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision Section EDC

SUBJECT: A-9973-02; Woodside Village Referral Memo

The subject property consists of four acreage parcels, two of which are both known as Parcel 5 and two of which are both known as Parcel 19. The two Parcel 5's are recorded in the Prince George's County Land Records in Liber 45419 at folio 393, while the two Parcel 19's are recorded in Liber 22125 at folio 17. The property area is 157.92 acres. The property is in the Residential Medium Development (R-M) Zone, as well as the Military Installation Overlay (M-I-O) Zone for height, and it is subject to the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment.*

Basic Plan Amendment A-9973-02 proposes to create a new basic plan exclusive to the Parcels 5 and 19 of the original Woodside Village Basic Plan (A-9973) for residential development. The original basic plan covers 381.95 acres and includes four more acreage parcels known as Parcels 13, 14, 42, and 48 in addition to Parcels 5 and 19. Of the four other parcels, Parcels 13, 42, and 48 are now owned by M-NCPPC and will be used for public parkland. Parcel 14 is privately owned and will be developed independently subject to another Basic Plan Amendment, A-9973-01, which has recently been accepted for review. A-9973-01 will create a new basic plan exclusive to Parcel 14.

There are no previous preliminary plans of subdivision (PPS) or final plats of subdivision applying to this site. A PPS and final plat of subdivision will be required for the division of land and the proposed construction of 626 to 661 single-family dwelling units. The PPS must be filed after, or at the same time as, any new comprehensive design plan (CDP) which will be filed following approval of this basic plan amendment. Final plats of subdivision will be required following approval of the PPS and specific design plans (SDP) before any permits can be approved for the subject site.

Basic Plan A-9973 has five conditions of approval, two of which contain sub-conditions which will apply at the time of PPS or are otherwise related to subdivision. The applicant has proposed that eight of the subdivision-related sub-conditions of approval be modified with this Basic Plan amendment. The conditions the applicant has requested to be modified are listed below in **bold** text. Staff recommendations regarding the proposed modifications follow each one in plain text.

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.

The applicant proposed that this condition be deleted, and subdivision staff concur. Construction of the proposed interchange of MD 4 and Westphalia Road is now being funded by a public facilities financing and implementation program (PFFIP) and is not the responsibility of any single developer. At the time of PPS, a condition will be recommended that the applicant make a monetary contribution to the PFFIP, in an amount to be determined by the Transportation Planning Section.

i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

The applicant proposed that this condition be modified to remove reference to there being recreation facilities on dedicated public parkland, stating in their statement of justification (SOJ) that while there is additional possible dedication of land to M-NCPPC, specifically the smaller of the two Parcel 5s or 7.27 acres of dedication, they are not proposing any public recreation facilities. The Department of Parks and Recreation (DPR) has determined that they will not accept this proffered land, therefore, there will be no associated public recreation facilities. The condition should be modified as the applicant requests.

k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the Comprehensive Design Plan (CDP).

The applicant proposed that this condition be deleted, as the Parkside development (CDP-0501 and revisions) has already satisfied this design requirement for the future Westphalia Central Park. Subdivision staff concur that this condition may be deleted, as the design for the future Westphalia Central Park has been completed and approved.

l. The public recreational facilities shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The concept plan for the development of the parks shall be shown on the Comprehensive Design Plan.

The applicant proposed that this condition be deleted, stating in their SOJ that no public recreational facilities are proposed. Given that at this time, DPR is not accepting any land dedication which may be used for public recreation facilities, this condition could be deleted as requested.

n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:

(1) Fire station
(2) Library
(3) Police facility
(4) Middle school
(5) Elementary school

The applicant proposed that this condition be deleted, stating that it has been determined that none of the above public facilities should be, or are required to be, located within this portion of the Westphalia Sector Plan area. Subdivision staff do not object to the deletion of this condition, as the necessary adequate public facilities for the development can be further investigated (with conditions imposed) at the time of PPS. However, adequacy findings regarding these facilities may be made at the time of this basic plan. Further review and recommendation should be provided by the Special Projects Section.

4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:

a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.

The applicant proposed that this condition be revised to simply require that an appropriate sewer layout be shown at the time of PPS. The proposed site layout has changed since the original approval of the basic plan and the specific infrastructure referenced in this condition may no longer be needed. In addition, the eastern portion of the original property is not proposed to be included in this basic plan amendment. WSSC may comment on the proposed sewer layout at the time of PPS. They and/or other agencies may also comment on specific infrastructure needed to serve the development at the time of this basic plan. Since projects are required to show an appropriate sewer layout at the time of PPS regardless of whether they are specifically conditioned to do so with earlier plans, this condition may be deleted rather than modified.

e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:

(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, Maryland-National Capital Park and Planning Commission (M- NCPPC), along with the final plats.

(2) 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 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, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitably to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

The applicant proposed that this condition be deleted, stating that the 56 acres previously identified for dedication have already been purchased by M-NCPPC. Subdivision staff concur with the deletion for that reason; a total of 160.36 acres of the original basic plan area are now owned by M-NCPPC. The project will still be required to demonstrate mandatory dedication of parkland at the time of PPS, which may be met through land dedication, fee-in-lieu, private recreational facilities, or a combination thereof. The proposed basic plan shows possible dedication of 7.27 acres of land, however DPR has indicated that they will not accept this proffered land. ,

f. Enter into an agreement with DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.

The applicant proposed that this condition be deleted, stating that it is not needed since no public recreation facilities are proposed. The applicant also stated that they will provide the required fees into the Westphalia Park Club. This payment is covered by Condition 4g, which the applicant concurs with. Since there are no other recreation facilities which would require payment into a separate account, this condition may be deleted as requested.

Additional Comments:

1. Though the deed for the two Parcel 19s lists their total area as 79.01 acres, the applicant has confirmed that their measured total area is 79.37 acres.

2. Bearings and distances for the boundary of subject property are not shown on the plans.

3. Two master planned primary roads, P-616 and P-617, are shown on the proposed basic plan amendment serving the residential development area. P-616 enters the site near its southwest corner and connects north to Westphalia Road. P-617 enters the site on its east side and connects west to P-616. The master planned roads appear to be shown with the correct widths. Acceptability of the proposed alignments should be determined by the Transportation Planning Section. The area required for dedication of the master planned roads going through the site, including these two primary roads and MC-631, should be a separate line item in the land use types and quantities table.

4. The site plan shows master planned roads P-617 and MC-631 continuing off-site, with alignments consistent with those shown in the Master Plan of Transportation (MPOT). Based on the alignments shown in the MPOT, these two roads would intersect on abutting Parcel 13. However, the applicant should be aware that the pending A-9973-01 proposes an alternative configuration for the master planned roads and the intersection, which would place the intersection on the subject site. This may affect circulation on the A-9973-02 site. Transportation planning staff has not yet evaluated the proposed alternate configuration.

5. The land use types and quantities table needs to be updated so the gross acreage listed (158.11 acres) matches the gross acreage listed in the development data table (158.28 acres).

6. The development data column should make distinctions between the two Parcel 5s and two Parcel 19s, rather than listing the four parcels as two.

7. The Liber and folio of the deeds recording the subject properties should be shown on the plans.

Recommended Conditions:

1. Prior to certification of the basic plan, the plan shall be modified as follows:

    a. Add bearings and distances for the boundaries of the subject property (on Sheet 2) and for the A-9973 basic plan area (on Sheet 1).

    b. In the Development Data column on Sheet 2, specify that Parcel 5 and Parcel 19 each consist of two parcels. List the individual acreage of each of the four parcels.

c. In the Approved Land Use Types and Quantities table on Sheet 2, include a line item showing the land area to be dedicated to master-planned roadways (other than Westphalia Road).

d. In the Approved Land Use Types and Quantities table on Sheet 2, correct the gross acreage to match that given in the Development Data table.

f. In the Subject Property table, show the Liber/Folio number of each property's deed reference in addition to the tax account number.

2. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

a. Provide a description of the type, amount, and general location of any recreation facilities on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.

In addition to the above recommended conditions, Subdivision Section staff recommend that the following conditions from Basic Plan A-9973 be carried forward unmodified, as the applicant has not requested any revisions to them: Conditions 3b, 3j, 4b, 4c, 4d, 4g, and 5.

Conclusion:

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. A preliminary plan of subdivision and final plat will be required. All bearings and distances must be clearly shown on the site plan, and must be consistent with the property's legal description, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Historic Preservation Section

301-952-3680

August 12, 2021

MEMORANDUM

TO: DeAndrae Spradley, Subdivision and Zoning Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division ***HSB***

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division ***JAS***
Tyler Smith, Historic Preservation Section, Countywide Planning Division ***TAS***

SUBJECT: **A-9973-02 Woodside Village (Case and Yergat Properties)**

Findings

Historic Preservation

1. The subject property comprises approximately 158.11-acres located on the south side of Westphalia Road, approximately 2,000-feet west of its intersection with Ritchie-Marlboro Road. The subject property is part of the 381.95-acre A-9973 Woodside Village, previously approved by the District Council on February 13, 2007, as part of the *2007 Westphalia Sector Plan and Sectional Map Amendment* rezoning the subject property from the R-A Zone to the R-M Zone. The applicant is the owner and/or contract purchaser of the Yergat and Case properties, totaling approximately 158.11 acres (Parcels 19 and 42).

   The subject application proposes an amendment to Basic Plan A-9973 to divide the initial basic plan area by deleting the Yergat and Case parcels from the total assemblage of properties originally in A-9973. This division is necessary because the total assemblage of properties in A-9973 is no longer under common ownership, thus making the implementation of the initial basic plan a practical impossibility.

   The applicant proposes a maximum aggregate density of 661 dwelling units for the Case and Yergat properties. The subject property is Zoned R-M.

2. The developing property is subject to conditions associated with previous approvals by the Planning Board and District Council. Among those, conditions approved by the District Council in its review of the Westphalia Sector Plan and Sectional Map Amendment (CR-2-2007), are applicable to the subject comprehensive design plan application and any subsequent preliminary plan. These include conditions 3t, 3u, 4d, and 5. Staff notes that

condition 3t is more appropriately addressed by the Transportation and Environmental Planning sections.

3. The subject property includes the Dunblane Site & Cemetery (Historic Resource 78-010). Located on the Dunblane property is the Magruder/McGregor Family Cemetery with interments and tombstones dating from 1810 to 1915. The original eighteenth century Dunblane House was destroyed in 1969, but because of its architectural and historical significance, its site may have archeological potential.

   Dunblane was a one-and-one-half story, multi-part stucco-covered dwelling that was one of Prince George's County's most venerable landmarks because of its association with the earliest generations of the Magruder family. Dunblane was built in 1723 by John Magruder, grandson of Alexander Magruder, a Scottish immigrant. Three walls were brick, the fourth of logs. The house stood until a gas explosion in 1969. At its destruction, Dunblane was the oldest Magruder dwelling in Maryland. The property had been documented with photographs and plan sketches by the Historic American Buildings Survey in the 1930s.[1]

4. Historic Resource 78-010 Dunblane Site & Cemetery has not been evaluated by the Historic Preservation Commission for potential designation as a Historic Site according to the criteria found in the Historic Preservation Ordinance (Subtitle 29 of the County Code). It is possible that with the completion of archeological investigations, the Magruder/McGregor Family Cemetery and/or the Dunblane House site could be found to meet Historic Site designation criteria.

Archeology

5. Phase I archeological survey was conducted on the five parcels comprising the Woodside Village property (Wholey, Suit, Yergat, A. Bean, and Case) from February to April 2005 and January to May 2007. Twelve archeological sites were identified on the overall property. Six archeological sites, 18PR898, 18PR899, 18PR900, 18PR901, 18PR902, and 18PR903 were located on the Yergat and Case properties. Site 18PR898 is located on the Yergat Property and is a mid-nineteenth to twentieth century artifact scatter that may represent the remains of two tenant houses. Site 18PR899 is located on the Yergat Property and is a refuse disposal area dating from the late nineteenth to twentieth centuries. Site 18PR900 is located on the Case Property and is an eighteenth-to-twentieth-century artifact scatter associated with the former Dunblane House (Historic Resource 78-010). Site 18PR901 is located on the Case Property and consists of a late-nineteenth to early-twentieth century artifact scatter. Site 18PR902 is located on the Case Property and is a late-nineteenth to early-twentieth century refuse dump associated with house site 18PR900. Site 18PR903 is located on the Case Property and is another late-nineteenth to early-twentieth century refuse dump associated with house site 18PR900.

6. Historic Preservation staff concurred with the Phase I report's findings that no further work is necessary on sites 18PR899, 18PR902 and 18PR903. In addition, staff concurred that Phase II investigations were necessary on sites 18PR898, 18PR900, and 18PR901. The previous applicant submitted four copies of the final reports for the Case and Yergat properties. The reports were accepted by Historic Preservation staff on March 28 and April 8, 2008.

[1] Prince George's County, A Pictorial History, page 50. Virta, Alan, The Donning Company/Publishers, 1984.

7. Phase II archeological investigations were completed on the Case and Yergat properties by the previous applicant's archeological consultant. However, the draft Phase II reports were never submitted to Historic Preservation Staff.

Conclusions

Historic Preservation

1. At the time of the submission of the Conceptual Design Plan, the Historic Preservation Commission should evaluate the Dunblane Site and Cemetery (Historic Resource 78-010) to determine if it meets any of the Historic Site criteria in Subtitle 29 (The Prince George's County Historic Preservation Ordinance).

2. Based on the historic significance of the Dunblane property, and its association with the Magruder family, the Magruder/McGregor family cemetery should be protected and maintained throughout the development process. A plan for the long-term maintenance and preservation of the site should be developed by the applicant, whether the cemetery is designated as a Historic Site or not. Should the archeological investigations of the property yield significant findings and features to be preserved in place, those features should also be considered for potential Historic Site designation.

3. Should the Magruder/McGregor Family Cemetery and/or an archeological feature within the developing property be designated as a Historic Site, the buffering provisions of the *Prince George's County Landscape Manual* would apply, and careful consideration should be given to the character of fencing, lighting, and landscape features to be introduced.

Archeology

4 Phase II archeology investigations were recommended on sites 18PR898, 18PR900, and 18PR901. A Phase II work plan for these sites was submitted to Historic Preservation and Maryland Historical Trust staff and was approved. The Phase II archeological investigations were completed by the previous owner's archeological consultant, but the draft Phase II reports were not submitted to Historic Preservation staff for review.

Recommendations

Staff recommends that conditions 3u, 4d, and 5 of the Westphalia Sector Plan and Sectional Amendment Zoning Ordinance No. 5-2007 should be carried forward to subsequent applications, as appropriate, and specifically, that:

1. Prior to approval of the preliminary plan:

    A. The applicant shall prepare a draft perpetual maintenance covenant to be attached to the legal deed (i.e., the lot or parcel delineated to include the Magruder Family Cemetery 78-010). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

    B. The applicant shall demonstrate that the Dunblane (Magruder Family) Cemetery (Historic Resource 78-010) shall be preserved and protected in accordance with Section 24-135.02 of the Subdivision regulations including:

a. An inventory of existing cemetery elements which shall be provided to Historic Preservation staff for review and approval.

b. Measures to protect the cemetery during development, which shall be provided to Historic Preservation staff for review and approval.

c. An appropriate fence or wall constructed of stone, brick, metal or wood shall be maintained or provided to delineate the cemetery boundaries. The design of the proposed enclosure and a construction schedule shall be reviewed and approved by Historic Preservation staff.

2. Prior to approval of any preliminary plan, the applicant shall provide a final report detailing the Phase II investigations on sites 18PR898, 18PR900, and 18PR901, and shall ensure that all artifacts are curated to MHT standards.

3. At the time of preliminary plan, if an archeological site has been identified as significant and potentially eligible to be designated as a Historic Site or determined eligible to 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.

4. Prior to the approval of a Specific Design Plan application (or applications) for the area including the cemetery and the archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the M-NCPPC staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the *Guidelines for Archeological Review* before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.

5. Prior to the approval of a specific design plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and the M-NCPPC staff archeologist. The installation of the signage shall occur prior to the issuance of the first building permit for the development.

6. Prior to the approval of a specific design plan application (or applications) for the area including the cemetery and any archeological sites, the applicant shall provide for buffering of the Magruder/McGregor Family Cemetery and/or any archeological site designated as a Historic Site, in compliance with the *Prince George's County Landscape Manual.*

7. Prior to the approval of the first building permit for the development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Transportation Planning Section

301-952-3680

August 31, 2021

MEMORANDUM

TO: Jeremy Hurlbutt, Zoning Review Section, Development Review Division

VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division

FROM: Glen Burton, Transportation Section, Countywide Planning Division

SUBJECT: A-9973-02, Woodside Village (Case and Yergat Properties)

Proposal
The applicant is proposing an amendment to an approved Basic Plan (A-9973) that will, if approved, separate Parcel 5 (Yergat) and Parcel 19 (Case) from the larger land mass (381.9 acres) represented by the previously approved basic plan. The ultimate goal of the separation is to allow for the construction of approximately 661 dwelling units.

Background
The property is the subject of a previous Basic Plan (A-9973) approval by the District Council in February 2007. In September 2008, the Planning Board approved CDP-0601 for the same property. Pursuant to PGCPB 08-121, CDP-0601 was approved with several transportation conditions. While some of those conditions may still be applicable to the properties that are the subject of the pending amended basic plan, many will no longer be applicable since circumstances regarding the prior approvals have changed. In order to evaluate the transportation impact of the pending application, the applicant has submitted a traffic impact study (TIS) as part of the application.

Analysis of Traffic Impacts
The subject property is currently unimproved and is located within Transportation Service Area (TSA) 2, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following 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 per Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any TSA 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:

For two-way stop-controlled intersections a three-part process is employed:
(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.

For all-way stop-controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed.

The purpose of the pending application is to combine Parcels 5 and 19 into a single development pod with a combined acreage of (78.91+79.20 =)158.11 acres. Based on the current basic plan approved density of 4 dwellings per acre, that portion of the A-9973 plan could be developed with a yield of 4x158.11= 632 dwellings. However, the applicant is proposing a mix of single family and townhomes for a total of approximately 661dwellings. This proposal will result in a density of 661/158.11=4.18 dwellings per acre, a slight increase from what is currently approved for the A-9973 basic plan.

Pursuant to Section 27-195(b)(1)(C) of the Zoning Ordinance, the criteria for approval of a Basic Plan as they relate to transportation are as follows:

Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

To meet the legal threshold cited above, the applicant has provided staff, with an April 2021TIS. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by staff of the Transportation Planning Section, consistent with the "Transportation Review Guidelines - Part 1- 2012". The table below shows the intersections deemed to be critical, as well as the levels of service representing existing conditions. The following represents the intersections deemed critical for the proposed development:

EXISTING CONDITIONS		
Intersections	AM	PM

	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/627	A/833
Ritchie Marlboro Road and Whitehouse Road	A/580	A/815
MD 4 and Westphalia Road-Old Marlboro Pike	A/860	C/1293
Westphalia Road and D'Arcy Road*	11.0 seconds	18.8 seconds
Ritchie Marlboro Road and Westphalia Road *	12.7 seconds	23.1 seconds
MD 4 and Suitland Parkway	B/1093	E/1591
D'Arcy Road and Sansbury Road*	10.3 seconds	11.3 seconds
* Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the "Guidelines", all three tests must fail in order to require a signal warrant study.		

The traffic study identified 16 background developments whose impact would affect some or all of the study intersections. Additionally, a growth of 0.5 % over six years was also applied to the traffic volumes. A second analysis was done, depicting background conditions. Those results are as follows:

BACKGROUND CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/794	D/1333
Ritchie Marlboro Road and Whitehouse Road	A/655	A/951
MD 4 and Westphalia Road-Old Marlboro Pike MD 4 SB Ramps and Old Marlboro Pike MD 4 NB Ramps and Westphalia Road	 A/461 A/361	 A/839 A/597
Westphalia Road and D'Arcy Road* Tier 1 – HCM Delay Test Tier 2 – Minor Street Volume Test Tier 3 – CLV Test	 233.9 seconds >100 A/906	 1182.5 seconds >100 B/1064
Ritchie Marlboro Road and Westphalia Road *	28.7 seconds	20.2 seconds
MD 4 and Suitland Parkway MD 4 SB Ramp and Suitland Parkway MD 4 NB Ramp and Presidential Parkway	 B/1119 A/795	 A/917 A/744
D'Arcy Road and Sansbury Road* Tier 1 – HCM Delay Test Tier 2 – Minor Street Volume Test Tier 3 – CLV Test	 56.8 seconds >100 A/856	 105.7 seconds >100 A/878
* Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the "Guidelines", all three tests must fail in order to require a signal warrant study.		

Using the trip rates from the "Guidelines", the study has indicated that the subject application represents the following trip generation:

Table 1 - Trip Generation							
		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Single Family homes (county rates)	574	86	345	431	336	181	517
Townhouse (county rates)	87	12	49	61	46	24	70
Total new trips		**98**	**394**	**492**	**382**	**205**	**587**

The table above indicates that the proposed development will be adding 492 and 587 trips during the AM and PM peak hours respectively. A third analysis depicting total traffic conditions was done, yielding the following results:

TOTAL CONDITIONS		
Intersections	AM	PM
	(LOS/CLV) delay	(LOS/CLV) delay
Ritchie Marlboro Road and Sansbury Road	A/799	D/1338
Ritchie Marlboro Road and Whitehouse Road	A/656	A/953
MD 4 and Westphalia Road-Old Marlboro Pike MD 4 SB Ramps and Old Marlboro Pike MD 4 NB Ramps and Westphalia Road	 A/463 A/361	 A/850 A/597
Westphalia Road and D'Arcy Road* *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 272.9 seconds >100 A/927	 1265.3 seconds >100 B/1086
Westphalia Road and West Site Access	12.8 seconds	13.4 seconds
Westphalia Road and East Site Access	11.1 seconds	9.5 seconds
Westphalia Road and Main Site Access	11.9 seconds	11.0 seconds
Ritchie Marlboro Road and Westphalia Road * *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	29.8 seconds	66.3 seconds >100 B/1029
MD 4 and Suitland Parkway MD 4 SB Ramp and Suitland Parkway MD 4 NB Ramp and Presidential Parkway	 B/1121 A/797	 A/921 A/746
D'Arcy Road and Sansbury Road* *Tier 1 – HCM Delay Test* *Tier 2 – Minor Street Volume Test* *Tier 3 – CLV Test*	 59.9 seconds >100 A/858	 120.2 seconds >100 A/892
* Unsignalized intersections. In analyzing two-way stop-controlled intersections, a three-step procedure is undertaken in which the greatest average delay (in seconds) for any movement within the intersection, the maximum approach volume on a minor approach, and the critical lane volume (CLV) is computed and compared to the approved standard. According to the "Guidelines", all three tests must fail in order to require a signal warrant study.		

The results under total traffic conditions show that the intersections will all operate adequately. It is worth noting that while the intersection of MD 4 and Westphalia Road-Old Marlboro Pike is projected to operate adequately, the analysis was predicated on an interchange being built at the current location. Pursuant to CR-66-2010, the cost of the construction of that interchange will be

borne by developers whose development traffic will pass through that intersection. This matter will be dealt with in greater detail at the preliminary plan of subdivision phase of this development.

Staff Review and Comments
Having reviewed the traffic study, staff concurs with its findings and conclusions.
Given the short review window for this application, staff did not send this TIS to the County and State agencies for review and comment.

Master Plan and Site Access
The property is in an area where the development policies are governed by the *Approved Westphalia Sector Plan and Sectional Map Amendment, 2007*, as well as the *Approved Countywide Master Plan of Transportation, November 2009*. The property fronts on Westphalia Road, currently a two-lane within a variable-width right-of-way. One of the recommendations of the master plans is to upgrade this road to a collector (C-626), within 80 feet of right-of-way. The plan's depiction of C-626 is consistent with the planned upgrade. All other aspects of the site regarding access and layout are deemed to be acceptable.

Transportation Staff Conclusions
Based on the preceding findings, the Transportation Planning Section concludes that existing transportation facilities, when improved with improvements provided in the county CIP, along with some additional improvements provided by the applicant, and signalization at some key intersections, will be adequate to carry the anticipated traffic generated by the proposed development. Furthermore, the development proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved Area Master Plan, in accordance with Section 27-195 of the Prince George's County Code. In making this finding, the TPS staff recommends that all of the intersections evaluated with this application be subject to further analyses at the time of the comprehensive design plan (CDP) phase of the subject development.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Transportation Planning Section

301-952-3680

August 16, 2021

MEMORANDUM

TO: DeAndrae Spradley, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division

SUBJECT: Basic Plan Amendment Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following basic plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the 2007 *Approved Westphalia Sector Plan,* and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Basic Plan Number: A-9973-02

Development Case Name: Woodside Village

Type of Master Plan Bikeway or Trail			
Private R.O.W.		Public Use Trail Easement	
County R.O.W.		Nature Trails	
SHA R.O.W.		M-NCPPC – Parks	
HOA		Bicycle Parking	
Sidewalks	X	Trail Access	
Addt'l Connections	X	Bikeway Signage	X

Subject to 24-124.01: No
Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

Development Case Background	
Lot Size (acres)	381 (total), 158 (to be removed)
Number of Units (residential)	110-115 Attached, 516-546 Detached
Abutting Roadways	Westphalia Road, North Riding Road
Abutting or Nearby Master Plan Roadways	Westphalia Road(C-626), MC-631, P-616, P-617, P-619
Abutting or Nearby Master Plan Trails	P-616 (planned, shared roadway) MC-631 (planned, side path) P-617 (planned, hard surface trail) P-619 (planned, side path) Westphalia Road (planned, side path)
Proposed Use(s)	Residential
Zoning	R-M

Centers and/or Corridors	n/a
Prior Approvals on Subject Site	A-9973, CDP-0601
Subject to 24-124.01:	n/a
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

Development Proposal

The subject application proposes to remove 158-acres from the approved Woodside Village basic plan to establish a separate basic plan.

Prior Approvals

The subject site has the following prior approvals:

A-9973-02

3. The following shall be required as part of the Comprehensive Design Plan (CDP) submittal package:

g. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 master plan and the WCCP Study:

(1) Provide the master plan hiker-biker-equestrian trail along the subject site's entire portion of the Cabin Branch stream valley subject to Department of Parks and Recreation coordination and approval.

(2) Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.

(3) Provide a side path (Class II Trail) along the subject site's entire road frontage of Westphalia Road.

(4) Provide the internal HOA trails and side paths as conceptually shown on the submitted hiker and biker trail plan.

m. Provide a multiuse stream valley trail along the subject site's portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.

CDP-0601

1. Prior to signature approval of the subject CDP, the applicant shall revise the plans as follow and/or provide the specified documentation:

a. Provide documentation that the Department of Parks and Recreation staff shall review and approve the revised comprehensive design plan that shows approximately 61 acres of parkland dedication.

b. Provide the master plan Hiker-Biker-Equestrian Trail along the subject site's entire portion of the Cabin Branch Stream Valley subject to Department of Parks and Recreation coordination and approval.

c. Provide an eight-foot-wide side path or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended (MC-631), unless modified by DPW&T.

d. Provide an eight-foot-wide side path or wide sidewalk along the subject site's entire road frontage of Westphalia Road (C-626), unless modified by DPW&T.

e. Provide bicycle and pedestrian accommodations along P616, unless modified by DPW&T. The exact nature of accommodations will be determined at time of specific design plan approval.

f. Provide an eight-foot-wide side path or wide sidewalk along the subject site's entire road frontage of P-619, unless modified by DPW&T.

g. Provide standard sidewalks along both sides of all internal roads (excluding alleys), unless modified by DPW&T.

h. Provide the internal connector trails as conceptually shown on the submitted landscape and recreation plan.

Comment: The prior approvals included a comprehensive list of master plan facilities to be provided throughout the properties within the approved plans. However, the proposed plan amendment will modify these pedestrian and bicycle facilities to include the facilities within the new boundaries of the subject site as well as update the recommended facilities for current standards and practices. Staff recommend that internal facilities also link to pedestrian and bicycle facilities adjacent to the site.

Review of Proposed On-Site Facilities

The submitted plans show a pedestrian circulation route within the subject property that include a network of internal paths, a 10-foot-wide trail along Westphalia Road, shared roadway facility along primary street P-616, an eight-foot-wide trail along primary street P-617 and a side path along collector road MC-631 (Suitland Pkwy extended). While these facilities will be further reviewed with subsequent applications, staff recommend that the widths for all shared-use paths and side paths be updated to a minimum width of ten-feet to reflect current standards and practices.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to additional residential areas with no current connection. However, there is existing sidewalk along the frontage of Westphalia Road, west of the subject property that can provide a continuous connection to the proposed site. Additionally, multiple recent development applications have been approved with a shared-use path along Westphalia Road.

Review Master Plan of Transportation (MPOT) Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Four master plan trail facilities that are located within the subject property, a planned side path along Westphalia Road, planned shared roadway along P-616, a planned hard surface trail

along P-617 and a planned side path along MC-631. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

> 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.
>
> POLICY 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities.*
>
> POLICY 5: Evaluate new development proposal in the Developed and Developing Tiers for conformance with the complete streets principles.

Comment
The subject application does not require on-site pedestrian and bicycle facilities to be incorporated as part of the basic plan amendment. However, staff recommend that the applicant follow the complete streets policies and provide facilities for all transportation modes to access the subject site. Access for all transportation modes will be reviewed during phases of the development review process. Staff additionally recommend that the design of this subject site incorporate traffic calming measures.

Review Area Master Plan Compliance
This development is also subject to the 2007 *Approved Westphalia Sector Plan* which includes the following recommendations for pedestrian and bicyclist facilities:

> Sidewalks should be provided throughout the Westphalia community except designated scenic rural roads, highways, bikeways, trails, and lanes.

Comment: Staff recommend that minimum six-foot-wide sidewalks shall be provided along both sides of all streets, public or private, excluding alleys, throughout the subject site and will be evaluated with subsequent applications.

Zoning Ordinance Conformance
Section 27-197(b)(4) includes provisions for findings the District Council must make in approving the application for a basic plan amendment that divides a single approved Basic Plan into two or more separate Basic Plans. This includes conforming to the requirements of 27-195(b):

> (1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:
>
> (A) The proposed Basic Plan shall either conform to:
>
> (i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan

text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties.

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses.

Comment
Staff find that the subject application will conform to the General Map Plan, Area Master Plan, and principles and guidelines of the plan if the above noted master plan pedestrian and bicycle facilities are provided and if the internal streets and shared use paths are consistent with the Complete Streets Policies and Principles of the 2009 MPOT and if traffic calming features are incorporated into the layout and design of the subject site.

Section 27-507 includes provisions for the purposes of the R-M zone

(a) The purposes of the R-M Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual physical development proposals.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development.

(5) Encourage and stimulate balanced land development; and

(6) Improve the overall quality and variety of residential environments in the Regional District.

Comment
Staff recommend that six-foot-wide sidewalks, traffic calming, and a "bicycle boulevards" approach to bicycle travel through the subject site be provided as a component to improve the quality of the residential environment and as a regulation for judging future development proposals. These facilities will not only help discourage illegal speeding and cut-through motor vehicle traffic, but also help encourage sustainable multimodal travel, contributing to an improved residential environment as envisioned in the R-M zone.

Recommended Conditions of Approval
Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the master plan facilities, and meets the findings required by Section 27-197 and 27-507 for a basic plan amendment and the purpose of the R-M zone for pedestrian and bicycle transportation, if the following conditions are met:

1. Provide the below master plan facilities, designed to be consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, and to be reviewed as part of subsequent applications and shown prior to their acceptances, including the comprehensive design plan:
    a. Minimum 10-foot-wide path along Westphalia Road (C-626)
    b. Shared roadway pavement markings and signage along P-616
    c. Minimum ten-foot-wide path along P-617
    d. Minimum ten-foot-wide path along MC-631

2. Internal streets and shared-use paths are to follow MPOT Complete Streets Policies and Principles, and include traffic calming measures as well as a bicycle boulevards network. These will be reviewed as part of subsequent applications and shown prior to their acceptances, including the comprehensive design plan.

3. All sidewalks within the subject site shall be a minimum of six feet in width.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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Prince George's County Planning Department 301-952-3650

August 10, 2021

MEMORANDUM

TO: DeAndrae Spradley, Senior Planner, Zoning Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MR*

FROM: Mary Rea, Senior Planner, Environmental Planning Section, CWPD *MAR*

SUBJECT: Woodside Village A-9973-02
Petition for Basic Plan Amendment

The Environmental Planning Section has reviewed the above referenced Zoning Map Amendment application accepted on July 8, 2021. The amendment application meets all applicable environmental requirements. The following comments are provided for your consideration.

Background
The Environmental Planning Section (EPS) has extensively reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
A-9973	N/A	District Council	Approved	2/6/07	Final Decision
CDP-0601	TCP1-006-08	Planning Board	Approved	7/31/08	08-121
NRI-158-05-01	N/A	Staff	Approved	10/4/12	N/A
A-9973-01	N/A	Planning Director	pending	pending	pending
NRI-158-05-02	N/A	Staff	pending	pending	N/A
A-9973-02	N/A	Planning Board	pending	pending	pending
NRI-158-05-03	N/A	Staff	pending	pending	pending

Proposed Activity
This application requests to amend the approved Basic Plan to separate the Yergat property (Parcel 5) and the Case property (Parcel 19), a total of 158.11 acres, from the Woodside Village Basic Plan.

Grandfathering
The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010, and February 1, 2012, because the development proposal

will be required to file an amended comprehensive design plan and a new preliminary plan application to reflect changes proposed under the Basic Plan amendment.

Site Description
The subject property is a 381.95-acres site in the R-M zone located on the south side of Westphalia Road, west of Ritchie-Marlboro Road. There are streams, wetlands and 100-year floodplains and associated areas of steep slopes. Marlboro clay is found to occur along the southern property line of Parcel 48, which now belongs to M-NCPPC. No Sensitive Species Project Review Areas (SSPRA) are indicated or mapped on the site. Furthermore, no Rare, Threatened or Endangered (RTE) species are indicated as present on site. Westphalia Road is a designated historic road affected by this development. This property is located in the Western Branch watershed in the Patuxent River basin. The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. The site contains Regulated Areas and Evaluation Areas as designated on the *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan* (May 2017). The subject property is in the Westphalia Sector Planning Area.

Plan Prince George's 2035 Approved General Plan (2014)
The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map and has a Growth Policy of Established Communities as designated by *Plan Prince George's 2035 Approved General Plan*.

Master Plan Conformance
The *Approved Westphalia Sector Plan and Sectional Map Amendment* (February 2007) approved by the District Council is the current master plan for this area. This Master plan included environmentally related policies and their respective strategies in the Environmental Infrastructure section.

Below in **bold** are the primary policies relating to the site. More detail regarding the strategies can be found in the *Approved Westphalia Sector Plan and Sectional Map Amendment*.

> **Policy 1 – Green Infrastructure**
> **Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.**

This policy has been addressed under the Green Infrastructure Section of this memo.

> **Policy 2—Water Quality and Quantity:**
> **Restore and enhance water quality and quantity of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.**

As part of Policy 2, Environmental Site Design (ESD) will be required for stormwater management (SWM) control to ensure that water quality and quantity is protected to the fullest extent practical as required by the County. A SWM plan reviewed by DPIE will be required at time of preliminary plan.

Conformance with the Green Infrastructure Plan
The site is mapped within the Green Infrastructure Network as delineated in accordance with the

Green Infrastructure Plan of the *Approved Prince George's County Resource Conservation Plan* (2017). The Regulated Area is mapped along the streams and other Regulated Environmental Features (REF) and the Evaluation Area is mapped on the remainder of the site due to the existing forest contiguous to the streams. The plans as submitted generally show the preservation of the Regulated Areas; however, more detailed information will be evaluated during the subsequent applications. Prior to the acceptance of any future development applications, an updated NRI is required to confirm the regulated features on the site and to establish the Primary Management Area (PMA). The amended Basic Plan can be found in conformance with the *Green Infrastructure Plan*.

COMPLIANCE WITH PREVIOUSLY APPROVED CONDITIONS

Conditions of Previous Approvals: A-9973

On February 6, 2007, the District Council approved the Basic Plan for Woodside Village. The following conditions were determined to be environmental in nature.

3. The following shall be required as part of the Comprehensive Plan (CDP) submittal package:

o. Submit a signed natural resources inventory (NRI) with the comprehensive design plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.

This condition remains; however, the Patuxent River Primary Management Area is now called the Primary Management Area (PMA) and is defined in Section 24-101(b)(22).

p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.

This condition shall be met at the time of the Comprehensive Design Plan review.

q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall;

(1) Focus on the creation and/or conservation/preservation of contiguous woodland.

(2) Concentrate priority area for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.

(3) Mitigate woodland cleared within the PMA's Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by master plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree

Conservation Plans.

(4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.

(5) Prohibit woodland conservation on all residential lots.

These conditions shall be met at the time of the Comprehensive Design Plan review.

r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.

This condition shall be met at the time of the Comprehensive Design Plan review.

4. At the time of preliminary plan of subdivision and/or prior to the first plat of subdivision, the applicant shall:

c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.

This condition shall be met at the time of preliminary plan of subdivision review .

COMPREHENSIVE DESIGN PLAN, CDP-0601, PGCPB. No. 08-121

The conditions of approval of the Comprehensive Design Plan, CDP-0601 found in resolution PGCPB-08-121 are not applicable to the review of the current application. This will be reviewed with the comprehensive design plan revision.

Environmental Review

Existing Conditions/Natural Resource Inventory (NRI)
An NRI is not required as part of a zoning amendment application; however, an expired NRI, NRI-158-05-03, covering the land area included in the application was included in the package. No further information is needed at this time. An updated NRI will be needed for future Development Review cases.

Woodland Conservation
The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010, and February 1, 2012. The Woodland Conservation Threshold per A-9973, shall be 25 percent with the WCT requirements being met on-site. There is an approved TCP1(TCPI-006-08) on the overall development, and a TCP2 (TCPII-223-92) for parcel 19. All future applications will require a revision to the Tree Conservation Plans.

If you have any questions concerning this review, please contact me by e-mail at mary.rea@ppd.mncppc.org or call 301-952-3651.