



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

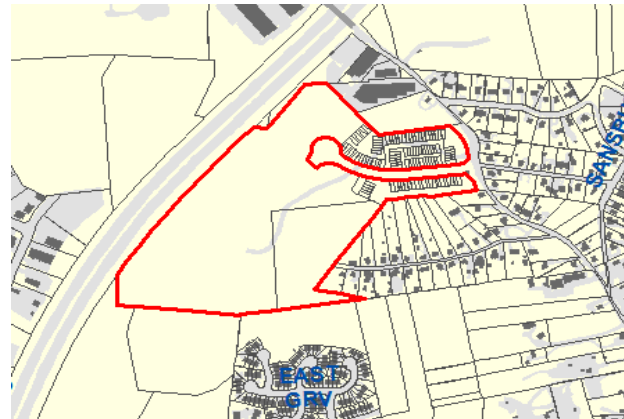
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Westridge (Formerly D'Arcy South)

DSP-06079-04

REQUEST	STAFF RECOMMENDATION
Conversion of 176 multifamily dwelling units to 157 single-family attached (townhouse) condominium dwelling units, replacement of the noise wall with a landscape berm, and the addition of three new architectural models.	APPROVAL with conditions

Location: In the southeastern quadrant of the intersection of I-95/495 (Capital Beltway) and D'Arcy Road.	
Gross Acreage:	56.19
Zone:	R-R/M-I-O
Dwelling Units:	460
Planning Area:	78
Council District:	06
Election District:	06
Municipality:	N/A
200-Scale Base Map:	204SE08
Applicant/Address: Arundel Land Group, LLC 731 Generals Highway Pikesville, MD 21208	
Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	06/11/2020
Planning Board Action Limit:	06/16/2020
Staff Report Date:	05/27/2020
Date Accepted:	04/07/2020
Informational Mailing:	12/09/2019
Acceptance Mailing:	04/01/2020
Sign Posting Deadline:	05/12/2020

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

EVALUATION CRITERIA.....	3
FINDINGS	3
1. Request.....	4
2. Development Data Summary	4
3. Location.....	4
4. Surrounding Uses	5
5. Previous Approvals.....	5
6. Design Features.....	5
COMPLIANCE WITH EVALUATION CRITERIA.....	7
7. Prince George’s County Zoning Ordinance.....	7
8. Preliminary Plan of Subdivision 4-050116	8
9. Detailed Site Plan DSP-06079 and its amendments	10
10. 2010 Prince George’s County Landscape Manual.....	13
11. 1993 Prince George’s County Woodland Conservation and Tree Preservation Ordinance	13
12. Prince George’s County Tree Canopy Coverage Ordinance	14
13. Referral Comments.....	14
RECOMMENDATION.....	16

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06079-04
Type II Tree Conservation Plan TCPII-034-098-04
Westridge (Formerly D'Arcy South)

The Urban Design staff has reviewed the amendment to the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION CRITERIA

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Rural Residential (R-R) Zone, the Military Installation Overlay (M-I-O) Zone, and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-05116;
- c. The requirements of Detailed Site Plan DSP-06079 and its amendments;
- d. The requirements of the 2010 Prince George's County Landscape Manual;
- e. The requirements of the 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referral comments.

FINDINGS

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

1. **Request:** The subject amendment to a detailed site plan (DSP) proposes conversion of previously approved 176 multifamily dwelling units to 157 single-family attached (townhouse) condominium dwelling units. The application also proposes to replace the noise wall with a landscape berm and add three new architectural models.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-R/M-I-O	R-R/M-I-O
Use	Residential	Residential
Total Acreage	56.19	56.19
Parcels	3	26
Lots	0	303
Units	479	460
Multifamily dwellings	176	0
Single-family attached (fee-simple)	303	303
Single-family attached (condominiums)	0	157

Parking and Loading		
Use	Number of Spaces Required	Number of Spaces Provided
Single-Family Attached Dwellings		
460 DU/2.04 spaces per unit	939	1,308
Community Building	17	26
Exercise Room (320 sq. ft.)	4	
Homeowners' Office (119 sq. ft.)	1	
Community Pool (84-person max)	12	
Total	956	1,334*
Handicap-Accessible	1	8
Total Loading Spaces	0	1
1 space per 10,000 sq. ft.		

Note: *The provided parking spaces need to be further broken down, relative to garage, driveway, and surface spaces. In addition, the parking table indicates 70 compact spaces, which are not allowed on single-family lots. A condition is included herein requiring this information to be added to the plan.

3. **Location:** The subject application is part of the larger Westridge project, which was formally known as D'Arcy Park South, and is located in the southeastern quadrant of the intersection of the I-95/I-495 (Capital Beltway) and D'Arcy Road, in Planning Area 78 and Council District 6. More specifically, the area of this amendment is located on the north side

of proposed Presidential Parkway, adjacent to the Capital Beltway along the site's northwest property line.

4. **Surrounding Uses:** The overall Westridge site is surrounded by single-family detached homes in the Rural Residential (R-R) Zone, industrial uses in the Light Industrial (I-1) Zone, and D'Arcy Park North to the north; Little Washington, a single-family detached community in the R-R Zone, to the east; Chester Grove Apartments in the Multifamily Medium Density Residential Zone, vacant land in the I-1 Zone, and vacant land in the R-R Zone to the south; and I-95/I-495 to the west.
5. **Previous Approvals:** The proposed project is subject to the requirements of Preliminary Plan of Subdivision (PPS) 4-05116, which includes the entirety of the property and was approved on October 26, 2006, subject to 22 conditions (PGCPB Resolution No. 06-220(A)).

The Prince George's County Planning Board originally approved DSP-06079 on November 29, 2007 (PGCPB Resolution No. 07-224) for 556 total dwelling units, including 226 townhouses, 154 two-family attached, and 176 multifamily dwelling units, subject to 11 conditions. The Prince George's County District Council affirmed the Planning Board's decision on June 17, 2008, with 14 conditions. The DSP was amended two times by the Planning Director. DSP-06079-01 approved the conversion of the 154 two-family attached dwellings to 77 townhouses on February 11, 2019, and DSP-06079-02 was approved for the addition of two new single-family attached architectural models in December 2019. It is noted that a third amendment, DSP-06079-03, for revisions to the recreational facilities, is pending with the Planning Director.

The site has an approved Stormwater Management (SWM) Concept Plan, 8276-2006-01, which is valid until June 23, 2022.

6. **Design Features:** This application proposes conversion of the previously approved 176 multifamily dwelling units, west of proposed Presidential Parkway, to 157 condominium townhouses; replacement of the previously approved noise wall along I-95/I-495 with a berm and landscaping; and the addition of three new architectural models, the Clarendon, Alden II, and Harlow II. The proposed 16- and 22-foot-wide townhouses are accessed from Presidential Parkway via a series of private roads and alleys, which are organized in a grid pattern. The units have been labeled to identify whether they are condominiums or fee-simple. The fee-simple units have been labeled with lot numbers; however, it is unclear what the parcel and numbers are for the condominiums. It is recommended that the DSP be revised to indicate the parcel and number of each condominium unit, as conditioned herein.

Architecture: Three additional townhouse models, the Clarendon, Alden II, and Harlow II, are proposed for this application, including rear and front garage units. Each unit proposed has multiple front elevation options and a variety of exterior finishes and roof designs, including shutters, balanced fenestration, enhanced window and door trim, standing-seam metal-roofed porches over the front doors with decorative columns, cross gables, and dormers. The buildings have been designed to incorporate a variety of materials, including brick, stone, and standard vinyl siding, creating a clean and contemporary design, which will complement the surrounding uses.

The Harlow II is proposed to be added to the mix of units available in the development, but is not proposed with any of the dwellings in this amendment area. The Clarendon and Alden II are proposed to be used in this DSP and propose one-car, rear-loaded garage units, which are accessed by private alleys, and are arranged around a series of open spaces, courtyards, and trails to create a network of sidewalks connecting the development to other parts of the community.

The Clarendon and Alden II are 16 feet wide, 40 feet deep, and approximately 36 feet high, with a rear-loaded, one-car garage. The base finished area of the Clarendon is 1,689 square feet, while the base finished area of the Alden II is 1,567 square feet. The two models will be used exclusively in the newly created condominium townhouse section. The Harlow II is 22 feet wide, 40 feet deep, 36 feet high, and includes a front-loaded, two-car garage. The base finished area of the Harlow II is 1,777 square feet.

All units have architectural shingles on the roof and offer a variety of window treatments and architectural finishes, including a mix of high-quality building materials on the façades such as vinyl, brick, stone, and masonry. Options are available for rooftop decks, dormers, bay windows, and decks. However, it is noted that decks are only offered as an option on the Clarendon unit and are not proposed as an option for the Alden II model. Staff believes that this feature should be offered as a standard option for residents with the rear-loaded units, which have limited yard space. However, it is noted that this feature was previously approved only as an optional feature. Therefore, a condition has been added to the Recommendation section of this report to require an optional four-foot-deep, cantilevered deck on all rear-loaded garage townhouses, for consistency in keeping with the remainder of the dwelling units previously approved in the development.

Highly visible side elevations are shown on the building elevations submitted and labels have been included on the site plan generally showing which units will require additional end wall features; however, not all of these units have been identified on the DSP and should be shown. The highly visible units should include a minimum of three standard features, in addition to a minimum of the full first floor finished in brick, stone, or masonry. The plan should be revised to label all the specified lots or units as highly visible. Conditions have been included in the Recommendation section of this report requiring the applicant to do so.

Signage: One freestanding sign was approved with DSP-06079 and was amended with DSP-06079-02. This sign is located at the entrance to the community and is not proposed to change with this amendment.

Lighting: The applicant is proposing lighting within the development and in the open spaces. The photometric plan submitted with the DSP shows appropriate lighting levels on the site's roads, with minimal spillover onto the adjacent residential properties, and are consistent with other areas of development.

Noise Discussion: A Phase II noise analysis was provided with this application for impacts from I-95/I-495. Staff notes that the previously approved noise barrier is proposed to be removed and replaced with a landscape berm along the northwestern property boundary between the townhomes and the right-of-way of the Capital Beltway. Modifications will be needed on specific dwelling units requiring alternative building products and exterior wall treatments, such as noise reducing windows, sliding doors, and enhanced wall construction

techniques, to maintain noise levels below the interior limit of 45 dBA Ldn on-site. A table and graphic were provided in the Phase II noise analysis showing the area and dwelling units that will require additional building modifications, and the mitigated noise contour has been shown on the plan. Staff recommends that the specific units that will require noise attenuation measures be identified on the plan.

In addition, the Phase II noise analysis concludes that outdoor activity areas, including all rear yards of dwelling units, will be below the exterior limit of 65 dBA Ldn, but the mitigated ground-level noise contours shown on the plan do not support this conclusion. In order to protect the long-term health and welfare of the residents whom may be using their rear yards, including driveways, for various activities, the plan should be revised such that the 65 dBA Ldn does not impact any rear yards. Therefore, a condition is included herein requiring the plans and noise study to address this issue, which may require the need for the addition of a noise barrier, additional berming and planting, or other mitigation measures.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R and M-I-O Zones and the site plan design guidelines of the Zoning Ordinance.
 - a. This DSP is in general conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in the R-R Zone. The proposed single-family attached dwellings are permitted uses in the R-R Zone, subject to Footnote 79.
 - b. Section 27-442 of the Zoning Ordinance provides additional regulations for development in residential zones, including requirements for setbacks, net lot area, lot frontage, building coverage, and green area. However, as previously noted, the subject DSP is subject to Footnote 79, which states that the development regulations outlined in Section 27-442, regarding lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements, shall not apply. These bulk regulations shall be as approved by the Planning Board in the DSP.
 - c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283. For example, the subject development provides vehicular and pedestrian access to the site from the public right-of-way; adequate lighting is proposed on-site; and the architecture proposed includes a variety of features, such as window and door treatments, projections, colors, and materials.
 - d. Section 27-548.50 of the Zoning Ordinance sets forth criteria for the M-I-O Zone. The site is located within the High Noise Intensity Zone, which requires the proposed design and structures to meet Section 27-548.55(b)(C) 1) requirements for high noise. All new residential construction within the noise intensity contours, including additions, must be certified to meet the interior noise level of 45 dBA Ldn or less by an acoustical engineer or qualified professional of competent expertise.

This requirement will need to be addressed at the time of building permit per PPS conditions.

8. **Preliminary Plan of Subdivision 4-050116:** PPS 4-050116 was originally approved on September 28, 2006, was reconsidered on March 25, 2010, and an amended resolution was adopted on March 10, 2011 (PGCPB Resolution No. 06-220(A)) with 22 conditions. The relevant conditions of that approval are included, as follows:

9. **Prior to acceptance of the Detailed Site Plan package, it shall be inspected to ensure that it includes a Phase II noise study that states the proposed noise mitigation measures and to ensure that these measures are shown on the DSP. The Phase II noise study shall address all traffic related noise and aircraft related noise. This shall include, but not be limited to noise impacts associated with Andrews Air Force Base, I-95, and the master planned road. All outdoor activity areas shall be mitigated to 65 dBA Ldn or less and all interior residential areas shall be mitigated to 45dBA Ldn or less.**

A Phase II noise study was submitted with this application, and concludes that all outdoor activity areas are outside of the 65 dBA Ldn contour line. However, the plan and exhibits do not reflect this as true. Therefore, a condition is included herein requiring all interior noise levels be mitigated to 45 dBA Ldn or less, consistent with the condition included in the PPS.

10. **If a noise wall is proposed, that noise wall shall be located outside any woodland conservation areas.**

The previously proposed noise wall is no longer proposed with this application, and is replaced with a berm. However, if one is required to be added to mitigate all rear yards, it will need to conform to this condition.

11. **Prior to the approval of building permits, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that building shells of structures have been designed to reduce interior noise levels to 45 dBA or less.**

This condition is applicable and will be met at the time of building permit.

13. **At the time of detailed site plan, a soils study shall be submitted that clearly defines the limits of past excavation and indicates all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.**

14. **Prior to signature approval of the preliminary plan, copies of the approved Stormwater Management Concept plan and approval letter shall be submitted. The concept shall be reflected on all plans. The TCPI shall be revised to reflect the proposed stormwater management as shown on the approved Stormwater Management Concept plan.**

Conditions 13 and 14 were addressed with DSP-06079, and this application does not change those previous findings. A revised approved SWM concept plan and letter (8276-2006-01) have been submitted for this application and is consistent with the original stormwater approval.

15. In conformance with the Adopted and Approved Melwood-Westphalia Master Plan and the recently completed Westphalia Comprehensive Concept Plan, the applicant and the applicant's heirs, successors, and/or assigns shall provide the following:

a. Construct the master plan Class II Trail along the subject site's entire east side of MC-634 (formerly A-66) within the 80-foot right-of-way.

The submitted application provides an 8-foot-wide sidewalk along MC-634. At the time of PPS for this application, the area master plan was the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)*. This master plan has been replaced by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment (Westphalia Sector Plan and SMA)* and the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*. The MPOT replaced the Class II trail recommendation with a recommendation for a sidewalk, and the submitted plans propose a sidewalk and are consistent with the condition of approval.

b. Provide six-foot wide sidewalks along both sides of Road B, unless modified by DPW&T.

The submitted plans provide a 5-foot-wide sidewalk along both sides of Elk Road, which is Road B in the PPS, as approved with DSP-06079-01. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved and permitted the Elk Road cross section with 5-foot-wide sidewalks.

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

The submitted plans provide 4- and 5-foot-wide sidewalks along both sides of all internal roads, except along Lanham Hill Circle and Sierra Nevada Avenue. Staff recommends that all 4-foot-wide sidewalks be replaced with 5-foot-wide sidewalks, and a standard 5-foot-wide sidewalk be provided along both sides of Lanham Hill Circle. Sierra Nevada Avenue is the subject of DSP-06079-01, which did not include sidewalks on both sides of Sierra Nevada Avenue, and has since been approved and permitted by DPIE.

d. The draft Westphalia Sector Plan recommends that D'Arcy Road be designated as a Class III bikeway with appropriate signage. Because D'Arcy Road is a County right-of-way, the applicant, and the applicant's heirs, successors, and/or assigns shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final plat for

payment to be received prior to the issuance of the first building permit. If road frontage improvements are required by DPW&T, wide asphalt shoulders or wide outside curb lanes are encouraged.

This condition will remain in effect, and the bikeway fee payment will be reviewed prior to approval of the first building permit.

- e. Provide a standard sidewalk along the subject site's entire frontage of D'Arcy Road, unless modified by DPW&T.**

The submitted plans provide a standard 5-foot-wide sidewalk along the property frontage of D'Arcy Road. DPIE has reviewed and approved these plans for construction.

- 18. The private recreational facilities shall be reviewed by the Urban Design Review Section of DRD for adequacy and property siting in compliance with the standards outlined in the Parks and Recreation Facilities Guidelines, prior to approval of the detailed site plan.**

Conditions 17 and 18 relate to the site's private recreational facilities, which are being relocated to the community center building area and are being evaluated with DSP-06079-03. That application is still pending, and the subject application should be consistent with that application. Therefore, a condition has been included in this report requiring the applicant to obtain approval of DSP-06079-03 prior to the certification of the subject application.

- 19. A Type II tree conservation plan shall be approved in conjunction with the detailed site plan.**

A Type II tree conservation plan (TCPII) was submitted with this application and is recommended for approval, subject to conditions that are included in the Recommendation section of this report.

- 9. Detailed Site Plan DSP-06079 and its amendments:** DSP-06079 was approved by the Planning Board and affirmed by the District Council, with additional conditions, on July 18, 2006. Condition 1 of the Order contained a number of conditions related to the architectural design of the dwellings and established the character for the development. These conditions were addressed with the certification of DSP-06079 and have been evaluated with this application. Those requiring specific treatments for the architecture or technical design of the community have been conditioned with this application, as appropriate. This will ensure that the development proposed with this application is in keeping with the original approval. Conditions related to the timing of improvements still apply to the subject application and have been carried forward, as appropriate. The conditions that warrant discussion are as follows:

- 1. Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:**

- n. Include a note on the plans that townhouse facades will range from 40% to 100% brick. The average brick content on all facades of the**

attached housing for the entire development shall be a minimum of 76 percent. Each façade of the multifamily buildings, including side elevations, shall utilize a minimum of 75 percent brick. A brick tracking chart shall be included on the plans.

The applicant is requesting to revise the percentage of brick proposed on the townhouses included in this application. The applicant believes this would allow the dwellings in Westridge to be similar in style and quality to other townhouse developments in the area defined by the Westphalia Sector Plan. Specifically, the applicant is requesting that the language in Condition 1.n. be revised to state the following:

Each attached stick of units shall have a minimum of 60 percent brick, stone, or masonry front façades, in conjunction with masonry, cementitious, or fiber-cement siding, which also includes highly visible side façades.

Staff is generally in agreement with this revised language and has included a condition in the Recommendation section of this report requiring a minimum of 60 percent brick, stone, or masonry on each façade, including the side elevations, in conjunction with masonry, cementitious fiber board siding, or other high quality building material, and is recommending that a brick tracking chart be included on the plans to document conformance to this requirement.

2. **The applicant shall construct the proposed community center and swimming pool prior to issuance of the building permit that would allow construction of the 250th unit in the development.**
3. **The applicant shall construct the additional private recreational facilities (picnic area) required by Condition 1.q. above prior to the issuance of the certificate of occupancy for the multifamily building that they serve.**

Conditions 2 and 3 of DSP-06079 relate to the recreational facilities proposed in the development, which are not proposed to be revised with the subject amendment. DSP-06079-03 is being processed concurrently with this application and proposes to relocate the on-site recreational facilities to the central community building. Staff notes that DSP-06079-03 is still pending, and the timing for construction of this facility has not changed. The multifamily component of the development is no longer proposed and has been replaced by single-family attached dwellings. Therefore, the additional private recreational facilities are no longer applicable.

4. **In conformance with the Approved Westphalia Sector Plan and approved Preliminary Plan 4-05116 (Condition 15 of PGCPB 06-220), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
 - b. **Provide designated crosswalk at all intersecting roads at the traffic circle. These crosswalks shall be marked and labeled on the approved DSP.**

Designated crosswalks are shown at all intersecting roads at the traffic circle.

- 11. Prior to the issuance of the first building permit for the project, applicant shall revise the plans to include:**
- a. Street trees along both sides of Roads A and B, subject to DPW&T approval.**
 - b. A landscaped median along Roads A and B, subject to DPW&T approval.**
 - c. Landscaping, including deciduous and evergreen plant material, within the center of the roundabout at the intersection of Roads A and B, subject to DPW&T approval.**
 - d. Details of the proposed streetlights, the design of which shall be approved by the Urban Design Section as designee of the Planning Board, unless modified by DPW&T due to a streetlight's location in its right-of-way.**

Street construction plans for Road B (Elk Avenue) have been approved and permitted and it is currently under construction. A permit application for Road A (Presidential Parkway) has been filed and is currently under review.

- 13. Consistent with the attachments to CR-2-2007, to upgrade the community of Little Washington, the applicant shall:**
- a. Ensure that trucking operations associated with the current Class III and mining operation on the applicant's property will cease, in order to reduce the amount of truck traffic in and around the Westphalia community.**
 - b. At the time of the applicant's street construction permits, applicant shall work with the Department of Public Works & Transportation ("DPW&T"), to ensure that the design of intersection improvements at Lincoln A venue will minimize the potential for dump trucks to utilize Lincoln A venue as a truck thoroughfare.**
 - c. At the time of the applicant's street construction permits, applicant shall work with DPW & T to design and construct sidewalks, to ensure connectivity from the new construction to Lincoln Avenue and South Cherry Lane, where right-of-way exists.**
 - d. Prior to issuance of the first residential building permit, applicant shall provide the details of a gateway entrance feature at D 'Arey Road at the Capital Beltway. Review should include items such as architectural design, materials, and colors. The applicant shall provide an easement for the location of a gateway feature, if necessary. The design shall be approved by the Planning Board or the Urban Design Section as designee and shall follow gateway design guidelines in the Westphalia Sector Plan. Construction shall be concurrent with required road improvements for D' Arey Road and Sansbury Road.**

- e. **Prior to issuance of the first residential building permit, applicant shall work with the existing community of Little Washington, DPW&T, and M-NCPPC to design a community entrance sign for the Little Washington community. The entrance feature shall follow design guidelines in the Westphalia Sector Plan. Construction shall be concurrent with required road improvements for D'Arcy Road and Sansbury Road.**
- 14. Consistent with Policy 3 of CR-2-2007, the applicant shall provide for the development and expansion of minority-owned business enterprises by utilizing available qualified business sources and resources, first, within the Westphalia Sector Plan Area and, second, within Prince George's County. The applicant pledges its faithful cooperation and best efforts to meet the goals and policies for minority participation in the Westphalia Sector Plan.**

Conditions 13 and 14 were added by the District Council and remain in effect for the subject application.

This application was amended two times for specific lots and uses in the overall Westridge development. DSP-06079-01 was approved by the Planning Director on February 11, 2019, with two conditions, neither of which are applicable to this DSP amendment. DSP-06079-02 was approved administratively by the Planning Director without any conditions.

DSP-06079-03 is currently pending with the Planning Director. A condition has been included in the Recommendation section of this report requiring the applicant to obtain approval of this amendment prior to certification approval of the subject DSP.

- 10. 2010 Prince George's County Landscape Manual:** The application is subject to the requirements of the Prince George's County Landscape Manual (Landscape Manual). Specifically, the proposed development is subject to Section 4.1, Residential Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9 Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The required plantings and schedules are provided, in conformance with the Landscape Manual, except for Section 4.6. Rear yards of the single-family attached units, such as Lot 244, must be screened from public roads, in accordance with Section 4.6. Therefore, a condition is included herein requiring that these schedules and plants be provided, as necessary.
- 11. 1993 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance adopted in 1993, referred to as the WCO for the purposes of this review. The TCPII associated with this DSP is the -04 revision to TCPII-034-98.
- a. An approved Natural Resources Inventory Equivalency Letter, NRI-138-05-01, was submitted with the application. A full Natural Resources Inventory, NRI-138-05, was approved for the site on January 26, 2006, and expired in 2011. The review of the equivalency letter was based the on-site regulated environmental features, which were reviewed previously with the approved TCPII's, and no change to the

regulated environmental features had occurred since the original 2006 approval. The site contains woodland and areas of 100-year floodplain, streams, wetlands, and their associated buffers. The regulated environmental features and woodland areas are shown correctly on the NRI and DSP.

- b. The overall site contains a total of 49.11 acres of net tract woodlands, 2.11 acres of 100-year floodplain woodlands, and has a woodland conservation threshold of 10.82 acres (20 percent). This application proposes to clear 42.00 acres of woodland, 0.04 acre of 100-year floodplain woodlands, and 0.09 acre of off-site woodlands, resulting in a woodland conservation requirement of 24.23 acres. The TCPII proposes to meet the requirement with 3.41 acres of on-site preservation, 5.63 acres of on-site reforestation/afforestation, and 15.19 acres of off-site woodland credits. Technical revisions to the TCPII are required, prior to signature approval, and are included in the Recommendation section of this report.

12. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area covered in TCC. The subject DSP application provides the required TCC schedule demonstrating conformance with this requirement. However, the schedule lists 24.03 acres of on-site woodland conservation, which is incorrect. The schedule should be corrected to match the TCPII, regarding the woodland conservation on-site.

13. Referral Comments: The subject application was referred to the concerned agencies and divisions, and their referral comments are summarized, as follows:

- a. **Historic Preservation**—In a memorandum dated April 14, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section noted that a Phase I archeological survey was conducted on the subject property in November 2005. No archeological sites were identified, and no further archeological work was recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
- b. **Community Planning**—In a memorandum dated May 11, 2020 (Gravitz to Bishop), incorporated herein by reference, the Community Planning Division noted that, pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application. A portion of the subject site is located in the M-I-O Zone in the High Noise Intensity Zone, which requires that the interior noise level of all new residential construction within the noise intensity contours, including additions, must be certified to be 45 dBA Ldn or less by an acoustical engineer or qualified professional of competent expertise.
- c. **Transportation Planning**—In a memorandum dated May 8, 2020 (Howerton to Bishop), incorporated herein by reference, Transportation Planning staff provided a multimodal analysis and discussion of the application's conformance with the MPOT, the Westphalia Sector Plan and SMA, and prior approvals. In conclusion, staff stated that the multimodal transportation layout and circulation are acceptable and meet the findings required by Section 27-285(b) of the Zoning Ordinance for a DSP, as conditioned herein.

- d. **Prince George’s County Department of Parks and Recreation (DPR)**—At the time of this writing, staff did not receive comments regarding the subject project from DPR.
- e. **Environmental Planning**—In a memorandum dated May 15, 2020 (Schneider to Bishop), incorporated herein by reference, the Environmental Planning Section provided a comprehensive analysis of the DSP’s conformance with all applicable environmental-related conditions attached to previous approvals, and a discussion of the DSP’s conformance with the WCO, which has been included in the above findings. Additional comments provided are as follows:

Specimen Trees

As part of the review of DSP-06079 and TCPII-034-98-01, Specimen Tree 1 was approved for removal. The proposed application will not impact any new on-site specimen trees as part of the development.

Preservation of Regulated Environmental Features

No new impacts are proposed with this application to on-site regulated environmental features or primary management areas (PMA). As part of the approval of PPS 4-05116, four PMA impacts were proposed and only three impact areas (1, 2, and 3) were approved. These impact areas total 5,820 square feet of regulated environmental feature impacts (2,580 square feet, 2,067 square feet, and 1,173 square feet, respectively). All three previously approved PMA impacts are still consistent with the subject DSP and are still needed for the subject development.

Stormwater Management

A SWM Concept Approval Letter (8276-2006-01) and associated plan were submitted with the application for this site. The approval was issued on June 23, 2019 for this project by DPIE. The concept plan shows the entire development and proposes to construct two pond facilities. No SWM fee for on-site attenuation/quality control measures is required.

The Environmental Planning Section recommends approval of DSP-06079-04 and TCPII-034-98-04, subject to conditions that have been included in the Recommendation section of this report.

- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 15, 2020 (Giles to Bishop) DPIE provided numerous comments on the application regarding road improvements, grading, and stormwater management. These have been provided to the applicant and will be addressed through DPIE’s separate permitting process.
- g. **Prince George’s County Fire/EMS Department**—In a memorandum dated May 5, 2020 (Reilley to Bishop), incorporated herein by reference, the Fire/EMS Department indicated that they would need documentation of the exact horizontal and vertical location and type of pipe material for the 54-inch diameter water main located in the vicinity of this project. These have been provided to the applicant and will be addressed through a separate permitting process.

- h. **Prince George’s County Police Department**—In a memorandum dated April 14, 2020 (Contic to Bishop), incorporated herein by reference, the Police Department provided an analysis of Crime Prevention Through Environmental Design principles and recommendations for the subject application. Conditions requiring their recommendations have been included herein.
 - i. **Prince George’s County Health Department**—At the time of this writing, comments regarding the subject project have not been received from the Health Department.
 - j. **Maryland State Highway Administration (SHA)**—In an email dated April 17, 2020 (Woodruff to Bishop), SHA indicated that they have no comments on the application at this time.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated April 24, 2020 (Thorsell to Bishop), WSSC provided numerous comments on the application. These have been provided to the applicant and will be addressed through WSSC’s separate permitting process.
14. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 15. As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations. No new impacts are proposed with this application to the on-site regulated environmental features or PMA.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06079-04 and Tree Conservation Plan TCPII-034-98-04 for Westridge (Formerly D’Arcy South), subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows or provide the specified documentation:
 - a. Provide minimum 5-foot-wide sidewalks along both sides of the full extent of Lanham Hill Circle, on internal roads, and all lead walks, to meet Americans with Disability Act standards.
 - b. Provide a minimum 5-foot-wide sidewalk fronting Lots 207–215.
 - c. Provide minimum 6-foot-wide sidewalks along the west side of the right-of-way and the future right-of-way of MC-634 (Presidential Parkway Extended).

- d. Provide Americans with Disability Act accessible ramps at all alley and road crossings.
- e. Provide a sign at the northern and southern ends of MC-634 (Presidential Parkway Extended) indicating a future roadway connection. Provide a detailed exhibit of the size, materials, color, and wording for the signs. The signs shall be constructed of durable materials, utilize colors that will attract attention, and state (at a minimum) "Future Roadway Connection."
- f. Revise the provided parking table to provide a breakdown of garage, driveway, and surface parking spaces. Clarify where the compact spaces are located.
- g. Revise the plans and Phase II noise study, as needed, to ensure all outdoor activity areas, including all rear yards of dwelling units, will be below 65 dBA Ldn. This may require the need for the addition of a noise barrier or other mitigation measures.
- h. Revise the general notes to indicate the correct zoning for the application.
- i. Show the lot and parcel number for each condominium unit proposed with this application, and label the highly visible units that require additional treatments on the site plan.
- j. Provide a general note indicating which condominium townhouse units are highly visible and require additional end wall treatments, to be approved by the Urban Design Section as designee of the Prince George's County Planning Board.
- k. Include a general note on the plans stating that the following buildings are deemed highly visible and shall receive the highly visible treatments, and be labeled as "HV" on the site plan:

Lots 193, 201, 202, 206, 215, 216, 220, 221, 227, 228, 236, 244, 245, and 252
- l. Revise the architectural side elevations of all highly visible units, to include materials and detailing comparable in quality of design to the front façade. The final design shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board.
- m. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses.
- n. Show garages being particularized on the plans. All front-loaded garage doors shall be carriage-style with decorative hinges and handles and shall be a color chosen from a palette to be developed by the applicant, which shall not contain white. Colors shall harmonize with the other colors on the façade, on which the garage door is located. The applicant shall specify in what instance each color is to be utilized, so as to ensure a pleasing final aesthetic composite design. The color palette and final design of all such garage doors shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board.

- o. Revise the architectural elevations, so that townhouse sticks containing seven or eight units will have no more than two adjacent units without gables or dormers, and townhouse sticks with six units or less shall have no more than one adjacent unit without gables or dormers.
- p. Revise the architecture of the single-family attached units to provide a minimum of two standard end wall features on all side elevations and three end wall features on all highly visible side elevations. Indicate on the architectural elevations which additional feature will be standard for the highly visible units. Such choice shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board.
- q. Include a note on the plans that townhouse façades will range from 40 percent to 100 percent brick. The average brick content on all façades of the attached housing for the entire development shall be a minimum of 60 percent brick, stone, or masonry on each façade, including the side elevations, in conjunction with other masonry, cementitious siding, or other high-quality building materials. A brick tracking chart shall be included on the plans.
- r. Show the units and parcels requiring building modifications and architectural treatments for acoustical treatment designed to reduce interior noise levels to 45 dBA Ldn or less.
- s. Obtain approval for Detailed Site Plan DSP-06079-03 and revise the plans, as necessary, to reflect the revised location of the on-site recreational facilities.
- t. Revise the Tree Canopy Coverage schedule to reflect the correct on-site woodland conservation acreage.
- u. Revise the landscape plan to demonstrate conformance to Section 4.6 of the Prince George's County Landscape Manual for buffering the rear yards of all single-family attached units by providing necessary plants and schedules.
- v. Revise the Type II tree conservation plan (TCPII), as follows:
 - (1) Add the adjacent property owner information on all of the plan sheets. It is currently only on the cover sheet.
 - (2) Revise the planting schedule to remove seedlings and to include a mixture of different sizes of planting materials (container, gallon, ball, and burlap) in each planting area.
 - (3) Add the following note under the TCPII certification block:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Liber ____ Folio____. Revisions to this TCPII may require a revision to the recorded easement.”

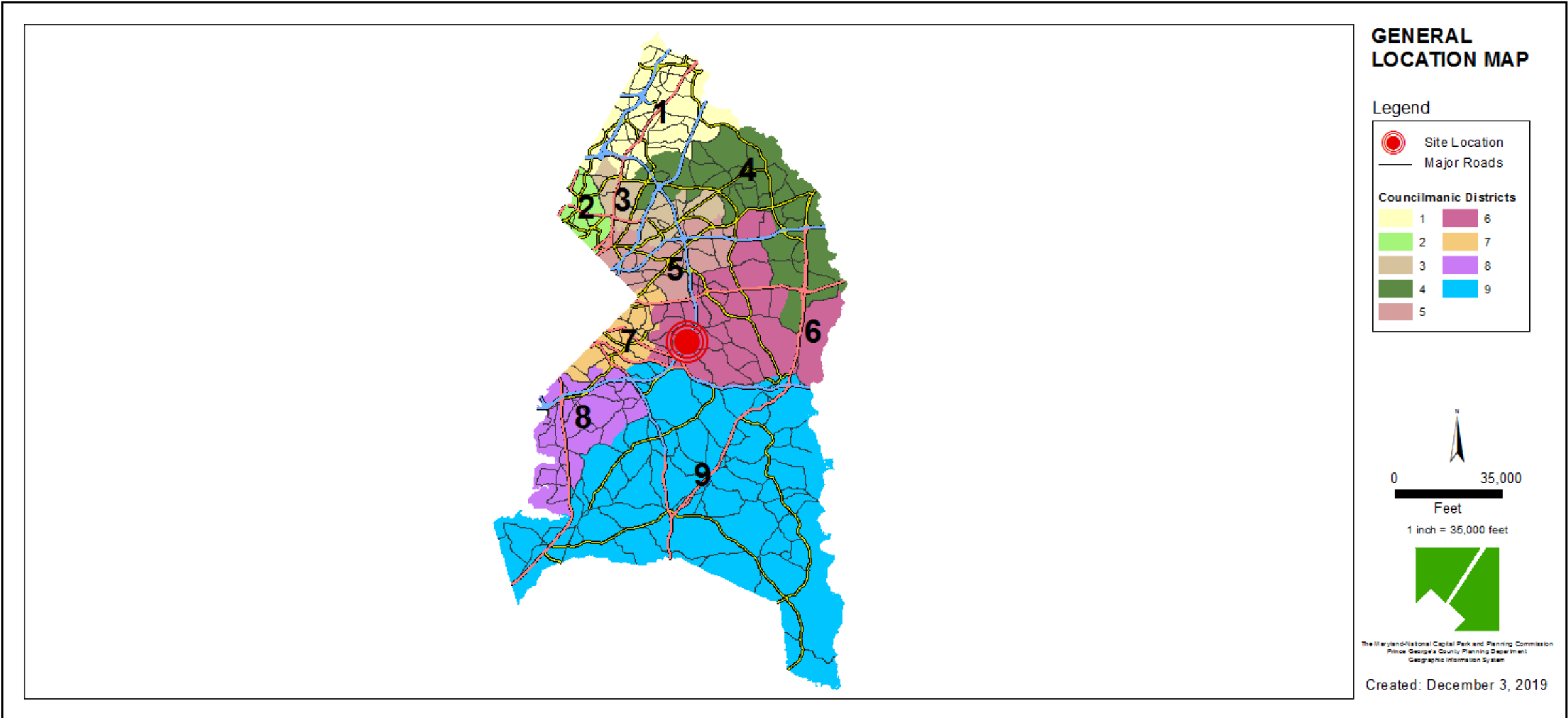
- (4) Have the revised plan signed and dated by the qualified professional preparing the plan.

ITEM: 6

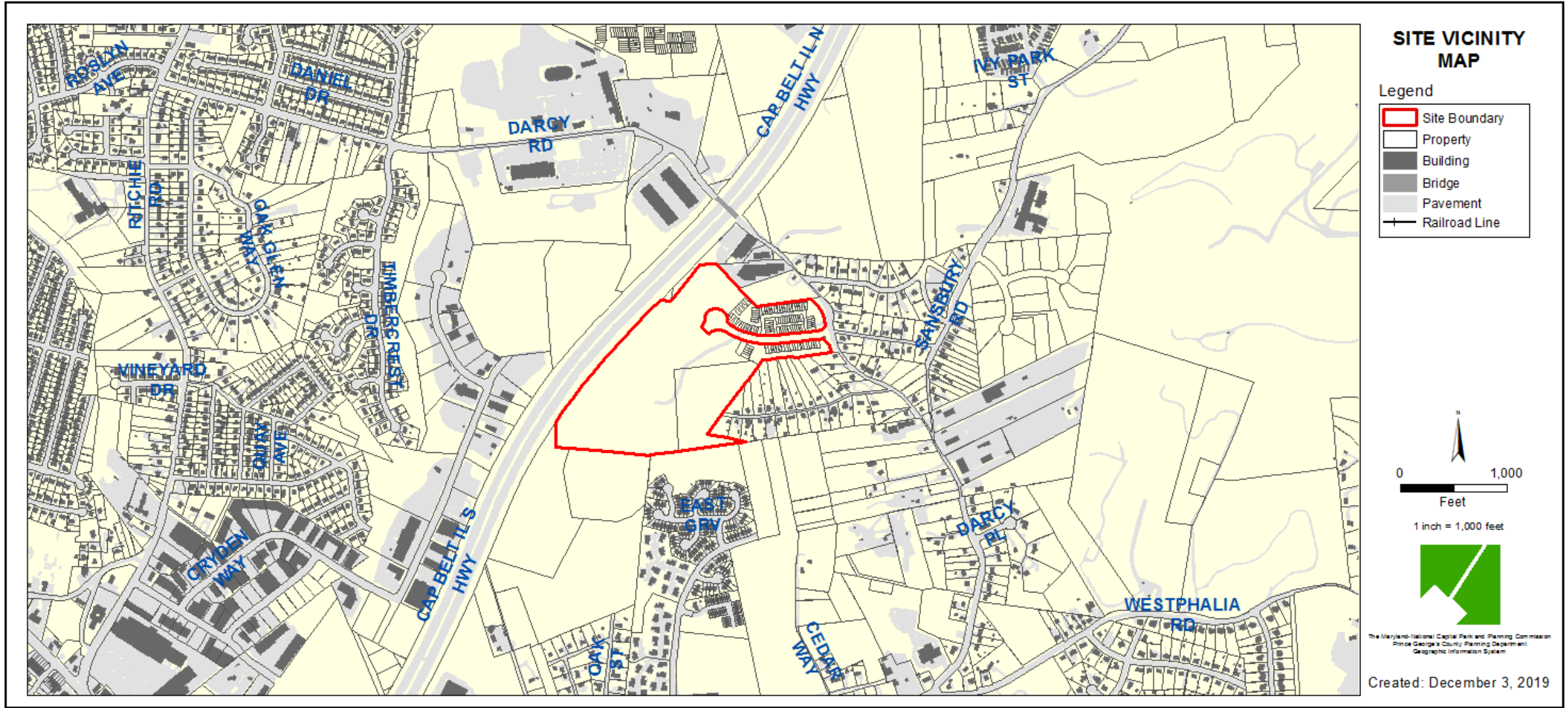
CASE: DSP-06079-04

WESTRIDGE

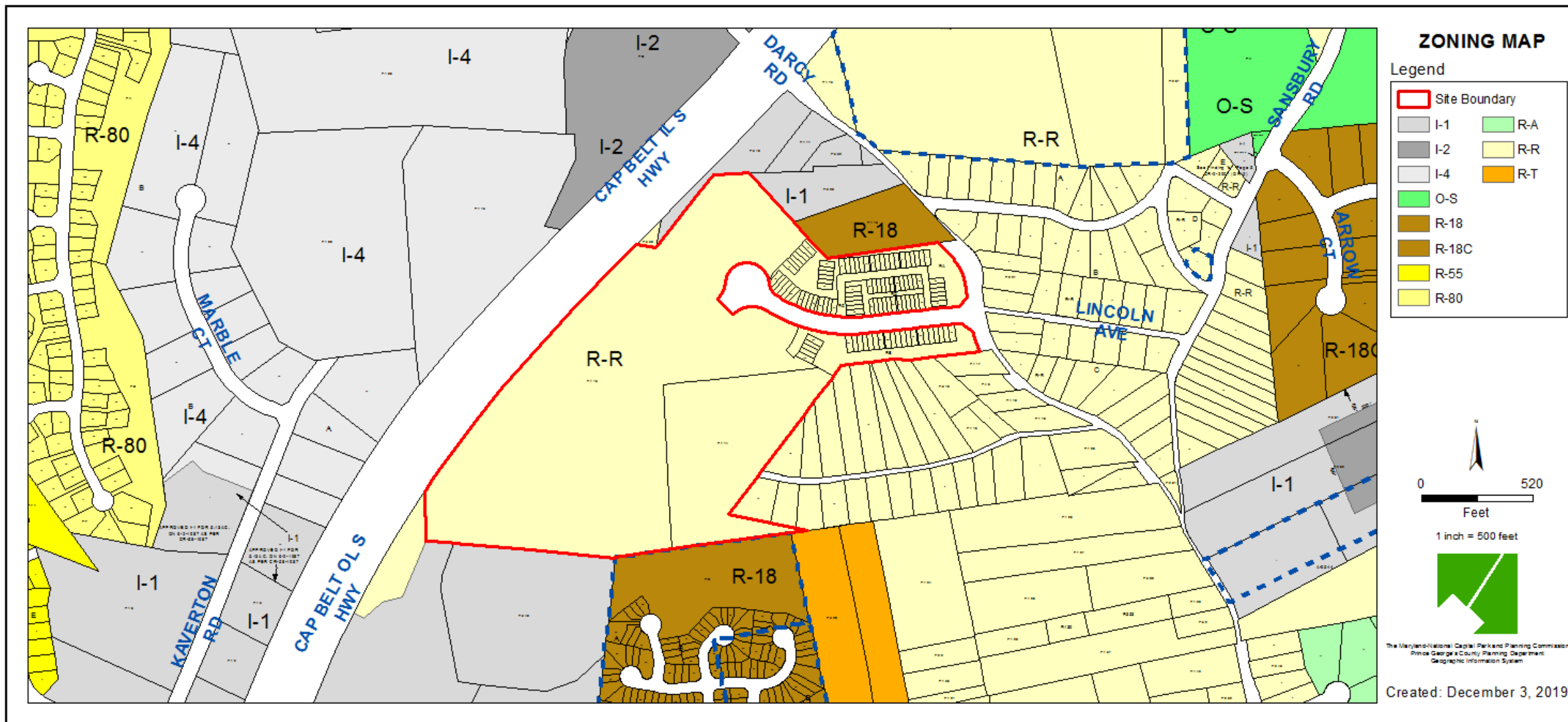
GENERAL LOCATION MAP



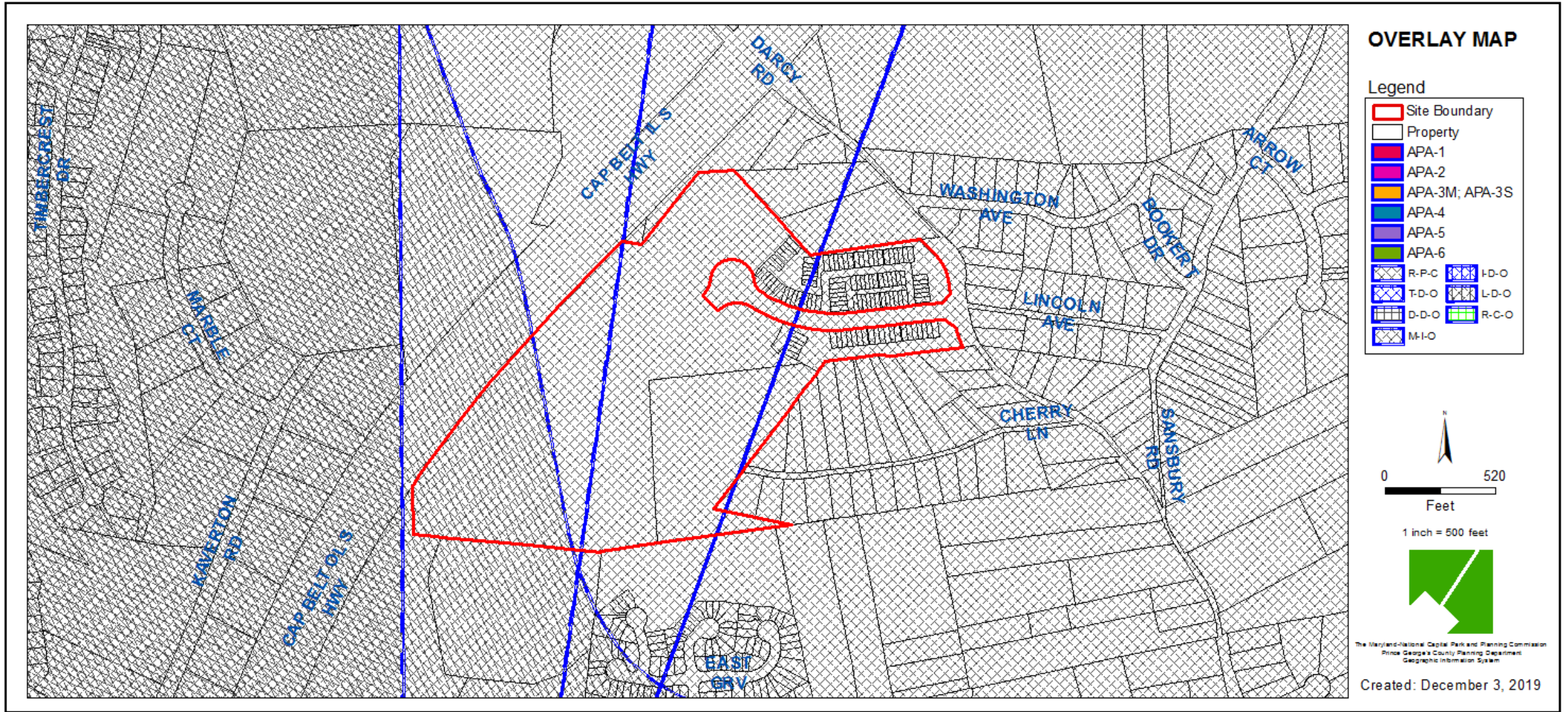
SITE VICINITY



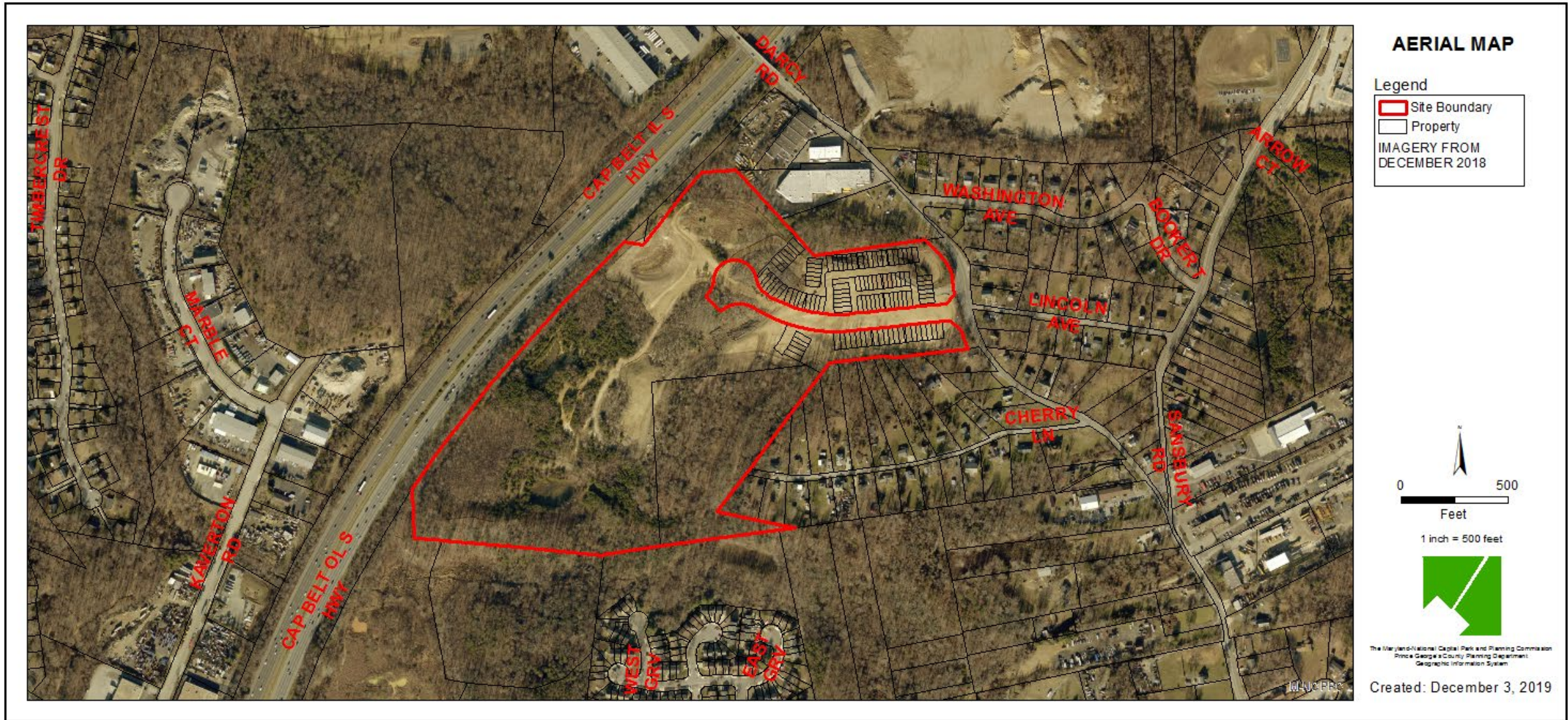
ZONING MAP



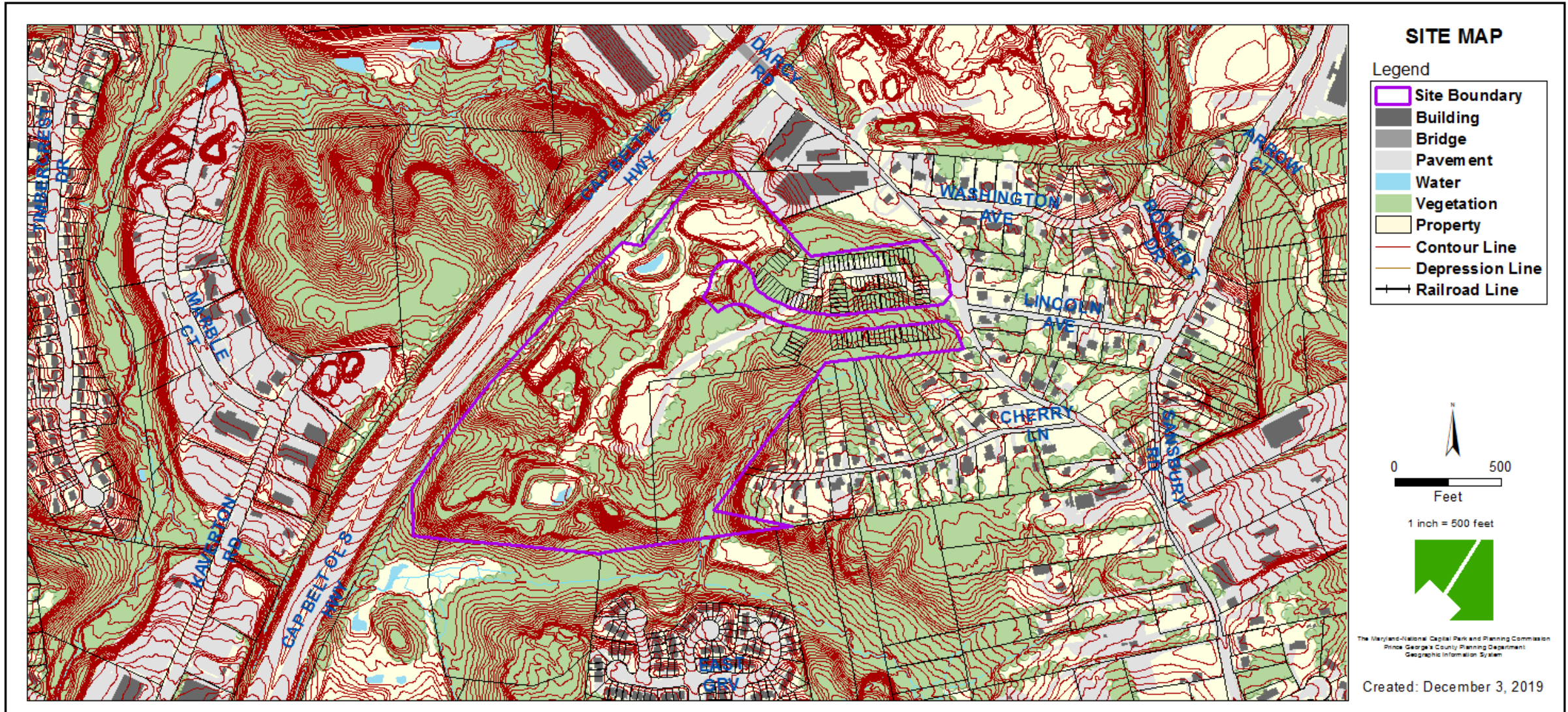
OVERLAY MAP



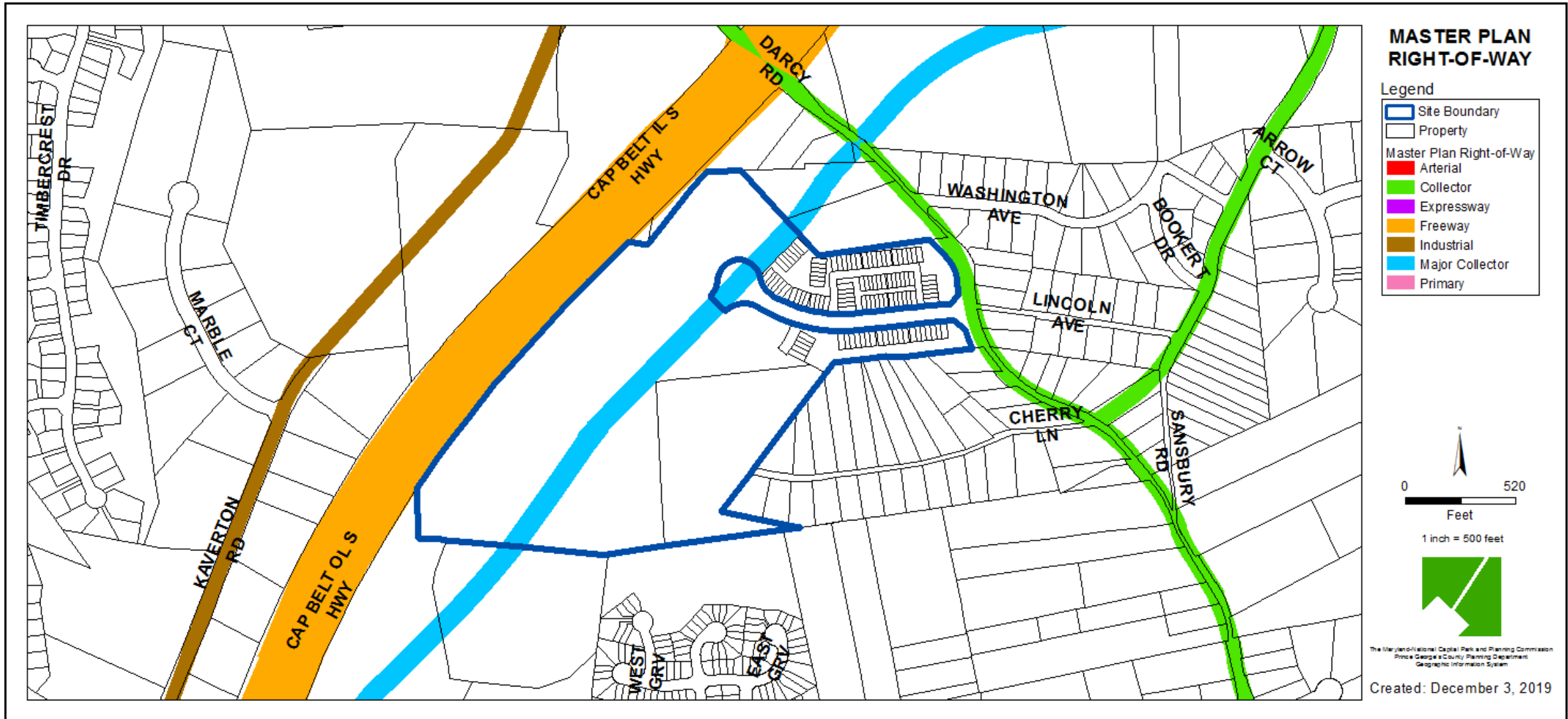
AERIAL MAP



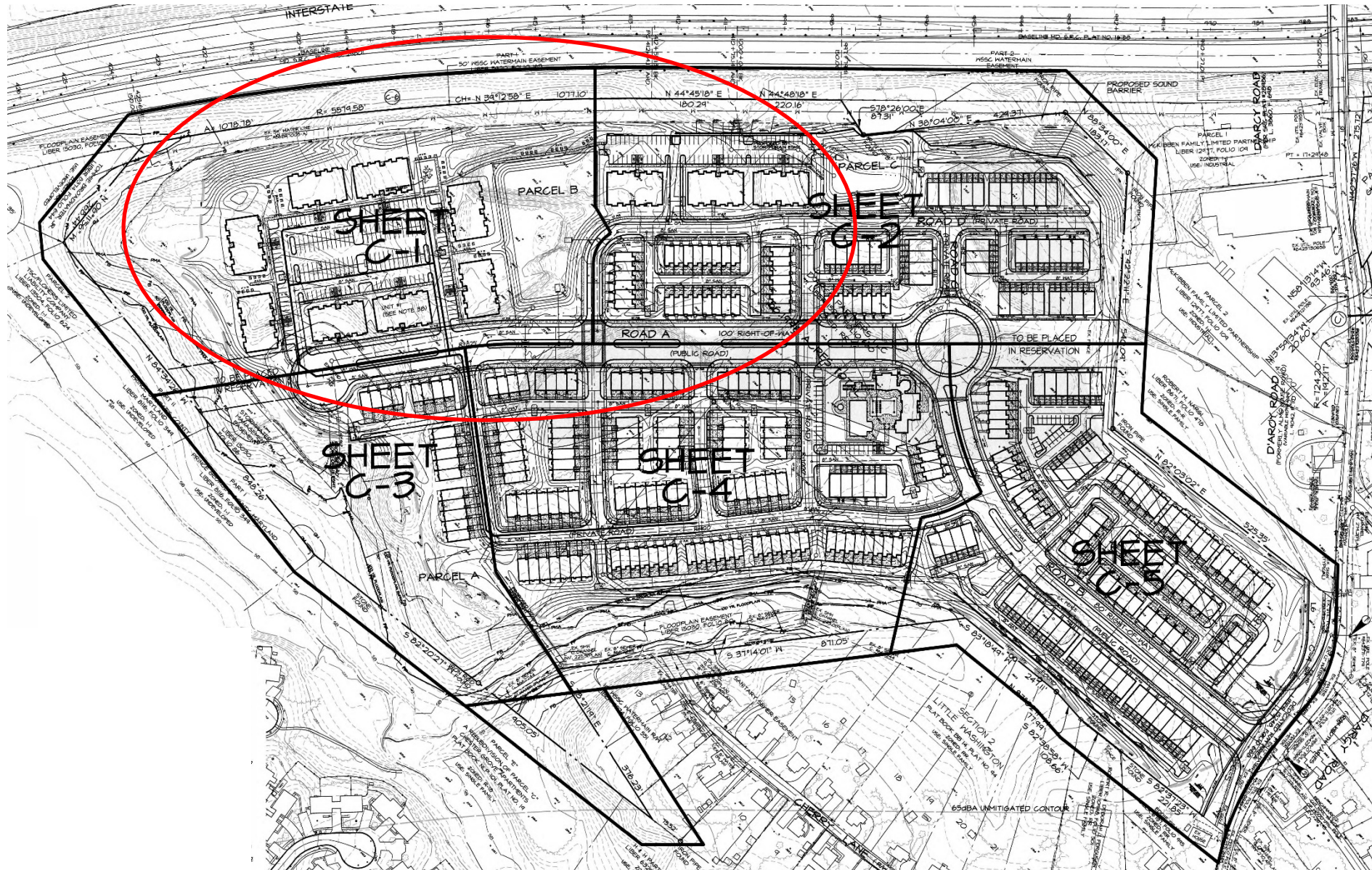
SITE MAP



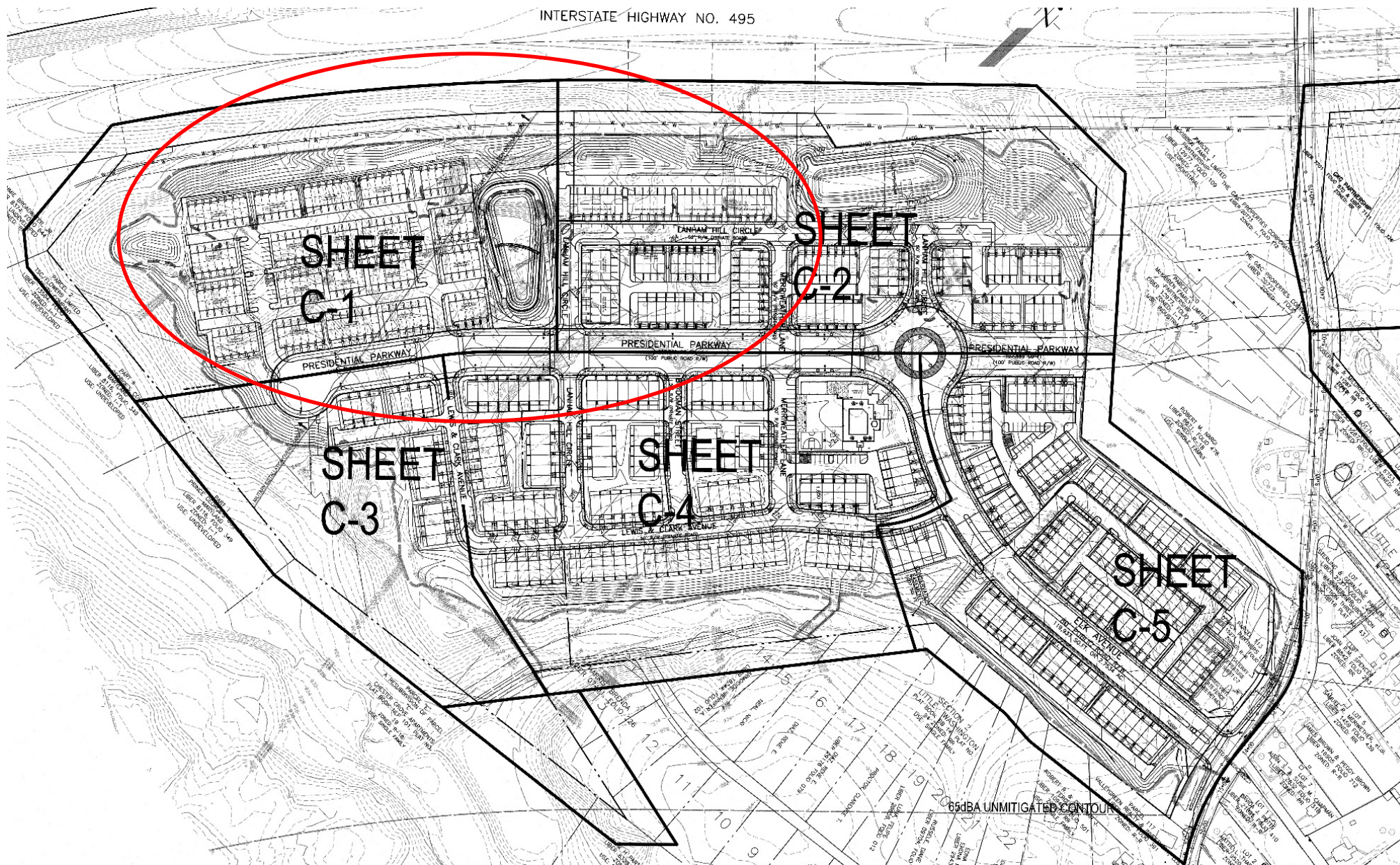
MASTER PLAN RIGHT-OF-WAY MAP



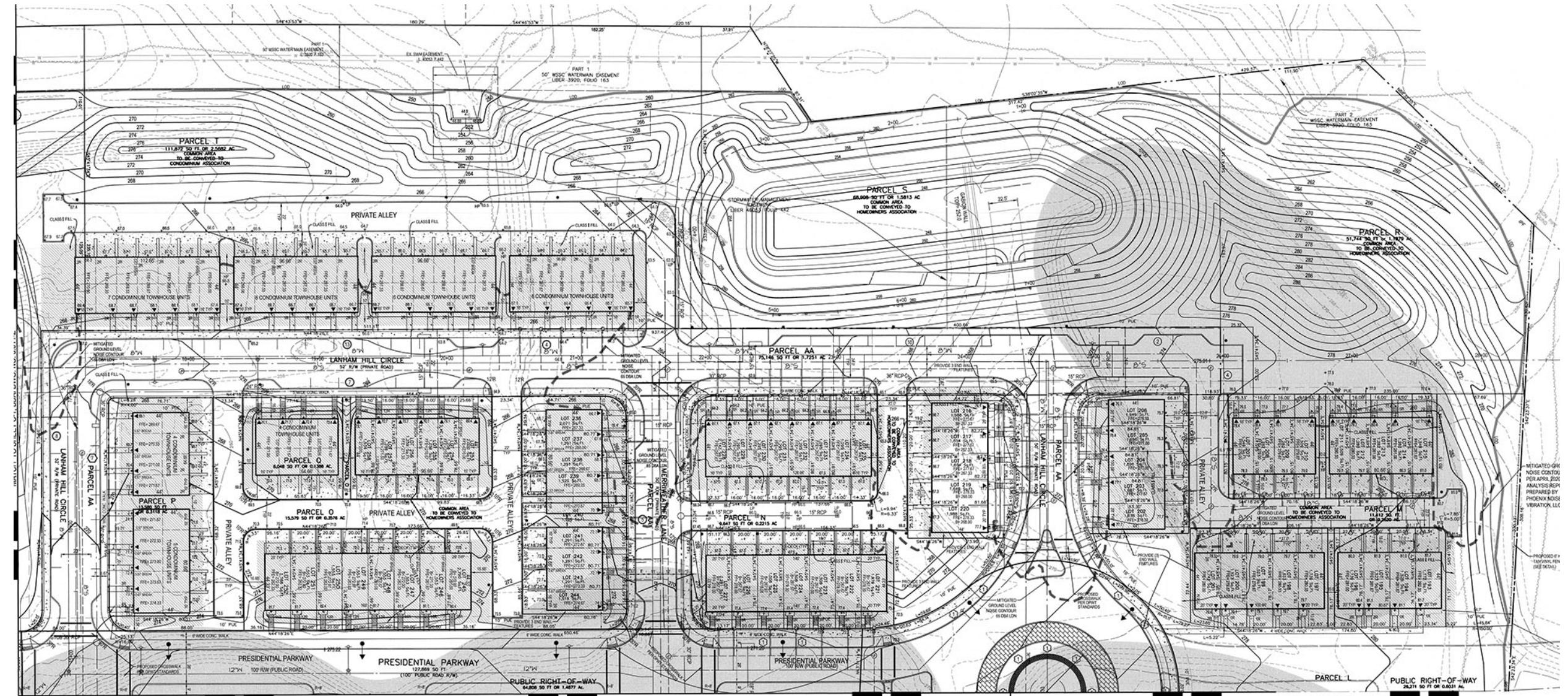
ORIGINAL APPROVED LAYOUT - OVERALL SITE PLAN



PROPOSED LAYOUT - OVERALL SITE PLAN



SITE PLAN

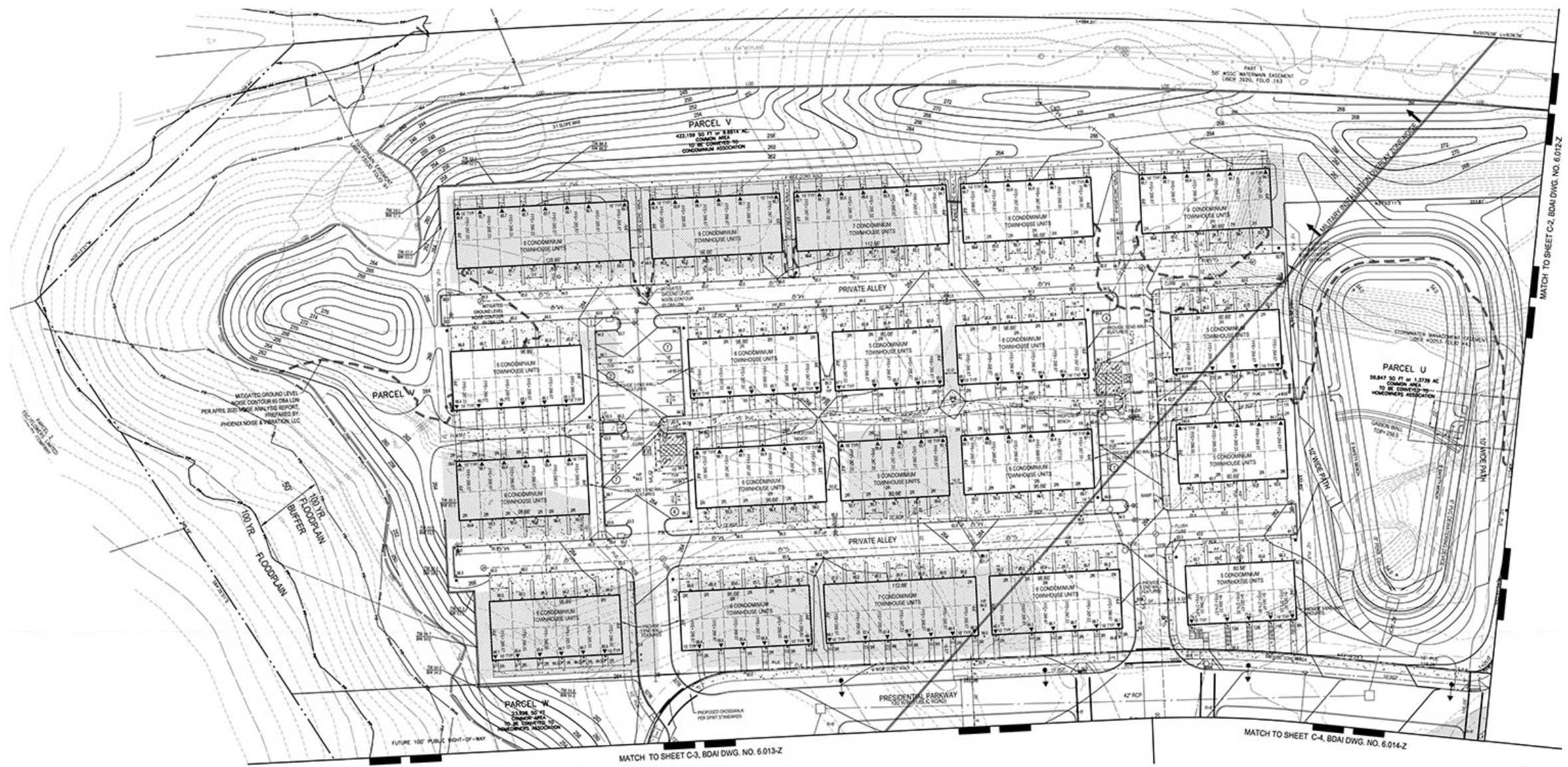


MITIGATED GROUND LEVEL NOISE CONTOUR PER APPL. SOEC ANALYSIS PREPARED BY PHOENIX NOISE VIBRATION, LLC

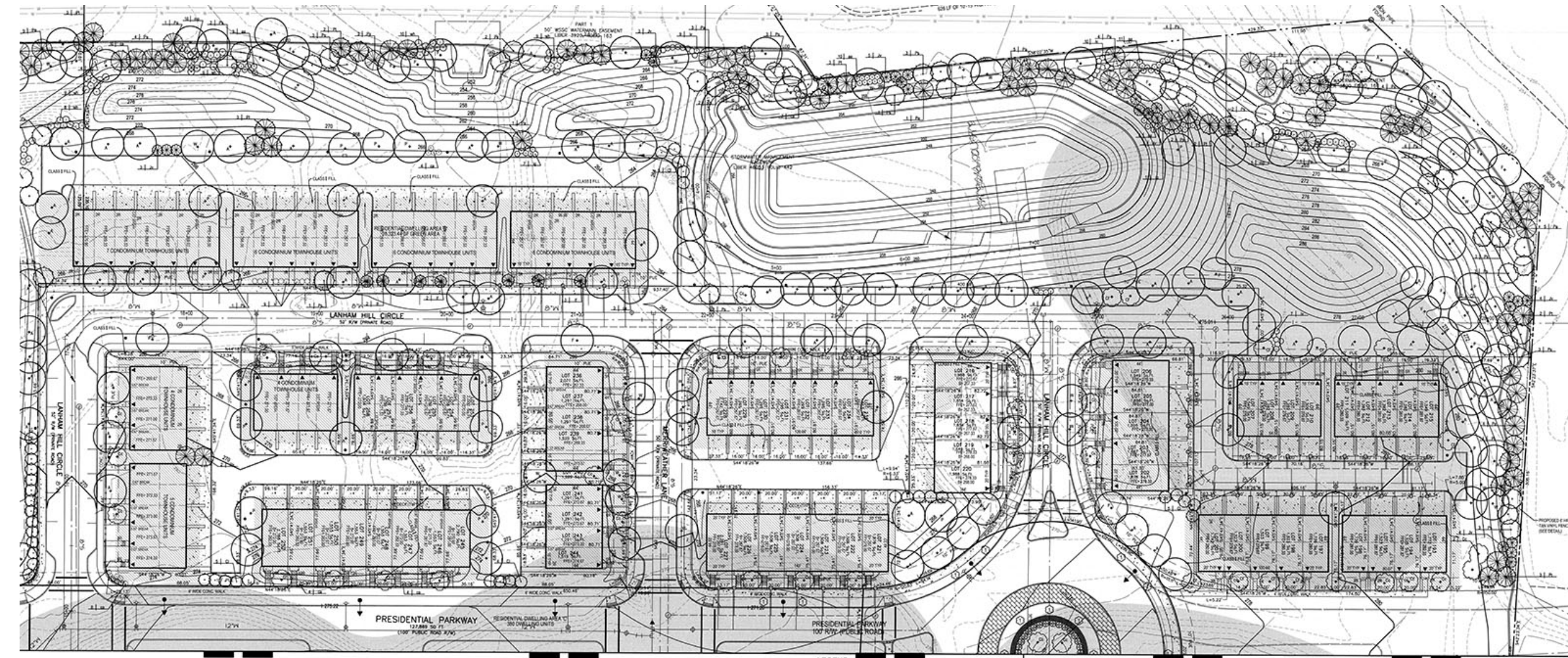
PROPOSED P & T SIGNAL PER FIELD



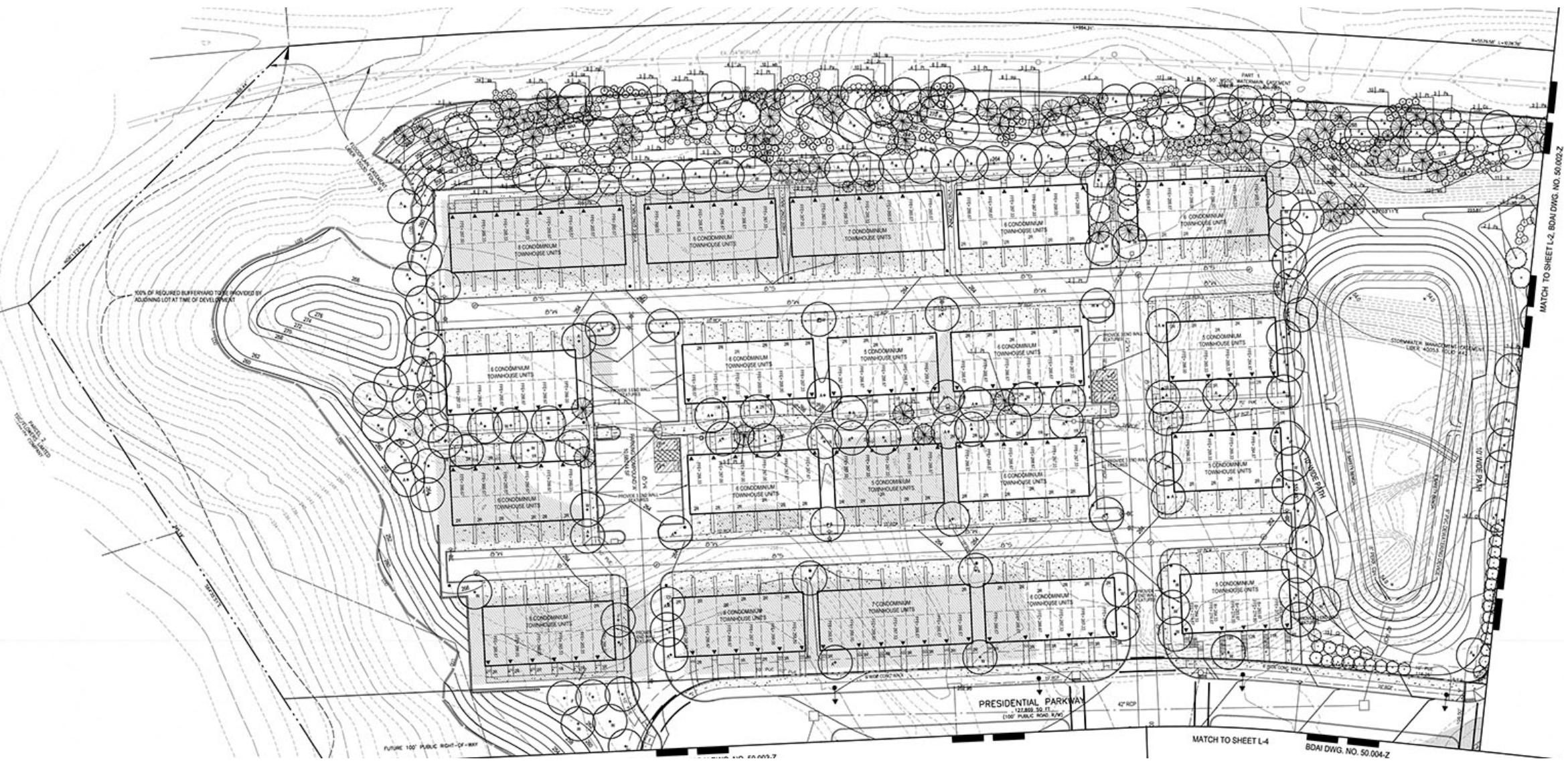
SITE PLAN



LANDSCAPE PLAN



LANDSCAPE PLAN



ARCHITECTURAL ELEVATIONS - THE CLARENDON



ARCHITECTURAL ELEVATIONS - THE ALDEN II



ARCHITECTURAL ELEVATIONS - THE HARLOW II



ADDENDUM TO DISTRICT COUNCIL DECISIONS

Project Name: DSP-06079 D'Arcy Park South

The Subject: Construction of 226 townhouse, 154 two-family, and 176 multifamily residential condominium units, as well as, private recreational and stormwater management facilities.

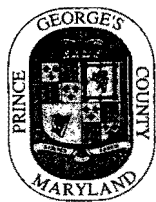
Is composed of:

- 1 Cover Sheet
- 1 Approval Sheet
- 8 Detailed Site Plans
- 6 Landscape and Lighting Plans
- 7 Tree Conservation Plans

The validity period of the DSP for this application is: 3 years

The expiration date of the DSP is: June 17, 2011, or as amended by Section 27-287 of the Prince George's County Zoning Ordinance

CERTIFIED ON 10/25/18 BY AUTHORITY OF:
Prince Georges County District Council



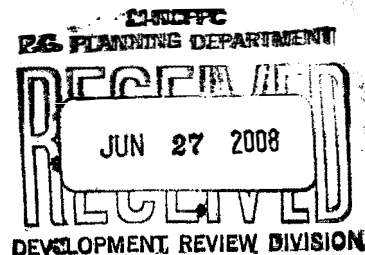
THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

Ruth Groves
Jessie L. Bell

June 27, 2008

RE: SP 06079 D'Arcy Park South



**NOTICE OF FINAL DECISION
OF THE DISTRICT COUNCIL**

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on June 17, 2008.

CERTIFICATE OF SERVICE

This is to certify that on June 27, 2008 this notice and attached Council Order were mailed, postage prepaid, to all persons of record.

Redis C. Floyd

Redis C. Floyd
Clerk of the Council

(10/97)

Case No. SP-06079

Applicant: J. P. Squared Development, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 07-224, to approve with conditions a detailed site plan for the construction of 226 townhouse, 154 two-family, and 176 multifamily residential condominium units, as well as private recreational and stormwater management facilities, for a project referred to as D'Arcy Park South, on property described as approximately 56.19 acres of land in the R-R Zone, in the southeastern quadrant of the intersection of the Capital Beltway (I-495) and D'Arcy Road, Forestville, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

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

1. Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:
 - a. Applicant shall procure signature approval of Preliminary Plan of Subdivision 4-05116 and TCP I/21/06.
 - b. Provide details for all elements of the entry feature including the square footage of lettering area for the gateway sign to be reviewed and approved by the Urban Design staff as designee of the Planning Board.
 - c. The reference to the proposed wooden board-on-board fence along the northeastern boundary of the subject project shall be replaced with a reference to a tan vinyl fence.

- d. Proposed requirements regarding building set backs, setbacks for decks and additions and green space shall be provided on the plans.
- e. Garages shall be shown and particularized on the plans. All front-loaded garage doors shall be carriage-style with decorative hinges and handles and shall be a color chosen from a palette to be developed by the applicant, which shall not contain white. Colors shall harmonize with the other colors on the façade on which the garage door is located. The applicant shall specify in what instance each color is to be utilized so as to ensure a pleasing final aesthetic composite design. The color palette and final design of all such garage doors shall be approved by the Urban Design Section as designee of the Planning Board.
- f. Two-over-two (two-family) dwelling units are permitted, as shown in the applicant's plans. The Council specifically finds that these uses are permitted, as shown by the applicant, notwithstanding contrary staff and Planning Board suggestions in the record.
- g. Revise the architectural elevations so that townhouse sticks containing 7 or 8 units will have no more than two adjacent units without gables or dormers and townhouse sticks with 6 units or less shall have no more than one adjacent unit without gables or dormers.
- h. Provide evidence from DPW&T that the subject DSP is consistent with the approved stormwater management concept plan.
- i. Provide detailed samples of the proposed construction material for the retaining walls. Materials shall be a masonry product and shall be approved by Urban Design staff as designee of the Planning Board.
- j. Revise the plans to indicate the height and top-of-wall and bottom-of-wall elevations of each retaining wall at regular intervals (no greater than 40 feet) along the length of the wall.
- k. Revise the architecture of the multifamily buildings to indicate that all optional windows on the side elevations shall be standard and the side elevations revised to meet the design principles of the 2007 Westphalia Sector Plan that suggests the creation of varied architecture avoiding flat facades and providing shadows and relief using the sketch offered by staff at the public hearing as a guide. Such redesign shall be approved by the Urban Design Section as designee of the Planning Board.
- l. Revise the architecture of the single-family attached units to provide a minimum of two standard end wall features on all side elevations and three end wall features on all highly visible side elevations. Indicate on the architectural elevations which additional feature will be standard for the highly visible units. Such choice shall be approved by the Urban Design Section as designee of the Planning Board.

- m. Revise the architectural side elevations of all highly visible units, including the multifamily buildings, to include materials and detailing comparable in quality of design to the front façade, final design shall be approved by the Urban Design Section as designee of the Planning Board. The highly visible units shall be agreed upon by Urban Design staff as designee of the Planning Board and the applicant. Final design shall be approved by the Urban Design Section as designee of the Planning Board.
- n. Include a note on the plans that townhouse facades will range from 40% to 100% brick. The average brick content on all facades of the attached housing for the entire development shall be a minimum of 76 percent. Each façade of the multifamily buildings, including side elevations, shall utilize a minimum of 75 percent brick. A brick tracking chart shall be included on the plans.
- o. Revise the architecture to include architectural shingles on all models.
- p. The parking schedule shall be revised to reflect the shift in unit types from two-family to townhouse, if necessary.
- q. The applicant shall include active recreational facilities proximate to multifamily buildings in the southeastern portion of the site. One picnic area shall be provided for each multifamily building. The final design shall be approved by the Urban Design Section as designee of the Planning Board.
- r. Provide a black estate style brushed aluminum fence on top of the retaining wall.
- s. Replace the Virginia Pines with another evergreen species and revise the landscape plans and planting schedules accordingly. Final selection shall be approved by Urban Design Section as designee of the Planning Board.
- t. Revise the detail for the dumpster enclosure to indicate that it will feature brick walls and vinyl gates. Final design shall be approved by the Urban Design Section as designee of the Planning Board.
- u. Revise the architecture for the Windsor model to include arched brushed aluminum railing in the large rectangular opening to the parking garage matching the material of the railing provided in the additional openings.
- v. Provide details and a masonry material sample for the noise attenuation barrier. The DSP and TCP II shall show a detail of the noise attenuation barrier and include the proposed materials and thickness of the barrier. The materials shall be masonry and shall coordinate with the adjoining retaining wall. Such details and masonry material shall be approved by the Environmental Planning Section for acoustical sufficiency and by the Urban Design Section as to aesthetics, both as designee of the Planning Board.

- w. All plans shall be revised to show the existing and proposed easements. This shall include but not be limited to the required stormwater management easements, water easements, and sewer easements. Any woodland conservation within those easements shall be eliminated.
 - x. Written approval from the Prince George's County Department of Public Works and Transportation for the proposed planting within the stormwater management pond embankment shall be submitted, or the TCP II shall be revised to eliminate the proposed planting from that area.
 - y. The proposed aluminum fence in the community center area shall employ a sufficiently thick gauge of aluminum to ensure that it is durable and long lasting. Sample of same shall be approved by Urban Design staff as designee of the Planning Board.
 - z. Applicant shall furnish to Urban Design staff proof that WSSC's concerns regarding water and sewer facilities relative to the project have been addressed.
 - aa. The three end wall features required on side elevations for highly visible units shall have the same level of quality of architectural detail and materials as the front façade.
 - bb. Applicant shall identify the unit in the first multifamily building to receive a Certificate of Occupancy to be temporarily utilized for recreation until completion of the recreational facilities required by Condition 1.s. above. The details and specifications for the temporary recreational facilities to be provided therein shall be provided to staff and final design of such facilities shall be approved by the Urban Design Section as designee of the Planning Board.
 - cc. Revise the Landscape Plan to provide necessary landscaping schedules pursuant to Sections 4.1 (f), 4.1 (g) and 4.3 (c) of the *Landscape Manual*.
 - dd. The applicant shall provide a materials board that shall be approved by the Urban Design Section as designee of the Planning Board.
2. The applicant shall construct the proposed community center and swimming pool prior to issuance of the building permit that would allow construction of the 250th unit in the development.
 3. The applicant shall construct the additional private recreational facilities (picnic area) required by Condition 1.q. above prior to the issuance of the certificate of occupancy for the multifamily building that they serve.

4. In conformance with the Approved Westphalia Sector Plan and approved Preliminary Plan 4-05116 (Condition 15 of PGCPB 06-220), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. The Approved Westphalia Sector Plan recommends that D'Arcy Road be designated as a Class III bikeway with appropriate signage. Because D'Arcy Road is a county right-of-way, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit. If road frontage improvements are required by DPW&T, wide asphalt shoulders or wide outside curb lanes are encouraged.
 - b. Provide designated crosswalk at all intersecting roads at the traffic circle. These crosswalks shall be marked and labeled on the approved DSP.
5. Prior to final plat approval, the declaration of covenants for the property, in conjunction with the formation of a homeowners association, shall include language notifying all future contract purchasers of the proximity of the property to Andrews Air Force Base and noise levels related to military aircraft overflights. The property is approximately two miles from the north end of the runway. The declaration of covenants shall include the disclosure notice. At the time of purchase contract with home buyers, the contract purchaser shall sign an acknowledgement of receipt of the declaration. The liber and folio of the recorded declaration of covenants shall be noted on the final plat along with a description of the proximity of the development to Andrews Air Force Base and noise levels related to military aircraft overflights.
6. The following note shall be placed on the final plat:

“Prior to the approval of building permits for the proposed residential structures, the applicant, his heirs, successors and or assignees shall place on the building permit a certification by a professional engineer with competency in acoustical analysis demonstrating that the design and construction of the building shells will reduce interior noise levels to 45 dBA or less. Due to the proximity of Andrews Air Force Base, properties within this subdivision have been identified as possibly having noise levels between 65-75 dBA (Ldn) due to military aircraft overflights.”
7. At time of final plat, bearings and distances shall describe a conservation easement. The conservation easement shall contain the Patuxent River Primary Management Area, and all adjacent reforestation/afforestation areas, excluding those areas where requests for impacts have been approved, and the plat shall be reviewed by the Environmental Planning Section prior to certification. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

8. All afforestation and associated fencing shall be installed prior to the issuance of the first building permit for the adjacent lots or parcels. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
9. Prior to the issuance of any grading permit, which impacts the Waters of the U.S., nontidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.
10. Prior to the issuance of any building permits for the project, the subject improvements listed below shall: (1) have full financial assurances; (2) have been permitted for construction by DPW&T; and (3) have an agreed upon timetable for construction with DPW&T:
 - a. Provide a bypass lane at the intersection of Road B and D’Arcy Road pursuant to DPW&T guidelines.
11. Prior to the issuance of the first building permit for the project, applicant shall revise the plans to include:
 - a. Street trees along both sides of Roads A and B, subject to DPW&T approval.
 - b. A landscaped median along Roads A and B, subject to DPW&T approval.
 - c. Landscaping, including deciduous and evergreen plant material, within the center of the roundabout at the intersection of Roads A and B, subject to DPW&T approval.
 - d. Details of the proposed street lights, the design of which shall be approved by the Urban Design Section as designee of the Planning Board, unless modified by DPW&T due to a street light’s location in its right-of-way.
12. Multifamily buildings may include structures with rental or condominium regimes.

13. Consistent with the attachments to CR-2-2007, to upgrade the community of Little Washington, the applicant shall:
- a. Ensure that trucking operations associated with the current Class III and mining operation on the applicant's property will cease, in order to reduce the amount of truck traffic in and around the Westphalia community.
 - b. At the time of the applicant's street construction permits, applicant shall work with the Department of Public Works & Transportation ("DPW&T"), to ensure that the design of intersection improvements at Lincoln Avenue will minimize the potential for dump trucks to utilize Lincoln Avenue as a truck thoroughfare.
 - c. At the time of the applicant's street construction permits, applicant shall work with DPW&T to design and construct sidewalks, to ensure connectivity from the new construction to Lincoln Avenue and South Cherry Lane, where right-of-way exists.
 - d. Prior to issuance of the first residential building permit, applicant shall provide the details of a gateway entrance feature at D'Arcy Road at the Capital Beltway. Review should include items such as architectural design, materials, and colors. The applicant shall provide an easement for the location of a gateway feature, if necessary. The design shall be approved by the Planning Board or the Urban Design Section as designee and shall follow gateway design guidelines in the Westphalia Sector Plan. Construction shall be concurrent with required road improvements for D'Arcy Road and Sansbury Road.
 - e. Prior to issuance of the first residential building permit, applicant shall work with the existing community of Little Washington, DPW&T, and M-NCPPC to design a community entrance sign for the Little Washington community. The entrance feature shall follow design guidelines in the Westphalia Sector Plan. Construction shall be concurrent with required road improvements for D'Arcy Road and Sansbury Road.
14. Consistent with Policy 3 of CR-2-2007, the applicant shall provide for the development and expansion of minority-owned business enterprises by utilizing available qualified business sources and resources, first, within the Westphalia Sector Plan Area and, second, within Prince George's County. The applicant pledges its faithful cooperation and best efforts to meet the goals and policies for minority participation in the Westphalia Sector Plan.

Ordered this 17th day of June, 2008, by the following vote:

In Favor: Council Members: Dean, Bland, Campos, Exum, Harrison, Knotts, Olson and Turner

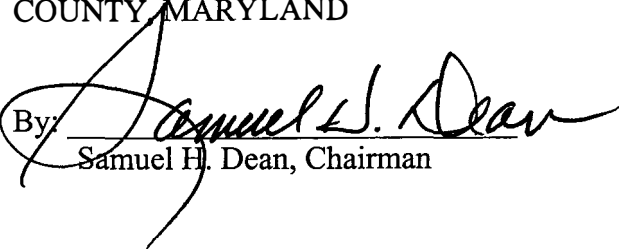
Opposed:

Abstained:

Absent: Council Member Dernoga

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: 
Samuel H. Dean, Chairman

ATTEST:


Redis C. Floyd
Clerk of the Council

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

February 6, 2020
Revised: May 19, 2020

VIA HAND DELIVERY

Ms. Jill S. Kosack
Urban Design Section
Development Review Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: Statement of Justification for Westridge DSP-06079-04
Detailed Site Plan Limited Planning Board Amendment**

Dear Ms. Kosack:

On behalf of our client, Arundel Land Group, LLC ("Applicant"), by and through their attorneys, Arthur J. Horne, Jr., and Shipley & Horne, P.A., please find the enclosed request for the proposed Limited Minor Planning Board Amendment to Detailed Site Plan DSP-06079. The project initially approved by the Planning Board on November 29, 2007 (PGCPB No. 07-224) for 556 total dwelling units: consisting of 226 townhouses, 154 two-family (two-over-two), and 176 multifamily residential condominium dwelling units, private recreational and stormwater management facilities.

Westridge Dwelling Unit Size Comparison			
'APPROVED' Units in D'Arcy South DSP-06079-00			
Townhouse Condominium			
Unit Type	Avg. Sq. Ft.	# of Units	Subtotal
20' TH	2,151	81	174,231
22' TH	2,509	115	288,535
24' TH	2,660	30	79,800
2-over-2's	2,211	154	340,494
Multifamily Condo	1,490	176	262,240
DSP-06079-00	Total	556	1,145,300

The two-over-two (2/2) units incorporated in the site's original Detailed Site Plan were, by legislation (CB-79-2016) and otherwise, converted to fee simple townhouse lots, most of which were designated as 24-foot wide intended more so as a holding space more than anything else. The first

106 units have been platted and are currently under construction (See attached Exhibit). The 106 total units; consist of 20 units that are 24-feet wide, 23 units that are 22-feet wide, and 63 units that are 20-feet wide.

The overall layout of the project is relatively the same. The proposed total number of dwelling units is being reduced from a total of 556 units approved by DSP-06079-00 to 460 units. A breakdown of the townhouse unit types is provided in the below table, with unit widths, average square feet of each unit type, unit counts, and totals in square feet of floor area.

'PROPOSED' Units in Westridge DSP-06079-04			
Townhouse Fee-Simple			
Unit Size	Avg. Sq. Ft.	# of Units	Subtotal
16' TH	1,567	32	50,144
20' TH	2,377	102	242,454
22' TH	2,444	113	276,172
24' TH	3,197	56	179,032
Multi. Fam.	0	0	-
	Subtotal	303	747,802
Condominium Dwellings			
Unit Size	Avg. Sq. Ft.	# of Units	Subtotal
16' TH	1567	157	246,019
20' TH	0	0	0
22' TH	0	0	0
24' TH	0	0	0
Multi. Fam.	0	0	0
	Subtotal	157	246,019
	Total	460	993,821

A. Nature of Request

This DSP-06079-04 application seeks to implement several additional minor modifications to the approved DSP-06079-01 design for the remaining phases of the project. Detailed Site Plan DSP-06079-02 was recently approved to add architecture for two additional townhouse units, and DSP-06079-03 was recently filed for staff-level approval.

1. 16-foot Wide Townhouses: In place of the 11 multifamily buildings (176 residential condominium dwellings) this application adds a total of 157 – 16 foot wide condominium townhouse dwellings. In an effort to enhance the quality and affordability of the development, 32 – 16 foot wide fee-simple townhouse dwellings will replace an equal number of the 24 foot wide fee-simple townhouse dwellings elsewhere in the project. This application also includes some minor

adjustments to the roads, infrastructure alignment, and lot sizing. New 16-foot wide architectural plans are provided in support of the application. The architectural plans prove that on an average, the proposed 1,567 square foot average dwelling unit size of the various 16-foot wide townhouse models, provides future residents more than a six (6) percent increase in living space over the 1,490 square foot average floor of the aforementioned multifamily condominium units.

2. Recreation: Relocate the playground currently approved adjacent to the multifamily building in the southwest portion of the project to the premium clubhouse and pool area complex identified as Parcel 'k', as shown on the recreation area plan, and submitted under the DSP-06079-03 application revision.

- Due to the elimination of the multifamily units (see attached), relocate the picnic element associated with the multifamily units and incorporate it into the new amenity center.
- Revise the architectural features elevation and layout associated with the pool and clubhouse area.
- Add a multipurpose court and playground within the clubhouse amenities center.
- Add a 1,523 square feet covered pavilion within the clubhouse complex.

3. Noise/Sound Wall: Eliminate the noise wall along the western portion of the property. Included with this DSP application request is an updated 65-dba noise impact line and study as prepared by Phoenix Noise and Vibration. This DSP plan shows that the 65 dba sound impacts do not affect outdoor activity areas.

4. Lot Coverage: Reduce the total lot coverage for the site by eight percent (8%) or from 23.2 acres down to 21.3 acres.

5. Finished Floor Area: Reduce the total finished floor area for the site by nine percent (9%) or of 1,042,873 square feet (i.e., from the DSP-06079-03 total GFA) down to 993,821 square feet.

6. Townhouse Facades: In keeping with the style of architecture and quality of building materials in other townhouse developments approved and under construction in the geographic area of Prince George's County defined by the Westphalia Sector Plan, the applicant is requesting that the language in Condition 1. m. of the Planning Board's approval of DSP-06079, and subsequent Condition 1. n. contained in the District Council's final approval of DSP-06079 be changed from the language therein and state as follows: "~~Include a note on the plans that says townhouse facades may range from 40% to 100% brick. The average brick content on all facades of the attached housing for the entire development shall be a minimum of 76 percent....~~" to "Each attached stick of units shall have a minimum of 60% brick, stone, or masonry front facades in conjunction with masonry cementitious or Fiber-Cement siding which also includes highly visible side facades."

The Applicant is seeking approval to implement the above-defined minor modifications to the approved Detailed Site Plan as necessary to remain competitive with the current market, provide more economic diversity within the community and provide more product variety. The exchange or substitution of the 176 multifamily units with a design favored by prospective first-time homebuyers and prospective residents include the addition of 16-foot wide townhouse models to compliment the 20-foot, 22-foot and 24-foot wide units approved and proposed under the current development plan.

We are confident that the proposed development is equal to or superior to the original design for the following reasons. The hardscape site impact and lot coverage area have been reduced by eight percent (8%), resulting in the benefit of increasing the overall green area. The 16-foot wide townhouse units not only increase the affordability range of Westridge which allows more first time home buyers to enter the market, but they also provide future residents more than a six (6) percent increase in living space over the 1,490 square foot average floor of the aforementioned multifamily condominium units. The new architecture not only meets or exceeds all requirements of the conditions of approval and provides the same aesthetic standards of the approved architecture, but it also accomplishes this design challenge through the use of superior construction materials. Overall, the layout is relatively the same as the current design previously approved by the Planning Board.

B. Site Location

The subject property is an irregular shaped property located in Planning Area 78 and Council District 6. More specifically, the property is located in the southeastern quadrant of the intersection of the Capital Beltway (I-495) and D'Arcy Road.

C. Surrounding Uses

The subject site is surrounded by single-family detached homes in the R-R Zone and industrial uses in the I-1 Zone and D'Arcy Park North.

North: Little Washington, a single-family detached community in the R-R Zone;

East: Chester Grove Apartments in the R-18 Zone;

South: Vacant land in the I-1 Zone and vacant land in the R-R Zone to the south; and

West: Capital Beltway (I-95/I-495) to the west.

D. Previous Approvals

The proposed project is subject to the requirements of the Preliminary Plan of Subdivision 4-05116, approved on October 26, 2006, and formalized in PGCPB Resolution No. 06-220. Also, the site has an approved Stormwater Management Concept Plan, 8276-2006-01, which is valid until June 23, 2022. The Planning Board originally approved detailed Site Plan DSP-06079 on November 29, 2007 (PGCPB No. 07-224) for 556 total dwelling units: consisting of 226 townhouses, 154 two-family (two-over-two), and 176 multifamily residential condominium residential units, private

recreational and stormwater management facilities. On February 11, 2019, DSP-06079-01 received an administrative Planning Director approval permitting the conversion of the two-family dwellings to townhouses and other associated site changes. The DSP-06079-02 Minor Director Level Revision was certified December 11, 2019. The DSP-06079-02 revision introduced two additional townhouse units types (Oakton II and Shiflett II).

Detailed Site Plan DSP-06079 Conditions of Approval: On November 29, 2007, the District Council reviewed and approved the Conceptual Site Plan DSP-06079 (Resolution PGCPB No. 07-224) for the subject property. The Planning Board approved the Conceptual Site Plan application with the following 46 conditions, *highlighted in italic bold*:

1. *Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:*

a. *Applicant shall procure signature approval of Preliminary Plan of Subdivision 4-05116 and TCPI/21/06.*

Response: The Preliminary Plan of Subdivision 4-05116 and TCP1/21/06 were approved October 26, 2006.

b. *Provide details for all elements of the entry feature including the square footage of lettering area for the gateway sign to be reviewed and approved by the Urban Design staff as designee of the Planning Board.*

Response: The entry feature has been approved and permitted and is currently under construction.

c. *The reference to the proposed wooden board-on-board fence along the northeastern boundary of the subject project shall be replaced with a reference to a tan vinyl fence.*

Response: Noted, the Application will comply with this condition.

d. *Proposed requirements regarding building set backs, setbacks for decks and additions and green space shall be provided on the plans.*

Response: The Applicant agrees to comply with this condition.

e. *Garages shall be shown and particularized on the plans. All front-loaded garage doors shall be carriage-style with decorative hinges and handles and shall be a color chosen from a palette to be developed by the applicant, which shall not contain white. Colors shall harmonize with the other colors on the façade on which the garage door is located. The applicant shall specify in what instance each color is to be utilized so as to ensure a pleasing final*

aesthetic composite design. The color palette and final design of all such garage doors shall be approved by the Urban Design Section as designee of the Planning Board.

Response: Proposed architecture for the project has been approved.

- f. Two-over-two (two-family) dwelling units shall be eliminated from the plans and every two such units shall be replaced by one townhome, unless the use of two-over-two units are approved by the District Council by legislation.*

Response: Two-over-two dwelling units are no longer proposed.

- g. Revise the architectural elevations so that townhouse sticks containing 7 or 8 units will have no more than two adjacent units without gables or dormers and townhouse sticks with 6 units or less shall have no more than one adjacent unit without gables or dormers.*

Response: Architecture for this project has been approved.

- h. Provide evidence from DPW&T that the subject DSP is consistent with the approved stormwater management concept plan.*

Response: The approved concept 8276-2006 is valid until June 23, 2022. The SWM ponds have been permitted and are currently under construction.

- i. Provide detailed samples of the proposed construction material for the retaining walls. Materials shall be a masonry product and shall be approved by Urban Design staff as designee of the Planning Board.*

Response: Retaining wall details were previously provided on the approved Detailed Site Plan.

- j. Revise the plans to indicate the height and top-of-wall and bottom-of-wall elevations of each retaining wall at regular intervals (no greater than 40 feet) along the length of the wall.*

Response: The Westridge Detailed Site Plan complies with this condition. The architecture is approved.

- k. Revise the architecture of the multifamily buildings to indicate that all optional windows on the side elevations shall be standard and the side elevations revised to meet the design principles of the 2007 Westphalia Sector Plan that suggests the creation of varied architecture avoiding flat facades and providing shadows and relief using the sketch offered by staff at the*

public hearing as a guide. Such redesign shall be approved by the Urban Design Section as designee of the Planning Board.

Response: The Westridge Detailed Site Plan complies with this condition. The architecture is approved.

- l. Revise the architecture of the single-family attached units to provide a minimum of two standard end wall features on all side elevations and three end wall features on all highly visible side elevations. Indicate on the architectural elevations which additional feature will be standard for the highly visible units. Such choice shall be approved by the Urban Design Section as designee of the Planning Board.*

Response: The Westridge Detailed Site Plan complies with this condition. The architecture is approved.

- m. Revise the architectural side elevations of all highly visible units, including the multifamily buildings, to include materials and detailing comparable in quality of design to the front façade, final design shall be approved by the Urban Design Section as designee of the Planning Board. The highly visible units shall be agreed upon by Urban Design staff as designee of the Planning Board and the applicant. Final design shall be approved by the Urban Design Section as designee of the Planning Board.*

Response: The Westridge Detailed Site Plan complies with this condition. The architecture is approved.

- n. Include a note on the plans that townhouse facades will range from 40% to 100% brick. The average brick content on all facades of the attached housing for the entire development shall be a minimum of 76 percent. Each façade of the multifamily buildings, including side elevations, shall utilize a minimum of 75 percent brick. A brick tracking chart shall be included on the plans.*

Response: In keeping with the style of architecture and quality of building materials in other townhouse developments approved and under construction in the geographic area of Prince George's County defined by the Westphalia Sector Plan, the applicant is requesting that the language in Condition 1. n. to state as follows: "Each attached stick of units shall have a minimum of 60% brick, stone, or masonry front facades in conjunction with masonry cementitious or Fiber-Cement siding which also includes highly visible side facades.

- o. Revise the architecture to include architectural shingles on all models.*

Response: The Westridge Detailed Site Plan complies with this condition. The architecture is approved.

- p. The parking schedule shall be revised to reflect the shift in unit types from two-family to townhouse, if necessary.*

Response: The Applicant agrees to comply with this condition. Schedules adjusted as requested.

- q. The applicant shall include a variety of permanent passive and active recreational facilities proximate to multifamily buildings in the southeastern portion of the site. The final design shall be approved by the Urban Design Section as designee of the Planning Board.*

Response: As discussed above, the Applicant proposal relocates the playground currently approved adjacent to the multifamily building in the southwest portion of the project to the premium clubhouse and pool area complex identified as Parcel 'k', as shown on the recreation area plan, and submitted under the DSP-06079-03 application revision.

- Due to the elimination of the multifamily units (see attached), relocate the picnic element associated with the multifamily units and incorporate it into the new amenity center.
- Revise the architectural features elevation and layout associated with the pool and clubhouse area.
- Add a multipurpose court and playground within the clubhouse amenities center.
- Add 1,523 square feet covered pavilion within the clubhouse complex.

- r. Provide a black estate style brushed aluminum fence on top of the retaining wall.*

Response: Already included on the approved plans.

- s. Replace the Virginia Pines with another evergreen species and revise the landscape plans and planting schedules accordingly. Final selection shall be approved by Urban Design Section as designee of the Planning Board.*

Response: Already included on the approved plans.

- t. Revise the detail for the dumpster enclosure to indicate that it will feature brick walls and vinyl gates. Final design shall be approved by the Urban Design Section as designee of the Planning Board.*

Response: N/A

- u. *Revise the architecture for the Windsor model to include arched brushed aluminum railing in the large rectangular opening to the parking garage matching the material of the railing provided in the additional openings.*

Response: The Westridge Detailed Site Plan complies with this condition. The architecture is approved.

- v. *Provide details and a masonry material sample for the noise attenuation barrier. The DSP and TCPII shall show a detail of the noise attenuation barrier and include the proposed materials and thickness of the barrier. The materials shall be masonry and shall coordinate with the adjoining retaining wall. Such details and masonry material shall be approved by the Environmental Planning Section for acoustical sufficiency and by the Urban Design Section as to aesthetics, both as designee of the Planning Board.*

Response: The noise attenuation barrier has been replaced with a noise attenuation berm.

- w. *All plans shall be revised to show the existing and proposed easements. This shall include but not be limited to the required stormwater management easements, water easements, and sewer easements. Any woodland conservation within those easements shall be eliminated.*

Response: All existing and proposed easements have been included on the plans.

- x. *Written approval from the Prince George's County Department of Public Works and Transportation for the proposed planting within the stormwater management pond embankment shall be submitted, or the TCPII shall be revised to eliminate the proposed planting from that area.*

Response: The stormwater management ponds have been approved and permitted and are under construction.

- y. *The proposed aluminum fence in the community center area shall employ a sufficiently thick gauge of aluminum to ensure that it is durable and long lasting. Sample of same shall be approved by Urban Design staff as designee of the Planning Board.*

Response: The community center fence was previously approved and is not part of this revision.

- z. *Applicant shall furnish to Urban Design staff proof that WSSC's concerns regarding water and sewer facilities relative to the project have been addressed.*

Response: Copies of the WSSC approved Hydraulic Planning Analysis and Letter of Findings has been included in the submission package.

aa. The three end wall features required on side elevations for highly visible units shall have the same level of quality of architectural detail and materials as the front facade.

Response: The Westridge Detailed Site Plan complies with this condition. The architecture is approved.

bb. Applicant shall identify the unit in the first multifamily building to receive a Certificate of Occupancy to be temporarily utilized for recreation until completion of the recreational facilities required by Condition 1s above. The details and specifications for the temporary recreational facilities to be provided therein shall be provided to staff and final design of such facilities shall be approved by the Urban Design Section as designee of the Planning Board.

Response: The multifamily building is no longer proposed under this DSP-06079-04 revision.

cc. Revise the Landscape Plan to provide necessary landscaping schedules pursuant to Sections 4.1 (f), 4.1 (g) and 4.3 (c) of the Landscape Manual.

Response: The Landscaping Schedules have been updated.

dd. The applicant shall provide a materials board that shall be approved by the Urban Design Section as designee of the Planning Board.

Response: The Applicant agrees to comply with this condition.

2. The applicant shall construct the proposed community center and swimming pool prior to issuance of the building permit that would allow construction of the 250th unit in the development.

Response: Noted.

3. The applicant shall construct the additional private recreational facilities required by Condition 1.q. above prior to the issuance of the first certificate of occupancy for the multifamily component of the subject development.

Response: The multifamily building is no longer proposed under this DSP-06079-04 revision. Therefore, this instant condition is no longer applicable.

4. *In conformance with the Approved Westphalia Sector Plan and approved Preliminary Plan 4-05116 (Condition 15 of PGCPB 06-220), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:*

a. *The Approved Westphalia Sector Plan recommends that D'Arcy Road be designated as a Class III bikeway with appropriate signage. Because D'Arcy Road is a county right-of-way, the applicant, and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit. If road frontage improvements are required by DPW&T, wide asphalt shoulders or wide outside curb lanes are encouraged.*

Response: The street construction plan has been approved and permitted and construction has started.

b. *Provide designated crosswalk at all intersecting roads at the traffic circle. These crosswalks shall be marked and labeled on the approved DSP.*

Response: Crosswalks have been included on the Detailed Site Plan but are subject to review and approval by DPIE.

5. *Prior to final plat approval, the declaration of covenants for the property, in conjunction with the formation of a homeowners association, shall include language notifying all future contract purchasers of the proximity of the property to Andrews Air Force Base and noise levels related to military aircraft overflights. The property is approximately two miles from the north end of the runway. The declaration of covenants shall include the disclosure notice. At the time of purchase contract with home buyers, the contract purchaser shall sign an acknowledgement of receipt of the declaration. The liber and folio of the recorded declaration of covenants shall be noted on the final plat along with a description of the proximity of the development to Andrews Air Force Base and noise levels related to military aircraft overflights.*

Response: Noted.

6. *The following note shall be placed on the final plat:*

"Prior to the approval of building permits for the proposed residential structures, the applicant, his heirs, successors and or assignees shall place on the building permit a certification by a professional engineer with competency in acoustical analysis demonstrating that the design and

construction of the building shells will reduce interior noise levels to 45 dBA or less. Due to the proximity of Andrews Air Force Base, properties within this subdivision have been identified as possibly having noise levels between 65-75 dBA (Ldn) due to military aircraft overflights.”

Response: Noted.

7. *At time of final plat, bearings and distances shall describe a conservation easement. The conservation easement shall contain the Patuxent River Primary Management Area, and all adjacent reforestation/afforestation areas, excluding those areas where requests for impacts have been approved, and the plat shall be reviewed by the Environmental Planning Section prior to certification. The following note shall be placed on the plat:*

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

Response: Noted.

8. *All afforestation and associated fencing shall be installed prior to the issuance of the first building permit for the adjacent lots or parcels. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.*

Response: Noted.

9. *Prior to the issuance of any grading permit, which impacts the Waters of the U.S., nontidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.*

Response: Grading and wetland permits have been issued and construction has started.

10. *Prior to the issuance of any building permits for the project, the subject improvements listed below shall; 1) have full financial assurances; 2) have been permitted for construction by DPW&T and 3) have an agreed upon timetable for construction with DPW&T:*

- a. *Provide a bypass lane at the intersection of Road B and D’Arcy Road pursuant to DPW&T guidelines.*

Response: Street construction plans have been approved and permitted and are under construction.

11. Prior to the issuance of the first building permit for the project, applicant shall revise the plans to include:

- a. Street trees along both sides of Roads A and B, subject to DPW&T approval.*
- b. A landscaped median along Roads A and B, subject to DPW&T approval.*
- c. Landscaping, including deciduous and evergreen plant material, within the center of the roundabout at the intersection of Roads A and B, subject to DPW&T approval.*
- d. Details of the proposed streetlights, the design of which shall be approved by the Urban Design Section as designee of the Planning Board, unless modified by DPW&T due to a streetlight's location in its right-of-way.*

Response: Street construction plans for Road B (Elk Avenue) have been approved and permitted and is under construction. A permit application for Road A (Presidential Parkway) has been filed and is currently under review.

E. Section 27-289(b) Limited Amendment, Planning Board:

Under Section 27-289(c) Limited minor amendment, Planning Director, the aforementioned DSP-06079-01, DSP-06079-02, and DSP006079-03 application modifications qualified, and were reviewed as minor amendments to Detailed Site Plan DSP-06079, and were eligible to be approved by the Planning Director.

However, due to the changes in dwelling unit type associated with the replacing the multifamily dwelling with 16-foot wide townhouses, as well as the use of a sound abatement berm in place of a sound wall, a Limited minor amendment, Planning Director review and approval is not appropriate. Therefore, this instant application has been submitted and has been in review by M-NCPPC under Section 27-289(b) Limited Amendment, Planning Board of the Zoning Ordinance, which authorizes the Planning Board the authority to approve a limited minor amendment to a detailed site plan if the changes are limited in scope and nature as follows:

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

Response: As discussed previously in this statement of justification, the nature of this application seeks to implement minor modifications to the approved design resulting in the total reduction of the finished floor area for the site by five percent (5%) or from 1,138,751 square feet down to 1,081,000 square feet.

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

Response: As discussed above, we believe the proposed development is equal to or better than the original design for the following reasons. The hardscape and lot coverage area is reduced by eight percent (8%), resulting in the benefit of increasing the overall green area.

(C) The redesign of parking or loading areas;

Response: The proposed parking and loading is designed to comply with the current mixture of residential and ancillary recreational and community uses incorporated within the development plan.

(D) The redesign of the landscape plan;

Response: In general, the layout is relatively the same as approved previously by the Planning Board. The proposed landscape design equals or exceeds the landscaping approved in the original DSP-06079 and subsequent DSP-06079-01 development plan(s).

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

Response: As discussed previously, the 106 townhouse units proposed in platted Phase I will continue being constructed as authorized in the DSP-06079-01 approval. The new architecture submitted for the townhouse dwellings proposed in this DSP application will meet all requirements of the conditions of approval and provide the same quality of architecture and aesthetic standards as in the development's existing approvals (See attached Exhibits). The architectural designs of both the townhouse units and the clubhouse features are unquestionably superior to the original architecture in both applied aesthetic standards but also through the use of superior construction materials in comparison to the design approved by the Planning Board.

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

Response: There are only minor changes or redesign to the grading, utilities, stormwater management, or related plan elements to address the changes in lot layout.

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

February 6, 2020
Revised: May 19, 2020
DSP-06079-04
Page 15


Response: Through a combination of techniques that involve: [1] the creation of berming along property's common boundary with the Capital Beltway (I-95/I-495), [2] appropriate methods for buffering and screening the lots, and [3] the incorporation of advanced building design and construction techniques, the removal of the sound barrier wall along the Capital Beltway will not result in detrimental impacts to health, safety, and welfare of the residents.

F. Conclusion:

Given the above, we are confident that the proposed modifications are minor and limited in scope and provide an equal or superior design as the architecture and site design approved in DSP-06079. For all the above-stated reasons, we respectfully request that the Prince George's County Planning Board approve the proposed minor changes to the subject application.

Your favorable consideration of this request is greatly appreciated.

Respectfully submitted,



Arthur J. Horne, Jr., Esq.

Enclosures

cc: Mr. Paul Woodburn
Mr. Mike Novy

AJH/fms

N:\Michael_Compames\Westridge\DSP-06079-04\DSP-06079-04 SOJ\DSP-06079-04 SOJ 05-19-2020.docx

13 November 2019



Phoenix Noise & Vibration, LLC
5216 Chairmans Court, Suite 107
Frederick, Maryland 21703
301.846.4227 (phone)
301.846.4355 (fax)
www.phoenixnv.com

Westridge Phase I Noise Analysis

Prince George's County, Maryland

Report No. 190808
Project No. CGM1701

For: Arundel Land Group, LLC

By: Jeff Ford

Acoustical Engineering Solutions.

1. EXECUTIVE SUMMARY

Phoenix Noise & Vibration has conducted an analysis of transportation noise impact upon Westridge, a proposed mixed-use development in Prince George's County, Maryland. Westridge will consist of a combination of townhomes and condominiums, as well as a pool and play area. This analysis accounted for noise impact from I-495, Darcy Road, and Andrews Air Force Base, and included:

- On-site 24-hour noise level measurements.
- Computer modeling.
- Determination of future noise levels.

Noise impact throughout Westridge will vary with height; therefore, impact has been presented at the ground level (5 feet above grade) and the upper level (25 feet above grade). Impact is presented in varying levels of noise indicating the future roadway noise level. The noise levels presented are due only to surrounding roadways and do not account or noise from other sources such as construction, mechanical noise, environmental noise, etc.

The future residential development has been evaluated according to the transportation noise policy guidelines typically used by Prince George's County for residential development, which require noise levels within residential outdoor activity areas to be maintained below 65 dBA Ldn and additional analysis of proposed residences impacted by noise levels greater than 65 dBA Ldn to determine if they will be capable of maintaining a noise level of 45 dBA Ldn on the interior.

The site's ground level (5 feet above grade) noise contours indicate the outdoor activity areas near the community building (pavilion, pool, open grass area, basketball court, and playground) will not be impacted by noise levels above 65 dBA Ldn. Additionally, there will be no rear yards exposed to noise levels above 65 dBA Ldn. Therefore, no further analysis or mitigation will be required for these outdoor activity areas.

Upon full build-out, 281 residences located closest to I-495 will be exposed to noise levels above 65 dBA Ldn, with a maximum impact of 80 dBA Ldn upon the residences closest to I-495. These residences require further analysis to determine whether the proposed building construction will be capable of maintaining the Prince George's County 45 dBA Ldn interior noise limit. This analysis can only be conducted once builders have been selected for the site and models to be offered throughout the site are known. If necessary, interior noise levels can be maintained below 45 dBA Ldn by increasing the sound transmission class (STC) ratings of the exterior building components.

The remaining 162 remaining residences will not be exposed to noise levels above 65 dBA Ldn. According to Prince George's County's noise guidelines, no further analysis or mitigation will be required for these residences.

2. NOISE TERMINOLOGY

2.1. dB vs. dBA

While the standard unit of measurement for sound is the decibel (dB), discussions of noise impacting the human ear use “dBA.” The “A” refers to a frequency weighting network used to simulate the human ear’s unequal sensitivity to different frequencies. The A-weighted noise level is therefore more representative of a human’s perception of a noise environment than the unweighted overall noise level in dB and is currently used in most all environmental noise studies.

2.2. Ldn

The day-night average noise level, or Ldn, is the equivalent sound pressure level averaged over a 24-hour period, obtained by adding 10 dB to sound pressure levels measured from 10:00 p.m. to 7:00 a.m. This 10 dB “penalty” accounts for the added sensitivity caused by noise generated during the nighttime hours. The Ldn is sometimes referred to as the “DNL,” however, both terms represent the same quantity.

The Ldn is NOT a measurement of the instantaneous noise level. It is very possible to have several short term events (tractor trailer, emergency vehicle siren, car horn, etc.) which generate a relatively high noise level (e.g. 85 dBA) during a given time period, yet have a more moderate overall Ldn value (e.g. 65 dBA Ldn).

2.3. Summing Noise Levels

Noise levels from multiple sources do not add arithmetically; i.e. when two noise sources generate 60 dB individually, they do not produce 120 dB when combined. Noise levels are measured using a logarithmic scale; therefore, they must be summed logarithmically. In the decibel scale, two identical, non-coherent noise sources having the same noise level produce a 3 dB increase above the condition of one source alone (i.e. two 80 dB lawnmowers running at the same time generates 83 dB).

Similarly, two different noise sources with a difference of 10 dB in their individual levels results in no measurable increase in noise when they are combined. Put another way, the quieter noise source does not increase the overall noise generated by the louder source; i.e. adding an 80 dB lawnmower into a noise environment where a 90 dB lawnmower is already running does not increase the noise level above 90 dB.

3. NOISE LIMITS

Prince George's County does not have specific regulations in regard to the evaluation of transportation noise impact upon residential properties; however, there are noise limits which have been traditionally used. These limits are that proposed residential developments exposed to transportation noise levels above 65 dBA Ldn require further analysis and potential mitigation to reduce impact upon at-grade outdoor activity areas and interior spaces to 65 and 45 dBA Ldn, respectively. In some special cases, alternative methods of analysis have been accepted, especially with regards to noise levels in outdoor activity areas.

4. SITE DESCRIPTION

Westridge (shown in Figure 1) will be located to the east of I-495 and south of Darcy Road. Additionally, the site is approximately 1.6 miles to the north of Andrews Air Force Base (AAFB). In the vicinity of the site, I-495 consists of four northbound and four southbound travel lanes, while Darcy Road consists of one eastbound and one westbound lane.

Figure 1: Existing site and surroundings with property shaded in red. Aerial image dated October 30, 2018, taken from Google Earth.



5. NOISE MEASUREMENTS

On July 9 – 10, 2019, Phoenix Noise & Vibration conducted an on-site noise measurement survey to determine existing transportation noise levels throughout the site. This involved continuous noise level measurements and monitoring for one 24-hour period. Measurements were made using two Norsonic Type 118 and two Type 140 Precision Integrating Sound Level Meters. All meters were calibrated prior to the survey traceable to National Institute of Standards and Technology (NIST). Each meter meets the ANSI S1.4 standard for Type 1 sound level meters.

During the 24-hour measurement period, noise levels were recorded and averaged over five minute time intervals. Noise measurements were then used to calculate the site’s 24-hour average day-night noise level (Ldn), which includes the 10 dBA penalty for noise levels measured during nighttime hours.

Noise level measurements were made at the locations shown on Drawing 1 of the Appendix. Measurements were made at 5 feet (“ground level”, GL) and 25 feet (“upper level”, UL) above existing grade to account for the noise level as it varies with height above the ground. Measurement results are presented in Table 1.

Table 1: 24-hour noise measurement results.

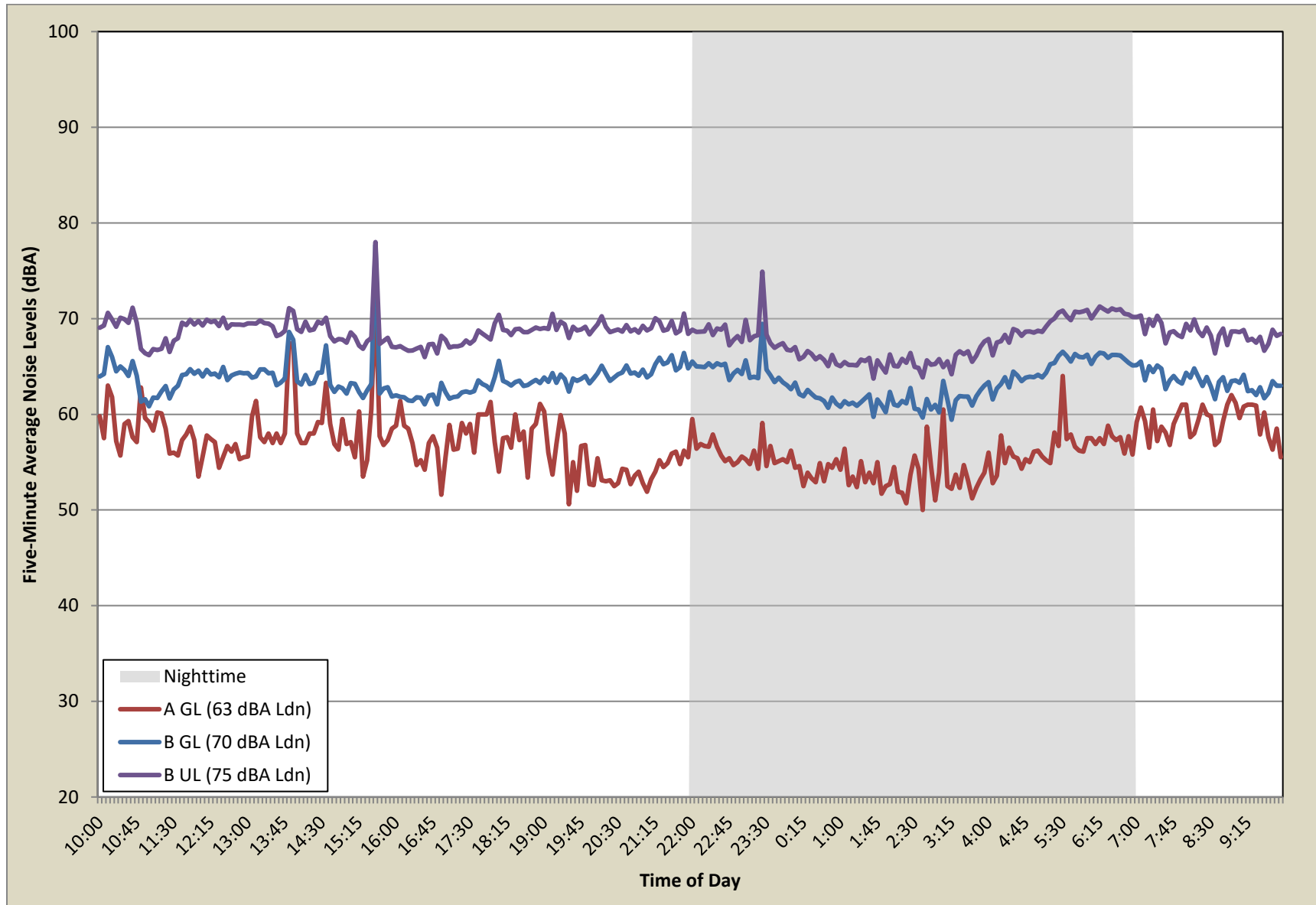
Measurement Location	Height Above Existing Grade (feet)	Measured Noise Level (dBA Ldn)
A	5	63
B	5	70
	25	75

Figure 2 presents the measurement results graphically, showing the noise level as measured in five-minute increments throughout the 24-hour measurement period. Figure 2 indicates the actual measured values over the 24-hour period. While the 10 dBA nighttime penalty is not shown graphically, it was included in the Ldn calculations.

Note that the measurement locations contain isolated instances during the 24-hour measurement period at which the noise level appears inconsistent with the rest of the noise profile (i.e. peaks, spikes, or dips in the graph). These inconsistencies were either due to airplanes or due to extraneous occurrences such as emergency sirens or temporary traffic congestion. Such short term events, while producing a relatively high or low noise level and which may have a significant impact on the five-minute average, generally have little effect on the overall, 24-hour Ldn value. Note that this is also true for Andrews Air Force Base. Airplane flyovers were audible and sometimes raised the noise level during the event; however, they did not have a significant effect on the Ldn value. Regardless, any noise generated by Andrews Air Force Base is included in Figure 2.

Additionally, measurement location A was significantly impacted by noise generated by the land development equipment. This is evident in the several spikes throughout the 24 hours.

Figure 2: Five-minute average noise levels recorded during 24-hour noise survey.



6. FUTURE NOISE IMPACT

6.1. Roadway Noise Impact (Computer Modeling)

The existing and future sites were computer modeled using the CadnaA software program, a three-dimensional noise propagation model capable of determining the noise level impact from multiple noise sources across vertical and horizontal surfaces while accounting for factors such as topography, buildings, surface reflections, and roadway data (traffic volumes, speeds, and vehicle classifications, etc.). Noise levels can be presented either in spot locations or as noise contours of equal value throughout a defined surface area.

6.1.1. Current Model

A current model was developed to simulate the existing site and its surroundings using information provided on the existing site plan,¹ the Prince George's County GIS, and data collected during the 24-hour measurement survey. All existing topography, roadway alignments, and buildings were used to develop the current model. Roadway noise levels were calibrated using the on-site noise measurements by adjusting the modeled input until the modeled noise level output matched the measured values.

6.1.2. Future Model

A future model was developed by altering the calibrated current model to include projected roadway data and the future site topography and buildings. Currently there are no plans to alter any of the surrounding roadways; therefore, the existing roadway alignments were used in developing the future model.

6.1.3. Roadway Data

Existing average annual weekday traffic (AAWDT) volumes, vehicle percentages, and nighttime percentages for the roadways were based upon the most recent data published by the Maryland State Highway Administration (MDSHA). MDSHA does not typically provide future traffic data; therefore, a conservative, 2% increase in traffic compounded annually until 2039 was assumed.² All necessary traffic data for the roadways are provided in Table 2.

¹ Provided by Ben Dyer on June 27, 2019.

² Prince George's County typically requires that roadway noise impact studies be conducted using the projected traffic volumes 20 years from the date of the study.

Table 2: Roadway traffic data.

Traffic Data	I-495	Darcy Road
2017 AAWDT	226,041	4,965
2039 AAWDT	335,885	7,378
Truck Percentage	9%	20% ^A
Nighttime Percentage	18%	9%
Speed Limit (mph)	55	30

A. MDSHA does not provide automobile and truck percentages for this roadway; therefore, the value used has been based on observations made during the 24-hour survey. Additionally, this high truck percentage is partly due to the ongoing land development at the site.

6.2. Airport Noise Impact

As with roadway noise, airport noise impact is directly related to the distance from the noise source; however, unlike roadway noise, any location at Westridge is relatively the same distance from Andrews Air Force Base such that the airport noise level is relatively the same throughout the entire site.

Airport noise impact is calculated using the most recent noise contours available for a given airport. Noise contours for military airports are developed by the U.S. Air Force Center for Engineering and the Environment’s AICUZ Program and typically generated every ten years. Noise Contours for AAFB were most recently calculated in 2017. The Andrews Air Force Base noise contours are shown in Figure 3.

Westridge is located approximately 800 feet outside of AAFB’s 60 dBA Ldn noise contour (see Figure 3). Based on the location of the airport’s noise contours, the airport’s flight path, and the site, the noise impact upon the site from the airport can be calculated. The U.S. Department of Housing and Urban Development’s (HUD) *The Noise Guidebook*, September 1991, provides a way to assess the noise impact when the site is located outside of the outermost noise contour. Therefore, this HUD methodology has been used to further validate the measured AAFB noise.

When a site is located outside of the outermost known noise contour, impact is determined by interpolation using the perpendicular distances from the flight path to the site (D2) and the flight path to the outermost noise contour (D1). The ratio of these distances (D2/D1) is applied to a table taken from *The Noise Guidebook* to determine the noise level at the site. Tables 3 and 4 show these distances and the airport noise impact at Westridge.

Note that the methodology used by HUD typically calculates the expected noise impact from the 65 dBA Ldn noise contour; however, since the 60 dBA Ldn noise contour is available, this contour is used for a more accurate result.

Figure 3: AAFB noise contours (Westridge shown to the north).

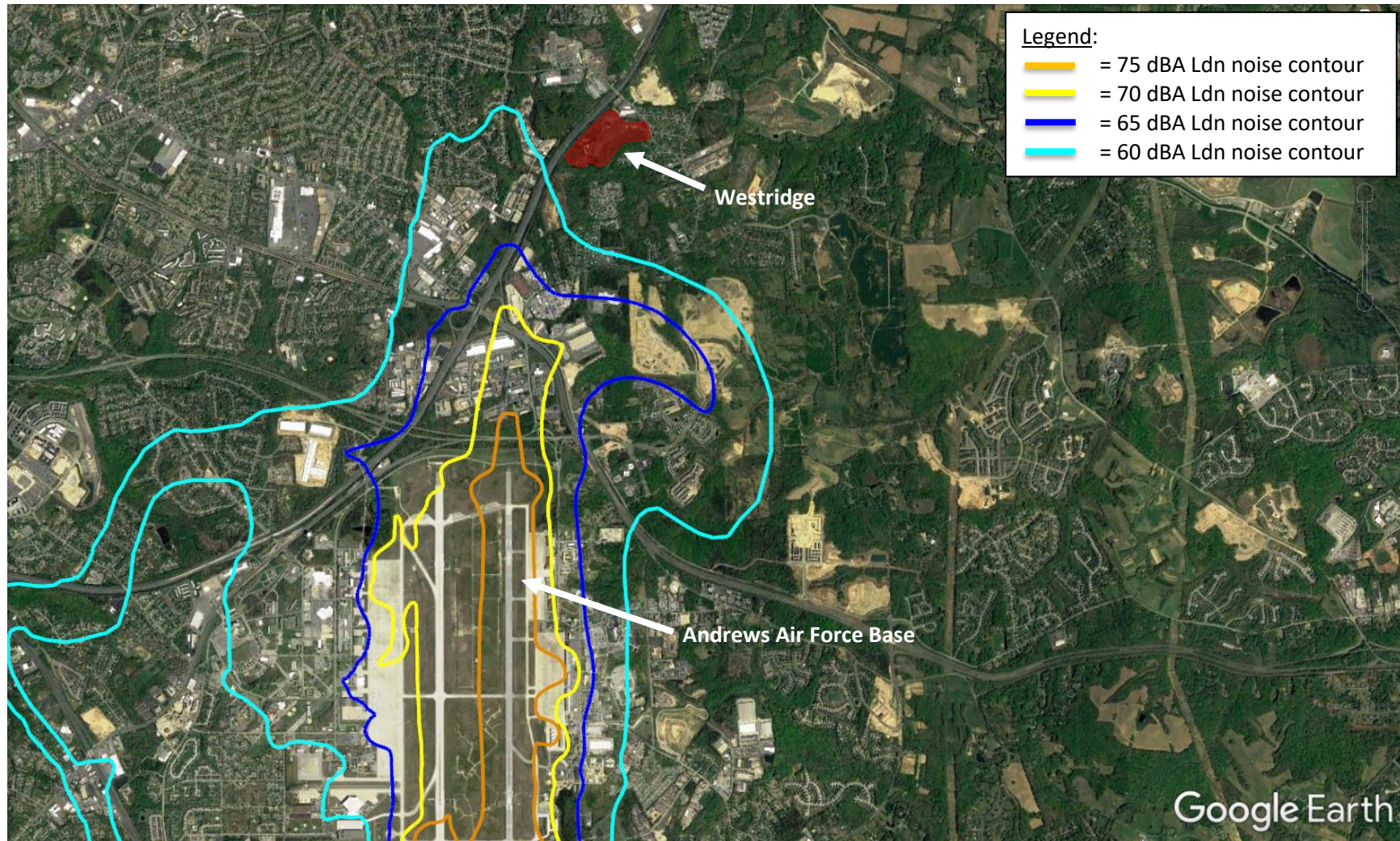


Table 3: Ldn calculation when located outside airport noise contour.

D2/D1	Ldn (dBA)
1.00	60
1.12	59
1.26	58
1.41	57
1.58	56
1.78	55

Table 4: Airport noise impact calculations.

D2 (miles)	D1 (miles)	D2/D1	Airport Noise Impact (dBA Ldn)
0.31	0.16	1.9	55

Table 4 indicates that Westridge is exposed to airport noise levels of approximately 55 dBA Ldn. Prince George’s County requires further analysis when a site is exposed to noise levels of 65 dBA Ldn and higher. Since the 65 dBA Ldn limit is 10 dBA higher than the airport noise impact, Andrews Air Force Base will not be considered to have any significant noise impact upon the site (see Section 2.3).

6.3. Combined Future Noise Impact

Since the noise impact from AAFB throughout the site is 55 dBA Ldn, airport noise will have no effect on the location of the site's 65 dBA Ldn noise contours (see Section 2.3). Stated differently, for roadway noise levels of 65 dBA Ldn and above, the noise from AAFB will not increase the Ldn value throughout the site above that due to only roadway noise.

The future model calculated the noise levels throughout the site under the following two conditions: with no future site buildings and with full site build-out. The future noise levels without site buildings were calculated at the ground level and upper level and are presented on Drawings 2 and 3, respectively, while the noise levels calculated in the presence of site buildings are shown on Drawings 4 (ground level) and 5 (upper level). In developing the future model, all residences were assumed to be three-story buildings with a height of 30 feet.

Drawing 4 indicates that none of the outdoor activity areas near the community building (pavilion, pool, open grass area, basketball court, and playground) will be impacted by noise levels above 65 dBA Ldn. Additionally, there will be no rear yards exposed to noise levels above 65 dBA Ldn. Therefore, no outdoor mitigation will be required for the site.

Drawing 5 indicates that 281 residences will be exposed to transportation noise levels above 65 dBA Ldn. Residences exposed to noise levels above 65 dBA Ldn require further analysis (see Section 7.2 below) to determine the mitigation measures necessary to maintain an interior noise level of 45 dBA Ldn. Drawing 6 presents which residences will be exposed to transportation noise levels above 65 dBA Ldn.

A detailed written summary of the Appendix drawings is provided in Table 5.

Table 5: List of future noise level drawings included in the Appendix.

Drawing	Ground Level or Upper Level	Site Condition	Description of Future (Year 2039) Noise Impact	What The Drawing Indicates
2	Ground Level	Vacant (No Site Buildings)	24-hr average noise level (including the 10 dBA nighttime penalty) impact at the ground level (5 feet) in absence of all future site buildings. This represents the noise level for an occupant of an at-grade outdoor area with no buildings constructed.	Without the construction of any future site buildings, the 65 dBA Ldn ground level noise contour extends deep into the site.
3	Upper Level	Vacant (No Site Buildings)	24-hour average noise level (including 10 dBA nighttime penalty) impact at a height of 25 feet above future grade in absence of all future site buildings.	Most of the site will be exposed to noise levels above 65 dBA Ldn at the upper level without the presence of any buildings at the site.
4	Ground Level	Full Build-Out	24-hr average noise level (including the 10 dBA nighttime penalty) impact upon occupants of outdoor areas in presence of all future site buildings.	None of the outdoor activity areas will be exposed to noise levels greater than 65 dBA Ldn following the full build-out of the site.
5	Upper Level	Full Build-Out	24-hour average noise level (including 10 dBA nighttime penalty) impact at a height of 25 feet above future grade in presence of all future site buildings.	Approximately half of the site will be exposed to transportation noise levels above 65 dBA Ldn at the upper level following the full build-out of the site.
6	N/A	Full Build-Out	Residences impacted by noise levels above 65 dBA Ldn are shaded in red.	A total of 281 residences will be exposed to noise levels above 65 dBA Ldn with the presence of all future site buildings.

7. MITIGATION

According to the Prince George's County noise guidelines for residential development, residential sites and buildings impacted by noise levels above 65 dBA Ldn require further analysis to determine the mitigation measures necessary to maintain noise levels in outdoor activity areas and interior living spaces below 65 and 45 dBA Ldn, respectively.

7.1. Outdoor Noise Levels

The proposed outdoor activity areas, including the pavilion, pool, open grass area, basketball court, and playground, as well as any rear yards, will not be exposed to transportation noise levels above 65 dBA Ldn. Therefore, no further analysis or mitigation will be required for these outdoor activity areas.

7.2. Interior Noise Levels

According to Drawing 6, 281 residences will be exposed to noise levels above 65 dBA Ldn and will require further analysis to determine mitigation measures necessary to maintain the Prince George's County 45 dBA Ldn interior noise limit. This evaluation, or "building shell analysis," calculates a room's interior noise level based upon its exterior noise level, the Sound Transmission Class (STC) ratings³ of its various building components, the amount of exposed exterior wall area, and the room's size and finish.

Modifications to standard building construction may not be necessary for all residences impacted by future noise levels above 65 dBA Ldn. It is possible that the proposed standard building construction will provide sufficient noise reduction to maintain the required 45 dBA Ldn interior noise level for outdoor noise levels above 65 dBA Ldn; however the proposed building construction must be evaluated to determine the need for modifications.

Building construction requirements for Westridge residences cannot be evaluated at this time, as the models to be offered at the site are unknown; therefore, the specific mitigation designs (i.e. wall, window, and door STC ratings) required for residences to comply with the Prince George's County interior noise level limit cannot yet be accurately determined.

When a builder has been selected and architectural drawings are available, noise impact will be analyzed for each residence impacted by transportation noise levels above 65 dBA Ldn. Likewise, mitigation requirements will also be provided for each residence individually where necessary. Calculating minimum STC ratings specific to each residence reduces "overbuilding" (i.e. installing windows/doors with unnecessarily high STC ratings).

The remaining residences located throughout the residential portion of the site will not be exposed to noise levels above 65 dBA Ldn. Further analysis for these residences will not be required, and the proposed standard building construction can be used without modification.

³ The STC rating is a single number value which describes a building element's (wall, window, door, roof, etc.) ability to reduce noise transmission from one side of the partition to the other.

8. CONCLUSION

The proposed Westridge residential development will be exposed to future transportation noise levels above 65 dBA Ldn and up to 80 dBA Ldn. While this represents a high level of noise impact, Prince George's County residential noise regulations can be met through reasonable modifications to proposed site and building plans.

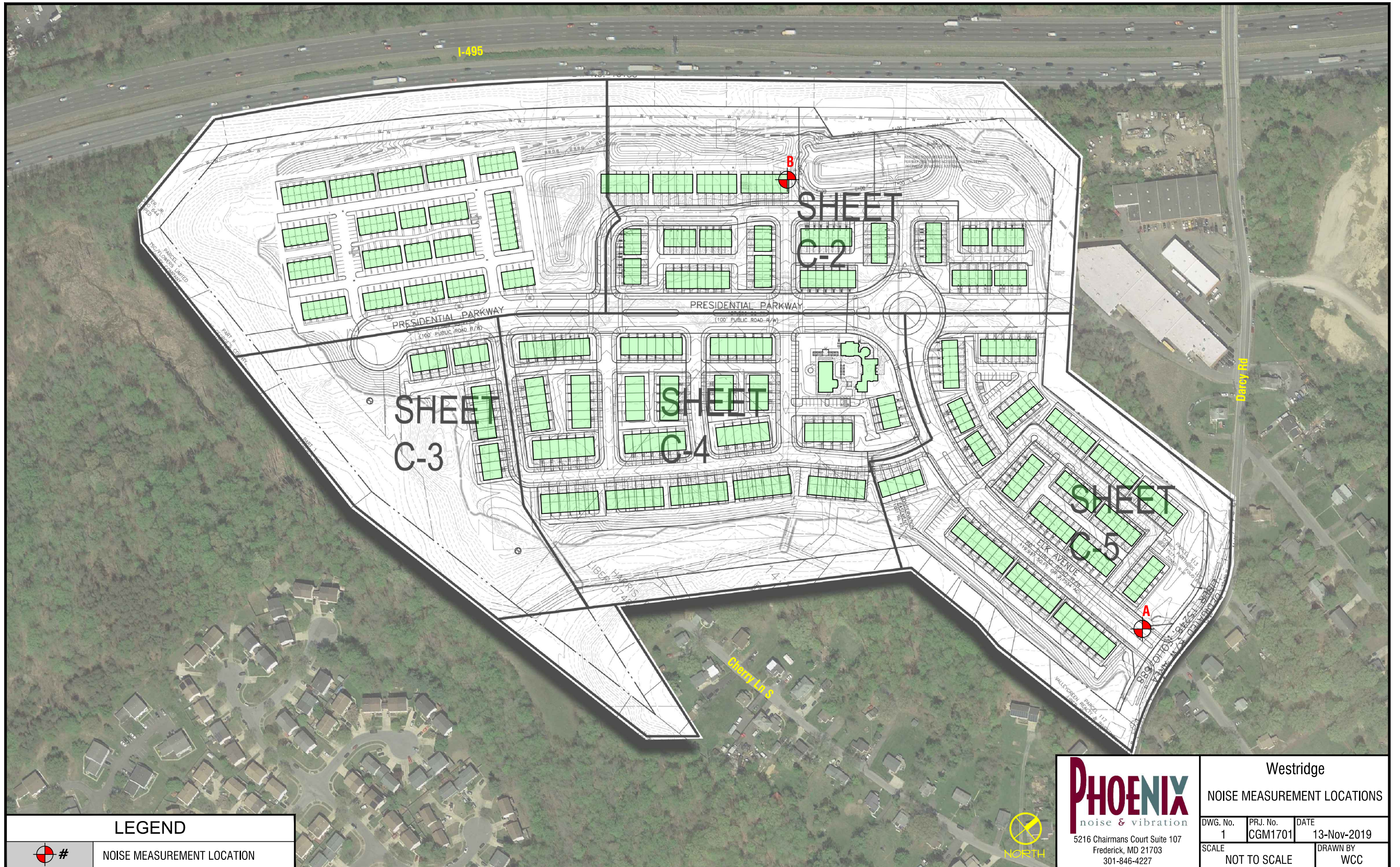
Future transportation noise levels throughout outdoor activity areas, including any rear yards, will be below 65 dBA Ldn. Therefore, no further analysis or mitigation will be required for these outdoor activity areas.

281 residences will be exposed to transportation noise levels greater than 65 dBA Ldn, with impact up to 80 upon the residences closest to I-495. These residences will require further analysis to determine whether proposed building construction will be capable of maintaining the Prince George's County 45 dBA Ldn interior noise limit. Modifications will likely include increased window/door STC ratings for some residences and increased exterior wall construction and window/door STC ratings for the residences exposed to the highest levels of noise impact. Further analysis is required to determine the exact mitigation designs necessary, which will be established once the models to be offered at the site are known.

The remaining residences will not be exposed to transportation noise levels greater than 65 dBA Ldn; therefore, no additional analysis or mitigation will be required, and the proposed standard building construction can be used for these residences without modification.

Please note: The results of this Phase I Noise Analysis have been based upon the site information made available at the time of this study, including existing and proposed topography, projected roadway traffic volumes, and proposed site layout. Additionally, the results of this analysis have been based upon the full buildout of the development. Should any of this information be altered, additional analysis will be required to determine if the results and recommendations presented herein are capable of reducing outdoor and interior noise levels to comply with Prince George's County's typically used noise level guidelines for residential development.

APPENDIX

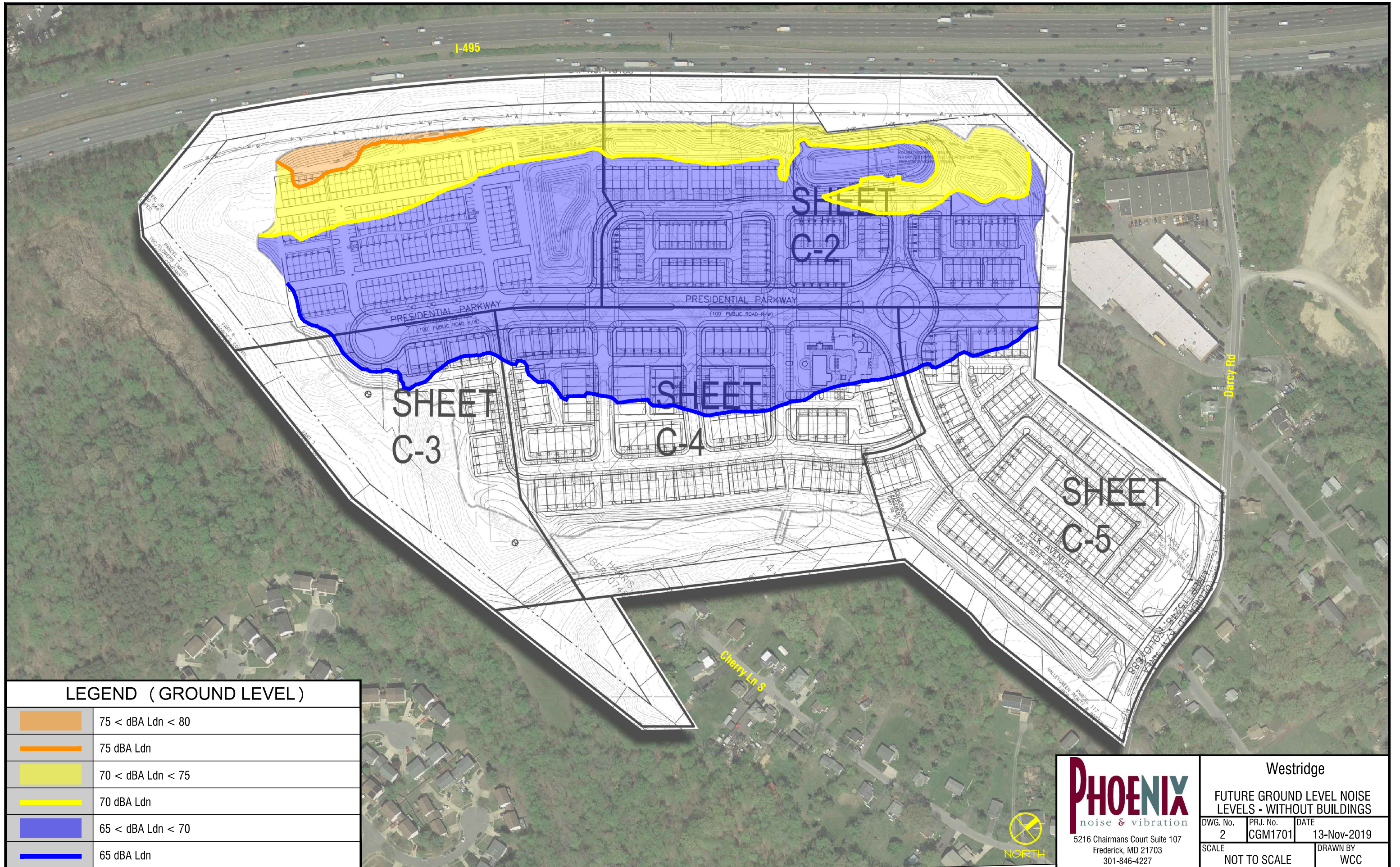


LEGEND	
	NOISE MEASUREMENT LOCATION

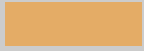



PHOENIX
noise & vibration

5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

Westridge		
NOISE MEASUREMENT LOCATIONS		
DWG. No. 1	PRJ. No. CGM1701	DATE 13-Nov-2019
SCALE NOT TO SCALE		DRAWN BY WCC

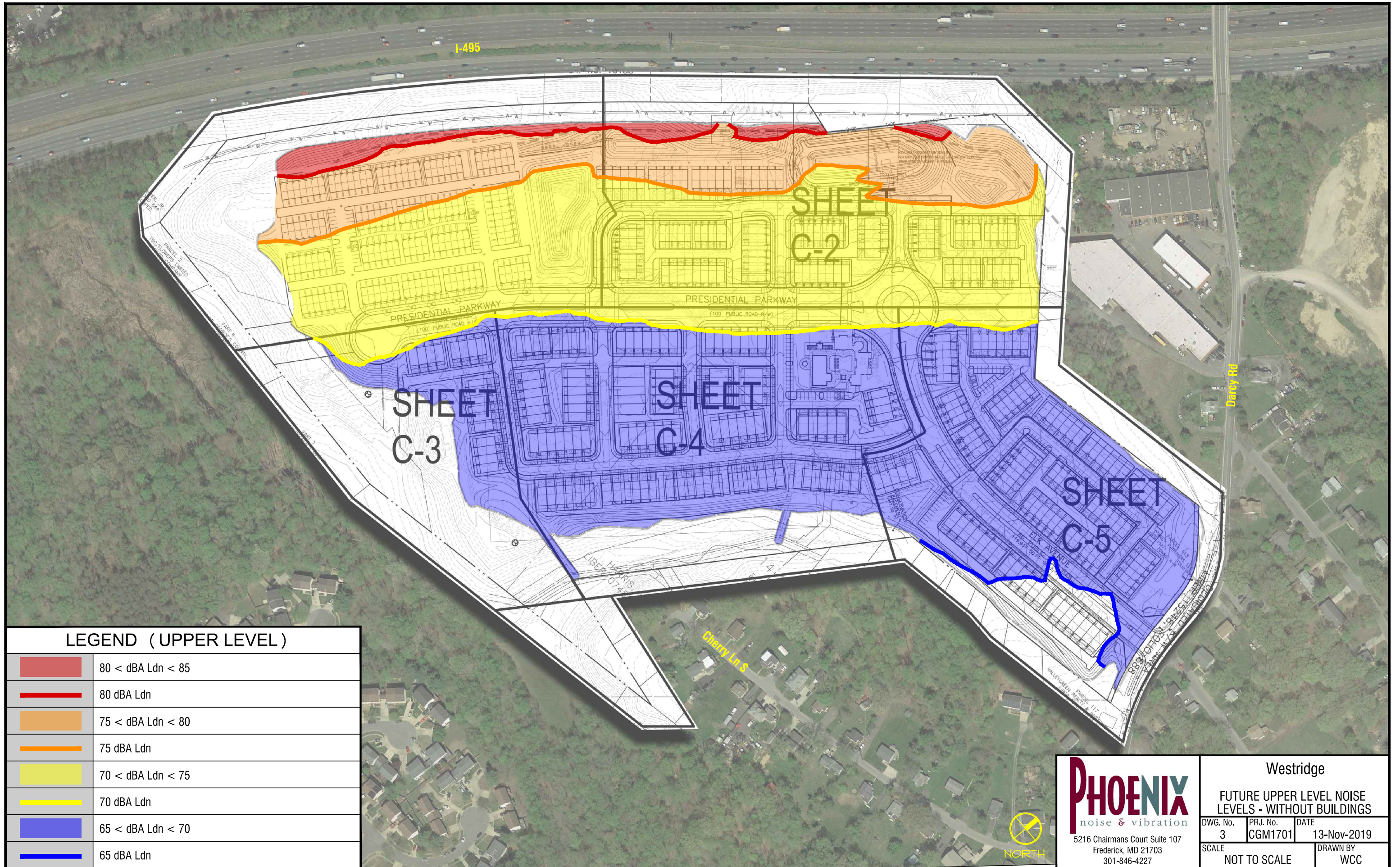


LEGEND (GROUND LEVEL)

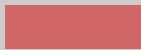
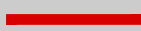




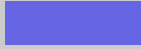

	75 < dBA Ldn < 80
	70 < dBA Ldn < 75
	65 < dBA Ldn < 70
	65 dBA Ldn

PHOENIX
noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

Westridge		
FUTURE GROUND LEVEL NOISE LEVELS - WITHOUT BUILDINGS		
DWG. No. 2	PRJ. No. CGM1701	DATE 13-Nov-2019
SCALE NOT TO SCALE		DRAWN BY WCC

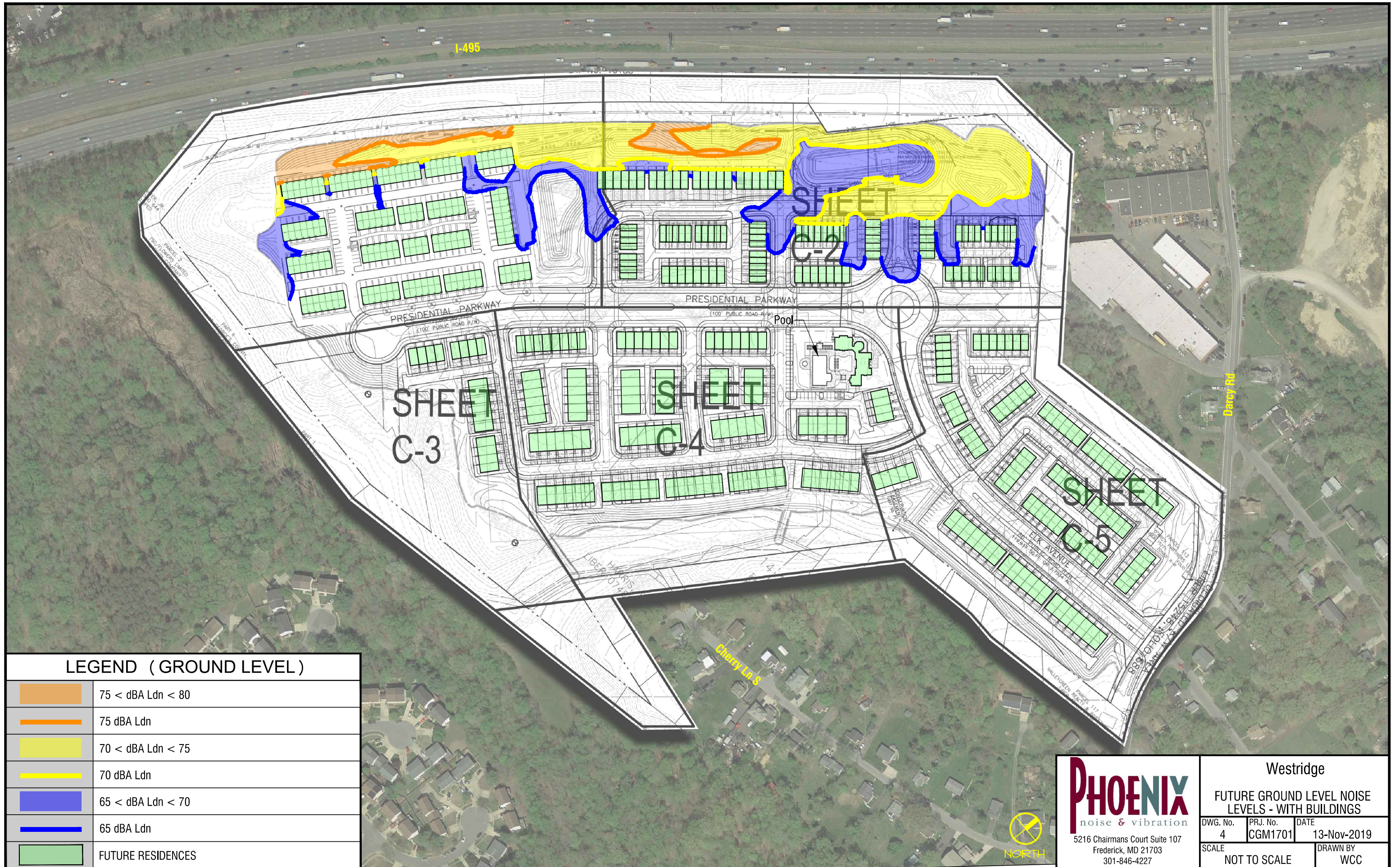


LEGEND (UPPER LEVEL)

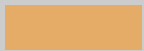


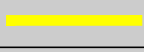

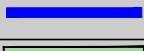
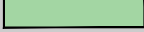
	80 < dBA Ldn < 85
	80 dBA Ldn
	75 < dBA Ldn < 80
	75 dBA Ldn
	70 < dBA Ldn < 75
	70 dBA Ldn
	65 < dBA Ldn < 70
	65 dBA Ldn


PHOENIX
noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

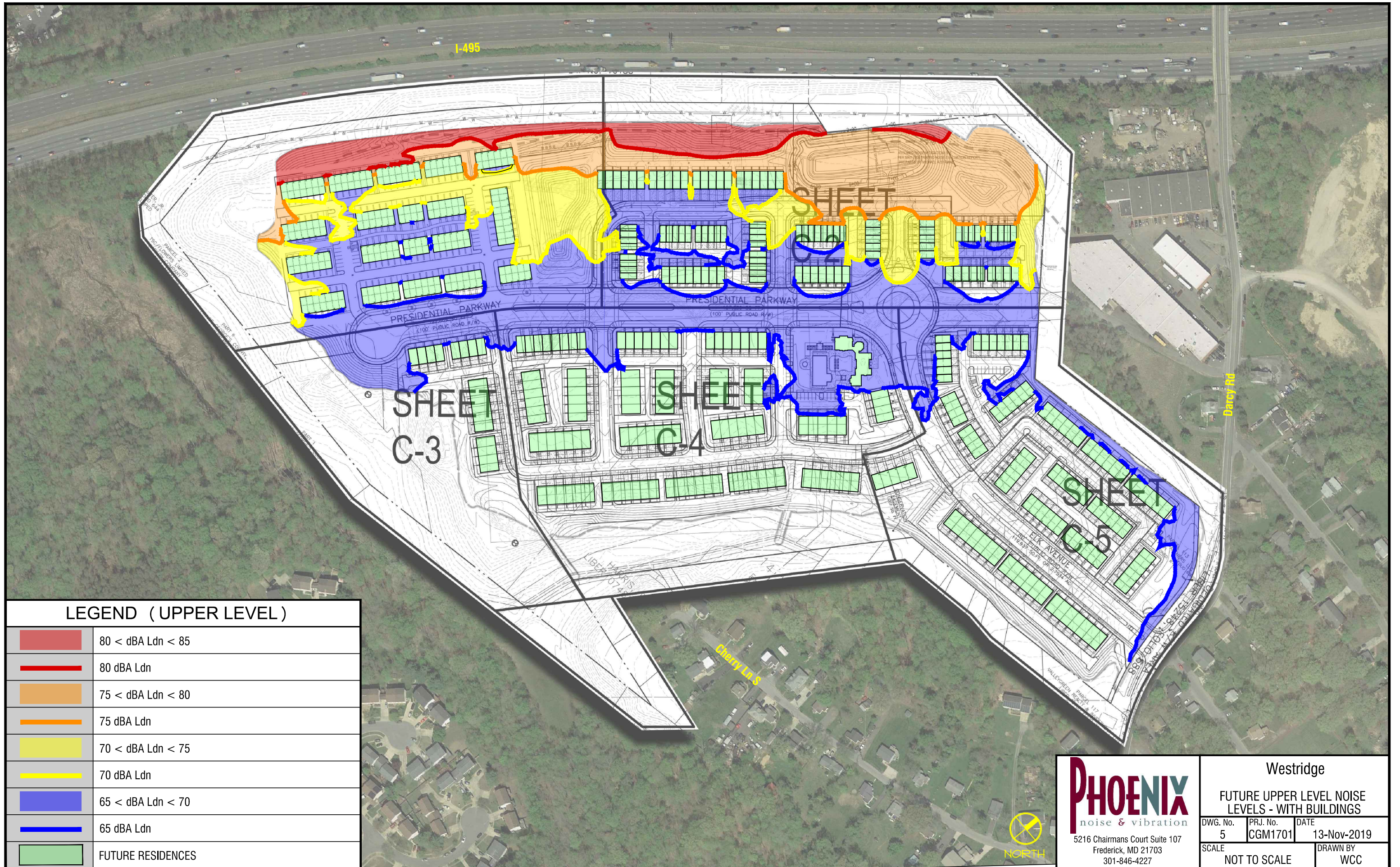
Westridge		
FUTURE UPPER LEVEL NOISE LEVELS - WITHOUT BUILDINGS		
DWG. No. 3	PRJ. No. CGM1701	DATE 13-Nov-2019
SCALE NOT TO SCALE		DRAWN BY WCC



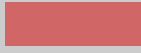



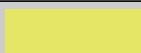

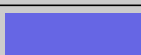


LEGEND (GROUND LEVEL)


	75 < dBA Ldn < 80
	75 dBA Ldn
	70 < dBA Ldn < 75
	70 dBA Ldn
	65 < dBA Ldn < 70
	65 dBA Ldn
	FUTURE RESIDENCES

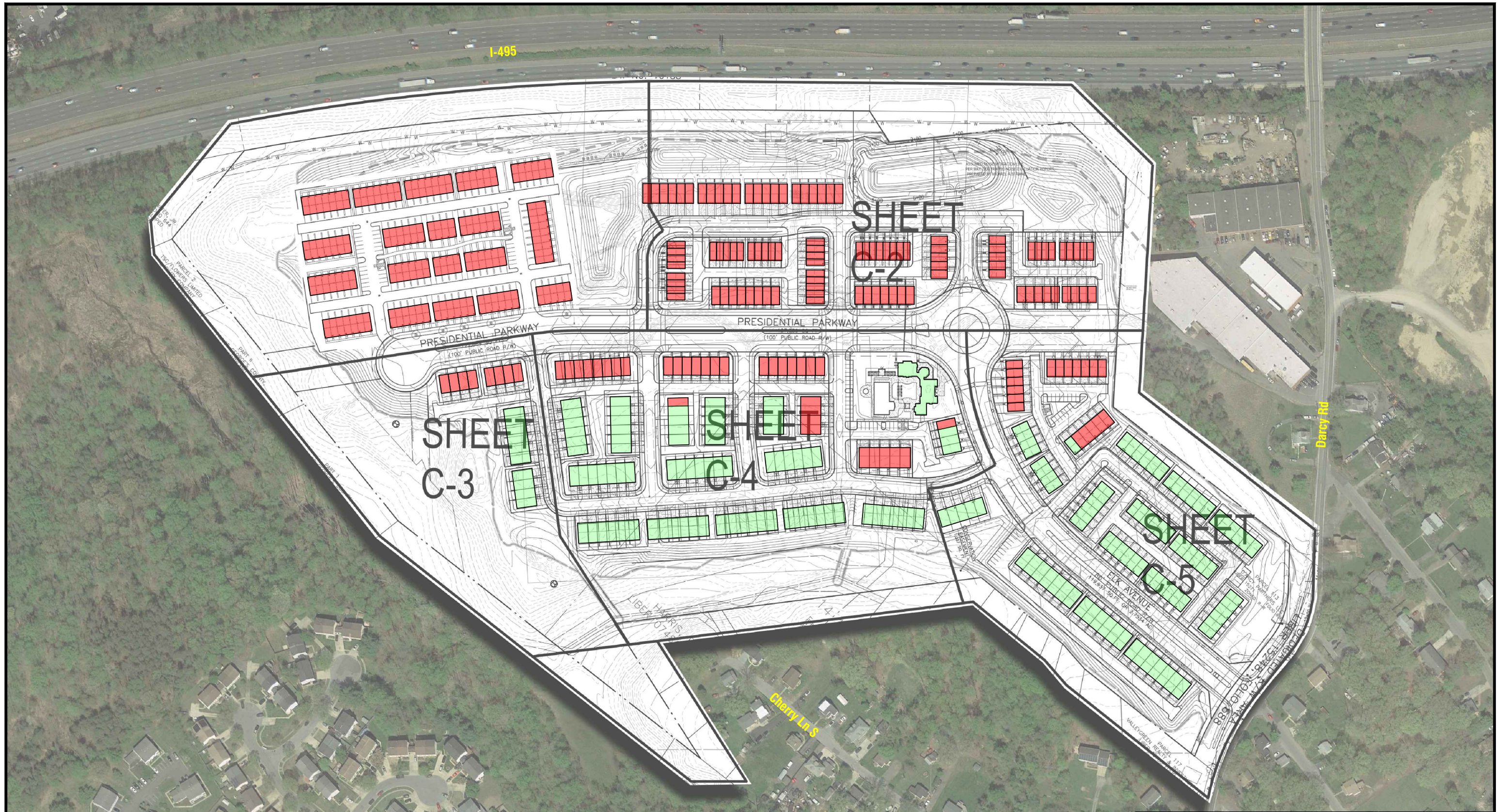
 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	Westridge		
	FUTURE GROUND LEVEL NOISE LEVELS - WITH BUILDINGS		
	DWG. No. 4	PRJ. No. CGM1701	DATE 13-Nov-2019
	SCALE NOT TO SCALE		DRAWN BY WCC



LEGEND (UPPER LEVEL)

	80 < dBA Ldn < 85
	80 dBA Ldn
	75 < dBA Ldn < 80
	75 dBA Ldn
	70 < dBA Ldn < 75
	70 dBA Ldn
	65 < dBA Ldn < 70
	65 dBA Ldn
	FUTURE RESIDENCES

 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	Westridge	
	FUTURE UPPER LEVEL NOISE LEVELS - WITH BUILDINGS	
	DWG. No. 5	PRJ. No. CGM1701
SCALE NOT TO SCALE	DRAWN BY WCC	



LEGEND	
	FUTURE RESIDENCES IMPACTED ≥ 65 dBA Ldn
	FUTURE RESIDENCES IMPACTED < 65 dBA Ldn



PHOENIX
noise & vibration
5216 Chairmans Court Suite 107
Frederick, MD 21703
301-846-4227

Westridge		
IMPACTED RESIDENCES		
DWG. No. 6	PRJ. No. CGM1701	DATE 13-Nov-2019
SCALE NOT TO SCALE		DRAWN BY WCC

April 14, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division
Tyler Smith, Historic Preservation Section, Countywide Planning Division

SUBJECT: DSP-06079-04 Westridge

The subject property comprises 56.19 acres in the southeastern quadrant of the intersection of I-495 and Darcy Road. The subject amendment proposes replacing multifamily dwellings with single family attached townhomes and replacing the noise wall with a landscape berm. The subject property is Zoned R-R.

A Phase I archeological survey was conducted on the subject property in November of 2005. No archeological sites were identified, and no further archeological work was recommended. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. The Historic Preservation Section recommend approval of DSP-06079-04 Westridge, without conditions.

May 11, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division *DAG*

FROM: Adele Gravitz, ASLA, Senior Planner, Placemaking Section, Community Planning Division **AG**

SUBJECT: DSP-06079-4 Westridge

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property outside of an overlay zone.

Location: 9101 Darcy Road, Upper Marlboro, MD 20772

Size: 56.19 acres

Existing Uses: Vacant

Proposal: Revision request to introduce 16-foot townhouse architecture, remove multi-family units and the sound wall

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 for context-sensitive infill and low- to medium density development.

Master Plan: The 2007 Westphalia Approved Sector Plan and Sectional Map Amendment recommends the Proposed Future Land Use: Medium Density Residential.

Planning Area 78

Community: Westphalia

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone. The portion of the subject site is located in the Military Installation Overlay Zone (MIOZ)-in the High Noise Intensity Zone: Area Label: 60 db -74 db. See additional information below.

SMA/Zoning: The 2007 Approved Westphalia Sector Plan and Sectional Map Amendment retained the subject property in the Rural Residential (R_R) Zone

ADDITIONAL INFORMATION

The Phase 1 Noise Analysis conducted by Phoenix Engineering indicate the subject property is not located in the MIOZ-High Noise Intensity Zone. The applicant should revise the plan and noise analysis to show the correct location of the subject site within the MIOZ.

The proposed design and structures must comply with Sec. 27-548.55(b)(C) 1) Requirements for High Noise.

(b) "Interiors of all new residential construction within the Noise Intensity Contours, including additions, must be certified to 45 dBA Ldn or less by an Acoustical Engineer or qualified professional of competent expertise."

c: 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

May 8, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM: Judith Howerton, Transportation Planning Section, Countywide Planning Division

SUBJECT: Detailed Site Plan Review for Multimodal Transportation Master Plan Compliance

The following detailed site plan (DSP) was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2007 *Westphalia Approved Sector Plan and sectional map amendment*, and Subtitle 27, Zoning, to provide the appropriate multimodal transportation recommendations.

Detailed Site Plan Number: DSP-06079-04

Development Case Name: Westridge

Type of Master Plan Bikeway or Trail

Private R.O.W.	_____	Public Use Trail Easement	_____
County R.O.W.	X	Nature Trails	_____
SHA R.O.W.	_____	M-NCPPC - Parks	_____
HOA	_____	Bicycle Parking	X
Sidewalks	X	Trail Access	_____
Add'l Connections	_____	Bike Signage Fee	_____

Development Proposal	
Building Square Footage (non-residential)	N/A
Number of Units (residential)	460 Townhouse units
Abutting Roadways	D'Arcy Road, I-495/I-95, Presidential Parkway Extended (planned roadway)
Abutting or Nearby Master Plan Roadways	D'Arcy Road (C-627), I-495/I-95, Presidential Parkway Extended (MC-634)
Abutting or Nearby Master Plan Trails	Bicycle Lane: D'Arcy Road Shared Roadway: D'Arcy Road Sidepath: Presidential Parkway Extended
Proposed Use(s)	Residential

Zoning	R-R, MIOZ
Centers and/or Corridors	No
Prior Approvals on Subject Site	4-05116, DSP-06079, DSP-06079-01, DSP-06079-02
Subject to 24-124.01:	No
Bicycle and Pedestrian Impact Statement Scope Meeting Date	N/A

Existing Conditions

The subject application DSP-06079-04 seeks to implement several additional modifications to the approved DSP-06079-01 design for the remaining phases of the project.

Prior Conditions of Approval

This application is subject to the following prior development approvals:

- 4-05116, PGCPB No. 06-220(A), which include the following relevant transportation conditions.

15. In conformance with the Adopted and Approved Melwood-Westphalia Master Plan and the recently completed Westphalia Comprehensive Concept Plan, the applicant and the applicant’s heirs, successors, and/or assigns shall provide the following:

- a. Construct the master plan Class II Trail along the subject site’s entire east side of MC-634 (formerly A-66) within the 80-foot right-of-way.

Comment: The submitted application indicates an eight foot-wide sidepath along MC-634. The area master plan at the time of the preliminary plan was the 1994 *Approved Melwood-Westphalia Master Plan*, which has been replaced by the 2007 *Approved Westphalia Sector Plan* and sectional map amendment, and the 2009 *Countywide Master Plan of Transportation*, and subsequently replaced the Class II trail recommendation with a sidepath recommendation. The submitted plans are consistent with the condition of approval.

- b. Provide six-foot wide sidewalks along both sides of Road B, unless modified by DPW&T

Comment: The submitted plans indicate a five-foot-wide sidewalk along both sides of Elk Road, which is “Road B” in the preliminary plan. Elk Road and the surrounding residential units are the subject of an earlier approved detailed site plan, DSP-06079-01, which includes five-foot-wide sidewalks along Elk Road. The Department of Permitting, Inspections and Enforcement (DPIE) has approved and permitted the Elk Road cross section with five-foot-wide sidewalks.

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

Comment: The submitted plans indicate four-foot- and five-foot-wide sidewalk along both sides of all internal roads, except along Lanham Hill Circle, and Sierra Nevada Avenue.

Staff recommend that all four-foot-wide sidewalks be replaced with five-foot-wide sidewalks, and a standard five-foot-wide sidewalk be provided along both sides of Lanham Hill Circle. Sierra Nevada Avenue is subject of an earlier approved detailed site plan, DSP-06079-01, which did not include sidewalks on both sides on Sierra Nevada Avenue and has since been approved and permitted by the DPIE.

- d. The draft Westphalia Sector Plan recommends that D'Arcy Road be designated as a Class III bikeway with appropriate signage. Because D'Arcy Road is a County right-of-way, the applicant, and the applicant's heirs, successors, and/or assigns shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of this signage. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If road frontage improvements are required by DPW&T, wide asphalt shoulders or wide outside curb lanes are encouraged.

Comment: This condition will remain in effect and the bikeway fee payment will be reviewed prior to the approval of the first building permit.

- e. Provide a standard sidewalk along the subject site's entire frontage of D'Arcy Road, unless modified by DPW&T.

Comment: The submitted plans depict a standard five-foot-wide sidewalk along the property frontage of D'Arcy Road. DPIE has reviewed and approved these plans for construction.

22. Prior to the signature approval of the preliminary plan, the applicant shall revise the portion of "Road A" being designated as "To Be Placed In Reservation" to "Dedicated to Prince George's County."

Comment: The future dedication of Presidential Parkway to the south of the proposed cul-de-sac has been shown and labeled on the detailed site plan as "Future 100' Public-Right-of-Way."

Master Plan Compliance

This development case is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), which recommend the following facilities:

- Sidepath along Presidential Parkway Extended.
- Proposed shared lane along D'Arcy Road

Comment: The submitted plans reflect the pedestrian and bicyclist facilities recommended in the MPOT. An eight-foot-wide sidewalk along Presidential Parkway Extended is shown on the plans. Shared roadway markings on D'Arcy Road are not provided, these are beyond the scope of this application and can be installed by the operating agency at the time of a future roadway repaving or capital improvement project. Condition of Approval 15d from Preliminary Plan 4-05116 requires a payment made to the Department of Public Works & Transportation (DPW&T) for a bikeway signage fee, this fee will be used for a "share-the-road" signage assembly on D'Arcy Road.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommend 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.

Comment: The submitted plans show standard five-foot-wide sidewalks along proposed streets and six-foot-wide sidewalks in front of dwelling units that front Presidential Parkway. The submitted plans also indicate an eight-foot-wide sidewalk fronting dwelling units in the center of the condominium townhouses near the southern end of Presidential Parkway Extended. The sidewalks in front of units facing Parcel W and units facing Parcel L are four-foot-wide. These units face the right-of-way for Presidential Parkway Extended and staff recommend that these sidewalks be widened to six feet so that they are consistent with the sidewalks along the other segments of Presidential Parkway Extended.

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.

Comment: The submitted plans show a proposed six-foot-wide sidewalk on the east side of Presidential Parkway and a proposed eight-foot-wide sidewalk on the west side which will accommodate, as recommended, both pedestrian and bicycle facilities. A bicycle rack is shown on the plans and bicycle signage fees indicate that signs will be installed showing D'Arcy Road as a shared-use road. The plans do not reflect shared-use road markings along D'Arcy Road. As already stated, these are beyond the scope of this application and can be installed in a future project.

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*.

Comment: The submitted plans depict road standards that will accommodate shared-use roadways, and the applicant has indicated that bicycle racks will be included at the community building, which is not part of this application.

POLICY 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Comment: The submitted plans depict "lead walks," which are four-foot-wide sidewalks connecting to residential units that do not directly face a street. Staff recommend that these four-foot-wide lead walks be widened so that all pedestrian pathways, including those that are not along streets be at least five-foot-wide to meet Americans with Disabilities Act (ADA) standards and meet the intent of Policy 5. Moreover, the submitted pedestrian exhibit indicates that there is no sidewalk or lead walk fronting Lots 207-215. Staff recommend that a five-foot-wide sidewalk be provided at this location. Additionally, the plans do not show ADA accessible ramps at all road and/or alley crossings. Staff recommend that ADA ramps be provided at all crossings.

This development is also subject to the 2007 *Westphalia Approved Sector Plan* and sectional map amendment. This plan recommend the following facilities:

- Bikeway corridor along MC-634 (Presidential Parkway Extended) and D'Arcy Road

Comment: The submitted plans reflect the bicyclist facilities recommended in the area master plan.

Connectivity /Access/Circulation

Transportation access to the subject site at D'Arcy Road remains the same as shown in the previous detailed site plans as well as the preliminary plan of subdivision 4-05116. The internal roadway network was reviewed under previous detailed site plan applications and have not been changed. Staff find that vehicular access within the subject site is appropriate and consistent with the requirements of a detailed site plan.

During the preliminary plan of subdivision review, staff evaluated the traffic impact study in accordance with the required finding at that time. Staff evaluated the traffic impacts of this preliminary plan combined with preliminary plan of subdivision for D'Arcy Park North (4-05113) and found that the combined development would generate 677 AM peak-hour trips and 773 PM peak-hour trips. The 497 dwelling units associated with 4-05113 have not yet been constructed. The 460 townhouse units proposed for this site will not exceed the transportation adequacy established by 4-05116.

The submitted application includes MC-634, which is proposed to extend beyond the subject site. This roadway will provide additional public access in to and out of the subject site. Staff recommend that the applicant provide a sign at each end of Presidential Parkway Extended to indicate a future roadway connection. This will provide valuable information for future residents.

Staff find the below recommendations; vehicular, pedestrian, and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for transportation.

Parking, loading, and circulation.

The Zoning Ordinance provided the following provisions regarding transportation circulation. The relevant provisions are included here:

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

Comment: The submitted plans show pedestrian access into and around the site and through parking lots.

- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

Comment: The submitted plans show separated pedestrian and vehicular circulation.

- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

Comment: The submitted plans include crosswalks at all intersections.

- (xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: Sidewalks and ramps have been provided at road intersections; however, ramps have not been provided at alley crossings. Staff recommend providing ramps for ADA accessibility at all alley crossings as well.

Conclusion

Based on the findings presented above, staff conclude that the multimodal transportation layout and circulation of this plan is acceptable and meet the findings required by Section 27-285(b) for a detailed site plan, if the following conditions are met:

1. Prior to the certification of the detailed site plan, the applicant, and the applicant's heirs, successors, and/or assignees shall revise the plan to include:
 - a. Standard five-foot-wide sidewalks along both sides of the full extent of Lanham Hill Circle.
 - b. Minimum five-foot-wide sidewalks including those on internal roads and all lead walks to meet ADA standards.
 - c. Minimum five-foot-wide sidewalk fronting Lots 207-215.
 - d. Minimum six-foot-wide sidewalks along the north side of the right-of-way and the future right-of-way of MC-634 (Presidential Parkway Extended)
 - e. ADA accessible ramps at all alley and road crossings.
 - f. A sign at the north and south end of MC-634 (Presidential Parkway Extended) indicating a future roadway connection.
 - g. A detailed exhibit of the size, materials, color, and wording for signs indicating a future roadway connection. The signs shall be constructed of durable materials, utilize colors that will attract attention, and state at a minimum, "Future Roadway Connection."

Countywide Planning Division
Environmental Planning Section

301-952-3650

May 15, 2020

MEMORANDUM

TO: Andrew Bishop, Planning Coordinator, Subdivision Section, DRD

VIA: Megan Reiser, Planning Supervisor, Environmental Planning Section, CWPD

FROM: Chuck Schneider, Planner Coordinator, Environmental Planning Section, CWPD

SUBJECT: **DSP-06079-04 and TCPII-034-098-04; WESTRIDGE
(Formerly D'Arcy Park South)**

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan and Type II Tree Conservation Plan stamped as received on April 7, 2020. Comments were provided in a Subdivision Development Review Committee meeting on April 17, 2020 and revised plans were received on May 5, 2020.

The Environmental Planning Section recommends the approval of DSP-06079-04 and TCPII-034-98-04 subject to the recommendations at the end of the memorandum.

Background

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-138-05	N/A	Staff	Approved	1/26/2006	N/A
NRI-138-05-01 EL	N/A	Staff	Approved	3/10/2020	N/A
4-05116	TCPI-021-2006	Planning Board	Approved	9/28/2006	06-220
	TCPII-034-1998	Staff	Approved	10/12/2001	N/A
DSP-06079	TCPII-034-98-01	County Council	Approved	6/17/2008	07-224
4-05116 AMENDED		Planning Board	Approved	3/10/2011	06-220
	TCPII-034-98-02	Staff	Approved	9/12/2017	N/A
DSP-06079-01	TCPII-034-98-03	Planning Director	Approved	2/11/2019	N/A
DSP-06079-02	N/A	Planning Director	Approved	12/11/2019	N/A
DSP-06079-03	N/A	Planning Director	Pending	Pending	N/A
DSP-06079-04	TCPII-034-98-04	Planning Board	Pending	Pending	Pending

DSP-06079-04 and TCPII-034-98-04
Westridge (Formerly D'arcy Park South)
May 15, 2020
Page 2

The Environmental Planning Section has previously reviewed this site as a Type II Tree Conservation Plan TCPII-34-98, for a Class III fill operation. The site is subject to CB-37-2005.

Proposed Activity

The applicant is requesting approval of the subject detailed site plan and a Type II Tree Conservation Plan (TCPII) for the construction of a townhouse development.

Grandfathering

This project is grandfathered with respect to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 because the site has a preliminary plan (4-05116) that was approved prior to September 1, 2010. This project is subject to the woodland conservation regulations adopted in 1993 and contained in the Woodland Conservation and Tree Preservation Policy Document.

SITE DESCRIPTION

This site is 56.19 acres in size and is zoned R-R. It is located on the east side of the Capital Beltway (I-95) approximately 600 feet south of D'Arcy Road. Streams, wetlands, and 100-year floodplain occur on this site. The entire site drains into Ritchie Branch, a tributary of Southwest Branch Watershed located in the Patuxent River Basin. According to the "Prince George's County Soils Survey" (PGCSS), the principal soils on this site are in the Beltsville silt loam, Croom gravelly sandy loam, Croom-Marr complex, Fallsington-Urban land complex, Grosstown gravelly silt loam, Grosstown-Urban land complex, Marr-Dodon complex, Potabac-Issue complex, Sassafras sandy loam, and Udorthents (reclaimed Gravel pit) soils. The site was previously mined as a sand and gravel pit. Marlboro and Christiana clays do not occur in this area. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP) publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties", December 1997, Rare, Threatened, or Endangered (RTE) species do not occur in the vicinity of this property. No designated scenic or historic roads will be affected by the proposed development. The site is adjacent to the Capital Beltway (I-95), which is a source of traffic-generated noise. Based on the most recent Air Installation Compatible Use Zone Study released to the public in August 1998 by the Andrews Air Force Base, aircraft-related noise is significant. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions that need to be addressed with this application. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

Preliminary Plan 4-05116, approved by the Planning Board on September 28, 2006 (amended resolution March 10, 2011): The environmental conditions of approval found in PGCPB No. 06-220 were addressed prior to signature approval, except for the following.

1. **Prior to signature approval of the preliminary plan, the TCPI shall be revised to show 10 feet of unencumbered land on each side of the proposed retaining wall and eliminate the associated impact to the PMA.**

This condition has been addressed on the TCPII. The plans show no impacts to the Primary Management Area (PMA) associated with the retaining wall.

2. **Prior to the issuance of any grading permit, which impact the waters of the U.S., non-tidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.**

This condition will be met at time of permit.

3. **At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all of the Primary Management Area and be reviewed by the Environmental Planning Section prior to certification. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

This condition will be met at final plat.

4. **Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows;**
 - a. **Revise note 1 to reference the Preliminary Plan number.**
 - b. **Revise note 6 to reference the approved Stormwater Management Concept number.**
 - c. **Provide the lot or parcel number for all lots and parcels on the plan.**
 - d. **Have the plans signed and dated by the qualified professional who prepared the plan.**

This condition was met at time of signature approval of the preliminary plan.

5. **All afforestation and associated fencing shall be installed prior to the issuance of the first building permit. A certification prepared by a qualified professional may be**

used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

This condition will be met at time of first building permit for adjacent lots or parcel.

6. 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/21/06), 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 Ordinance. This property is subject to the notification provisions of CB-60-2005."

This condition will be met at final plat.

8. At time of final plat, bearings and distances shall describe a conservation easement. The conservation easement shall contain the Patuxent River Primary Management Area, and all adjacent reforestation/afforestation areas, excluding those areas where requests for impacts have been approved, and the plat shall be reviewed by the Environmental Planning Section prior to certification. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

This condition will be addressed at time of final plat.

13. At the time of detailed site plan, a soils study shall be submitted that clearly defines the limits of past excavation and indicates all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

This condition has been addressed with DSP-06079.

14. Prior to signature approval of the preliminary plan, copies of the approved Stormwater Management Concept plan and approval letter shall be submitted. The concept shall be reflected on all plans. The TCPI shall be revised to reflect the proposed stormwater management as shown on the approved Stormwater Management Concept plan.

This condition has been addressed with DSP-06079 and a revised approved Stormwater Management Concept plan and approval letter (8276-2006-01) have been submitted for this application.

This condition has been addressed with DSP-06079 and the previous DSP revisions.

Detailed Site Plan DSP-06079, approved by the Planning Board on January 31, 2008: The environmental conditions of approval found in PGCPB No. 07-224 were addressed prior to signature approval, except for the following.

1.

- w. **All plans shall be revised to show the existing and proposed easements. This shall include but not be limited to the required stormwater management easements, water easements, and sewer easements. Any woodland conservation within those easements shall be eliminated.**

The TCPII shows no woodland conservation in other required or existing easements.

- x. **Written approval from the Prince George's County Department of Public Works and Transportation for the proposed planting within the stormwater management pond embankment shall be submitted, or the TCPII shall be revised to eliminate the proposed planting from that area.**

There is no planting shown within pond embankment on TCPII.

7. **At time of final plat, bearings and distances shall describe a conservation easement. The conservation easement shall contain the Patuxent River Primary Management Area, and all adjacent reforestation/afforestation areas, excluding those areas where requests for impacts have been approved, and the plat shall be reviewed by the Environmental Planning Section prior to certification. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

This condition will be addressed at time of final plat.

8. **All afforestation and associated fencing shall be installed prior to the issuance of the first building permit for the adjacent lots or parcels. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.**

This condition will be addressed at time of final plat.

9. **Prior to the issuance of any grading permit, which impacts the Waters of the U.S., nontidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.**

This condition will be addressed at time of grading permit.

ENVIRONMENTAL REVIEW

Natural Resource Inventory Plan/Existing Features

An approved Natural Resources Inventory Equivalence Letter (NRI-138-05-01), was submitted with the application. A full NRI (NRI-138-05) was approved on the site on January 26, 2006 and expired in 2011. The review of the equivalence letter was based the on-site Regulated Environmental Features (REF) which were reviewed previously with the approved TCPII'S and no change to the REF had occurred since the overall 2006 approval. The site contains woodland and areas of 100-year floodplain, streams, wetlands, and their associated buffers. The regulated environmental features and woodlands areas are shown correctly on the NRI and DSP.

No additional information is required with regard to the NRI.

Woodland Conservation Plan

This property is subject to the provisions of the Woodland Conservation Ordinance (WCO) adopted in 1993 and contained in the Woodland Conservation and Tree Preservation Policy Document, also referred to as the WCO for the purposes of this review. The TCPII associated with this DSP is the -04 revision to TCPII-034-98.

A Type II Tree Conservation Plan (TCPII-034-98-04) was submitted with this application. The overall site contains a total of 49.11 acres of net tract woodlands, 2.11 acres of 100-year floodplain woodlands and has a woodland conservation threshold of 10.82 acres (20%). This application proposes to clear 42.00 acres of woodland, 0.04 acres of 100-year floodplain woodlands, and 0.09 acres of off-site woodlands resulting in a woodland conservation requirement of 24.23 acres. The TCPII proposes to meet the requirement with 3.41 acres of on-site preservation, 5.63 acres on-site reforestation/afforestation and 15.19 acres of off-site woodland credits.

Technical revisions to the TCPII are required prior to signature approval and outlined in a proposed condition.

Specimen Trees

As part of the review for DSP-06079 and TCPII-034-98-01, Specimen Tree # 1 was approved for removal. The proposed application will not impact any new on-site specimen trees as part of the development.

Preservation of Regulated Environmental Features/Primary Management Area

No new impacts are proposed with this application of on-site Regulated Environmental Features (REF) or Primary Management Area (PMA). As part of the approval process with 4-05116, four PMA impacts were proposed and only three impact areas (1,2, and 3) were approved. These impact areas total (2,580 square feet, 2,067 square feet and 1,173 square feet) 5,820 square feet of regulated environmental features impacts. Impact Area 4 (246 square feet) was proposed but was denied approval for impact. All three previously approved PMA impacts are still consistent with this subject DSP and are still needed to be impacted for the subject development.

Stormwater Management

A SWM Concept Approval Letter (8276-2006-01) and associated plan were submitted with the application for this site. The approval was issued on June 23, 2019 for this project from the Department of Permits, Inspections and Enforcement (DPIE). The concept plan shows the entire development and proposes to construct two pond facilities. No SWM fee for on-site attenuation/quality control measures is required.

Summary of Recommended Findings and Conditions

The Environmental Planning Section recommends approval of DSP-06079-04 and TCPII-034-98-04 subject to the following findings and conditions:

Recommended Findings:

1. Based on the level of design information shown on the plans as submitted, the REF on the subject property have been preserved and/or restored to the fullest extent possible based on the evaluation provided with Preliminary Plan 4-05116.
2. No Specimen Trees are proposed for removal with this application

Recommended Conditions

1. Prior to certification of the detailed site plan, the TCPII Plan shall be revised as follows:
 - a. Add the adjacent property owner information on all of the plan sheets. It is currently only on the cover sheet.
 - b. Revise the planting schedule to remove seedlings and to include a mixture of different sizes of planting materials (container/gallon/ball and burlap) in each planting area.
 - c. Add the following note under the TCPII certification block:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George’s County Land Records at Liber ____ Folio____. Revisions to this TCPII may require a revision to the recorded easement.”
 - d. Have the revised plan signed and dated by the qualified professional preparing the plan.

DSP-06079-04 and TCPII-034-98-04
Westridge (Formerly D'arcy Park South)
May 15, 2020
Page 8

2. All afforestation and associated fencing shall be installed prior to the issuance of the first building permit for the adjacent lots or parcels. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

If you have any questions concerning these comments, please contact me at 301-883-3240 or by e-mail at alwin.schneider@ppd.mncppc.org.

May 11, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section

FROM: Alice Jacobs, Principal Planning Technician, Permit Review Section



SUBJECT: DSP-06079-04 – Westridge

1. Resolution should address the effect of the revision on Conditions 1(q) and 3 of PGCPB Resolution No. 07-224 for private recreation facilities.

From: [Reilly, James V](#)
To: [Bishop, Andrew](#)
Cc: [PGCR referrals](#)
Subject: FW: EPlan ACCEPTANCE referral for DSP-06079-04, WESTRIDGE (PB) via DROPOBOX
Date: Wednesday, April 8, 2020 4:48:28 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.jpg](#)
[DSP-06079-04 COVER.pdf](#)
[DSP-06079-04 D COVER.pdf](#)

Good Afternoon Andrew,
Please see the comments below. Comments 2 and 3 stray somewhat from the "fire code" but are valid public safety concerns. Regards. Jim

James V. Reilly
Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince Georges County Fire and EMS Department
6820 Webster Street, Landover Hills, MD 20784
Office: 301-583-1830
Direct: 301-583-1838
Cell: 240-508-4931
Fax: 301-583-1945
Email: jvreilly@co.pg.md.us

Office of the Fire Marshal

April 8, 2020

Andrew Bishop, Senior Planner
Urban Design Section
Development Review Division
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Mr. Bishop:

The Office of the Fire Marshal of the Prince George's County Fire and EMS Department has reviewed the referral for DSP-06079, Westridge. We have the following comments:

- 1) Hydrants shall be provided so that no exterior portion of the building is more than 500' from a hydrant as hose is laid by the fire department. No hydrants are shown on page C1 and C3. Please provide information or an exhibit showing compliance for all sheets.
- 2) The Fire/EMS Department encourages a unit addressing plan that will not cause confusion for emergency responders. Please provide information on how the units on page C1 will be addressed. There appear to be roads that are not labeled as to type (alley/road) or ownership (public/private). A road arrangement that might be the source of confusion, for example, would be units on one side of a nominal road or alley being addressed differently from units on the opposite side of that road or alley.
- 3) Please provide information showing that the units fronting on or adjacent to the WSSC 50' water main meet any County or WSSC setback requirements for a transmission line of this size.

Please let me know if you have any questions regarding these comments.

Sincerely,

James V. Reilly
Contract Project Coordinator III

From: ePlan [mailto:ePlan@ppd.mncppc.org]

Sent: Tuesday, April 7, 2020 11:32 AM

To: Smith, Tyler; Stabler, Jennifer; Hall, Ashley; Henderson, Tamika; Franklin, Judith; Green, David A; Brake, Michelle; Masog, Tom; Barnett-Woods, Bryan; Dixon, June; Chaconas, Sheila; Brooke E. Larman; Reilly, James V; sltoth@co.pg.md.us; Richards, Dorothy A.; Gaskins, Tabitha; Giles, Mary C.; Yuen, Steven; Contic, Wendy M.; Thweatt, Susan W.; Adepoju, Adebola O.; #dsgintake@wsscwater.com

Cc: Bishop, Andrew; Kosack, Jill; Hunt, James; Summerlin, Cheryl; Grigsby, Martin; Graham, Audrey; Davis, Lisa; Fairley, Lillian; Lee, Randar; Madison, Danielle; Conner, Sherri; Checkley, Andree

Subject: EPlan ACCEPTANCE referral for DSP-06079-04, WESTRIDGE (PB) via DROPBOX

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,

This is an EPlan ACCEPTANCE referral for **DSP-06079-04, Westridge**. This case was officially accepted as of today, April 7, 2020. SDRC is scheduled for April 17, 2020.

Please submit ALL comments to Andrew Bishop(email attached). Click on the hyperlink to view the case:
https://www.dropbox.com/sh/xwnj9m3lu4xn86t/AAD_VSUIXLbRdmOtLpMCo2Sna?dl=0 .

Thank you...

FOR **Martin Grigsby**

Donald R. Townsend

Senior Planning Technician | Development Review Division

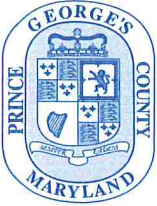


14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-4688 | donald.townsend@ppd.mncppc.org

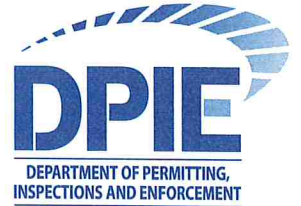


This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANUM

May 15, 2020

TO: Andrew Bishop, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E. Associate Director
Site/Road Plan Review Division, DPIE *Mary C. Giles* 5/20/2020

RE: Westridge (formerly known as Darcy Park)
Detailed Site Plan No. DSP-06079-04

CR: D'Arcy Road

CR: Capital Beltway Interstate Highway (I-495)

CR: Master Plan Road MC-634

In response to the Detailed Site Plan No. DSP-06079-04 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located at the southeastern quadrant of the intersection of I-495 (Capital Beltway) and D'Arcy Road.
- D'Arcy Road is a County-maintained roadway. Right-of-way dedication and frontage improvement shall be constructed by the applicant of this project, as per DPW&T standard for Urban 4-Lane Collector Road STD. 100.03.
- Capital Beltway Interstate Highway is a State-maintained roadway; therefore, right-of-way dedication and roadway improvements are to be coordinated with the Maryland State Highway Administration (SHA) as determined necessary.
- Master Plan Road MC-634 (Presidential Parkway) lies within the property limits with the required right-of-way width of 100'. Right-of-way dedication and Road construction are required to be provided by the applicant, in accordance with DPW&T's Urban Major Collector Road STD. 100.02. This road work shall be included with the fine grading permit for this or an earlier phase.

Andrew Bishop

May 15, 2020

Page 2

- The proposed Elk Avenue shall be designed as per DPW&T's Urban 4-lane collector Road standard STD. 100.03. The applicant of this project shall construct these improvements.
- Left turn lane analyses for Presidential Parkway for Merriweather Lane, Lanham Hill Circle, Lewis & Clark Avenue and Bridgman Street shall be provided by the applicant of this project. Improvements resulting from this analysis shall be provided by the applicant of this project, if required. The proposed Presidential Parkway alignment will continue over the Westridge property (from Sansbury Road to Westphalia Road).
- The above intersections are showing sidewalks on both sides. The number of crossings on the Major collector road are numerous and shall be further evaluated and minimized.
- There are too many full access points from Presidential Parkway. In approximately 700 feet from the north end of Lanham Hill Circle (roundabout with Elk Avenue) to south end of Lanham Hill Circle, there are four full access entrances. These accesses shall either be eliminated or minimized to reduce conflict points.
- Merriweather Lane, Lanham Hill Circle, Lewis & Clark Avenue and Bridgman Street all have fifty (50) foot width connecting to Presidential Parkway. The applicant for this project shall consider widening Lanham Hill Circle south or Bridgman Street and resubmitting a revised plan to DPIE prior to or concurrent with street grade establishment or fine grading permit.
- The Master Plan shows a trail along Presidential Parkway. The plans do not show any trail other than the wide sidewalk. The applicant shall coordinate with MNCP&PC and revise plans to clarify trail requirements.
- Full-width, 2-inch mill and overlay for all existing County, roadway frontages are required. Widening and full improvements of these frontage roads shall be constructed by the applicant.

- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. Additionally, sidewalks must be kept open for pedestrians at all times.
- Cul-de-sacs are required to allow, as a minimum, the turning movement for a standard WB-40 vehicle and a standard-length fire truck. The applicant shall revise permit plans as required.
- Private roads shall be at least 22' wide, bonded and permitted in accordance with applicable County codes, standards and specifications. The applicant shall revise permit plans as required to comply.
- Private streets will not be maintained by Prince George's County. The applicant shall ensure maintenance agreements for private roads are recorded prior to permit issuance.
- Conformance with DPIE street lighting specifications and standards are required. The applicant shall adjust street lighting to accommodate the proposed plan improvements, and as required to comply with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees shall be installed by the applicant along County-maintained roadways within the limits of the permit area.
- Street construction or fine grading permits are required for improvements within public roadway rights-of-way, and for the proposed private internal roadways.
- Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established "DPW&T's Policy and Specification for Utility and Maintenance Permits" are required.

Andrew Bishop
May 15, 2020
Page 4

- The impervious area, layout of buildings and internal roads and limit of disturbance shown on the detailed site plan are inconsistent with the site development concept plan 8276-2006. The applicant shall revise the plans to match.
- All Stormwater management facilities and drainage systems are to be constructed in accordance with the Specifications and Standards of the DPIE and DPW&T. Approval of all facilities are required, prior to permit issuance.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at 301.883.5710.

MA:SJ:darR

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
MJ Labban, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Selam Jena, Engineer, S/RPRD, DPIE
Ben Dyer Associates Inc, 11721 Woodmore Road, Suite 200,
Bowie, Maryland 20721
Arundel Land Group, LLC., 731 Generals Highway Pikesville,
Maryland 21208



**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



M E M O R A N D U M

DATE: April 14, 2020
TO: Planning Coordinator, Urban Design Application Section
Development Review Division
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division
SUBJECT: DSP-06079-04 Westridge

Upon review of these site plans, I did not see any discussion of territorial reinforcement at the common areas, such as the Community Building and Active Recreation Area.

Territorial Reinforcement is a principle of CPTED (Crime Prevention Through Environmental Design) that addresses distinction between public and private property.

In the common areas on the property that offer seating and community recreational space, I recommend the use of signage. The signage could be used to spell out approved or forbidden behaviors, to announce ownership at property boundaries and to distinguish private from public areas which will give legitimate occupants a sense of pride and ownership. This may cause them take notice and report people who do not belong.

From: [Kwesi Woodroffe](#)
To: [Bishop, Andrew](#)
Subject: RE: EPlan ACCEPTANCE referral for DSP-06079-04, WESTRIDGE (PB) via DROPBOX
Date: Friday, April 17, 2020 11:29:58 AM
Attachments: [image019.jpg](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[image026.png](#)
[image027.png](#)
[image028.png](#)
[image029.png](#)
[image030.png](#)
[image031.png](#)
[image032.png](#)
[image033.png](#)
[image034.png](#)
[image035.jpg](#)
[image036.png](#)
[image037.png](#)
[image038.png](#)
[image039.png](#)
[image040.png](#)
[image041.png](#)
[image042.png](#)
[image043.png](#)

Andrew,

I reviewed the referral and have no comments at this time.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>



From: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>
Sent: Friday, April 17, 2020 11:13 AM

To: Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>

Subject: FW: EPlan ACCEPTANCE referral for DSP-06079-04, WESTRIDGE (PB) via DROPBOX

Kwesi,

Please see the EPLAN for the subject application which was discussed today at SDRC.

Please let me know if you have any questions.

Thank you.

N. Andrew Bishop

Senior Planner | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-4897 | andrew.bishop@ppd.mncppc.org



From: ePlan <ePlan@ppd.mncppc.org>

Sent: Tuesday, April 7, 2020 11:32 AM

To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Brake, Michelle <Michelle.Brake@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; 'DArichards@co.pg.md.us' <DArichards@co.pg.md.us>; tgaskins@co.pg.md.us; mcgiles@co.pg.md.us; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; swthweatt@co.pg.md.us; aoadepoju@co.pg.md.us; #dsgintake@wsscwater.com

Cc: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Fairley, Lillian <Lillian.Fairley@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Madison, Danielle <Danielle.Madison@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>

Subject: EPlan ACCEPTANCE referral for DSP-06079-04, WESTRIDGE (PB) via DROPBOX

All,

This is an EPlan ACCEPTANCE referral for **DSP-06079-04, Westridge**. This case was officially accepted as of today, April 7, 2020. SDRC is scheduled for April 17, 2020. Please submit ALL comments to Andrew Bishop(email attached). Click on the hyperlink to view the case: https://www.dropbox.com/sh/xwnj9m3lu4xn86t/AAD_VSUIXLbRdmOtLpMCo2Sna?dl=0.

Thank you...

FOR **Martin Grigsby**

Donald R. Townsend

Senior Planning Technician | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-4688 | donald.townsend@ppd.mncppc.org





Division of Environmental Health/Disease Control

Date: April 15, 2020

To: Andrew Bishop, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-06079, 04 Westridge

The Environmental Engineering / Policy Program of the Prince George's County Health Department have completed a desktop health impact assessment review of the detailed site plan and for the Westridge property and has the following comments/recommendations:

This property is located in an area of the county considered a “food desert” by the US Department of Agriculture, where affordable and healthy food is difficult to obtain. Health Department permit records indicate there are X carry-out/convenience store food facilities, but X markets/grocery stores within a ½ mile radius of this location. Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes.

1. The property is located within 500 feet of Interstate-495, which may be a source of fine particulate air pollution. Several large-scale studies demonstrate that increased exposure to fine particulate air pollution is associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure, and coronary artery calcification.
2. Indicate how the project will provide for pedestrian access to the site by residents of the surrounding community.
3. During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



Division of Environmental Health/Disease Control

4. During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health

Additional Back-up

For

**DSP-06079-04
Westridge**

DSP-06079-04 Westridge (Formerly D'Arcy South)

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06079-04 and Tree Conservation Plan TCPH-034-98-04 for Westridge (Formerly D'Arcy South), subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows or provide the specified documentation:
 - ~~b. Provide a minimum 54 foot wide sidewalk fronting Lots 207-215.~~
 - l. ~~Revise the architectural side elevations of all highly visible units, to include materials and detailing comparable in quality of design to the front façade. The final design shall be approved by the Urban Design Section, as designee of the Prince George's County Planning Board. Highly-visible side elevations shall include a minimum of three (3) standard features, in addition to a minimum of the first floor finished in brick, stone, or masonry.~~
 - m. Provide either a rooftop deck or a minimum 4-foot-deep, cantilevered deck on all rear-loaded garage townhouses, unless the Buyer opts out of the standard feature.
 - v. Revise the Type II tree conservation plan (TCPH), as follows:
 - (1) Add the adjacent property owner information on all of the plan sheets. It is currently only on the cover sheet.
 - ~~(2) Revise the planting schedule to remove seedlings and to include a mixture of different sizes of planting materials (container, gallon, ball, and burlap) in each planting area.~~
 - ~~(3) Add the following note under the TCPH certification block:

"Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Liber _____ Folio _____. Revisions to this TCPH may require a revision to the recorded easement."~~

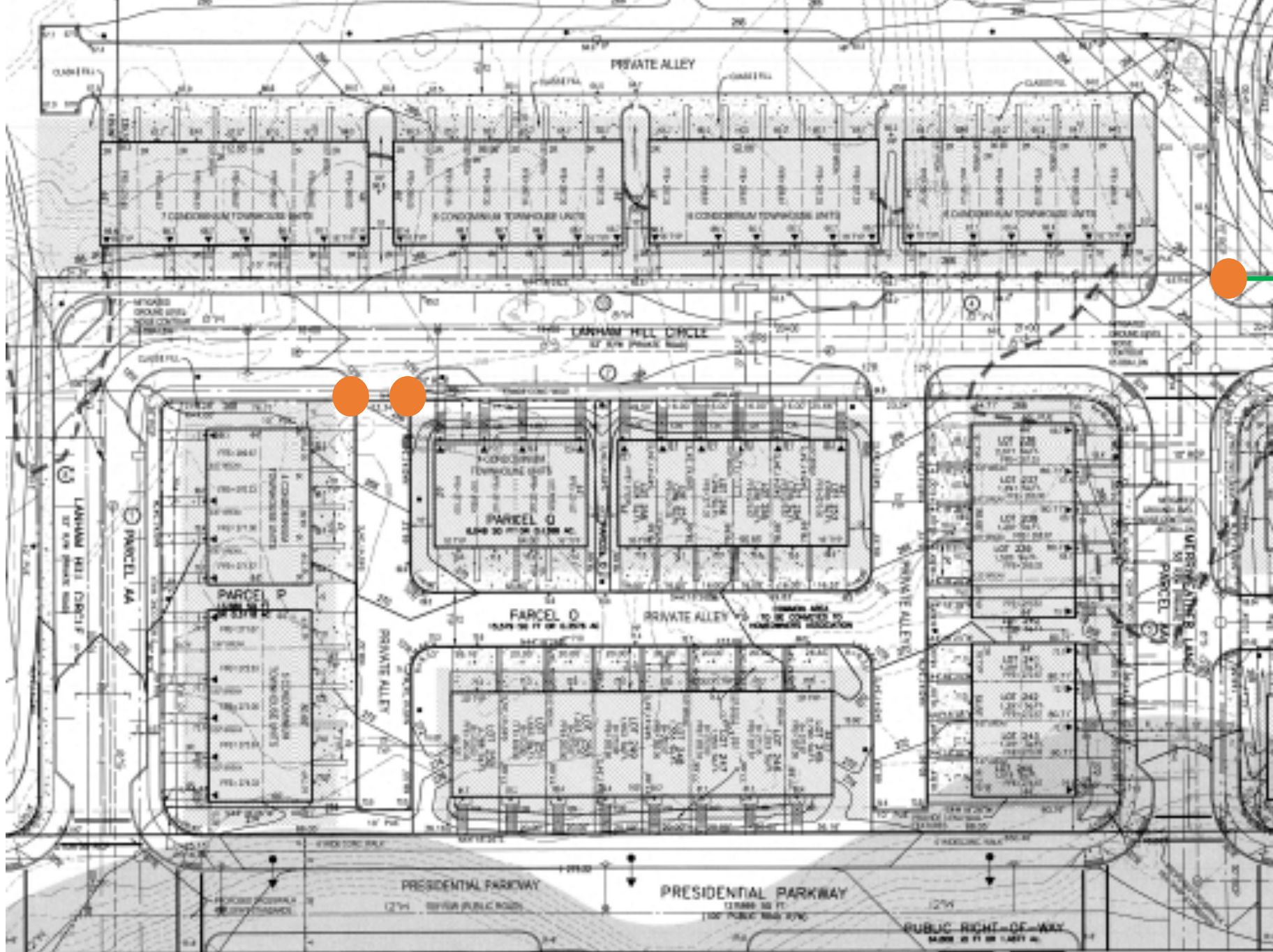
1a. Provide minimum 5-foot-wide sidewalks along both sides of the full extent of Lanham Hill Circle, on internal roads, and all lead walks, to meet Americans with Disability Act standards.

 Five-Foot Wide Sidewalk

 ADA Curb Ramp

1c. Provide minimum 6-foot-wide sidewalks along the west side of the right-of-way and ~~the future right-of-way~~ of MC634 (Presidential Parkway Extended).

 Six-Foot Wide Sidewalk



This sidewalk is temporary and should be 5' wide. The 6' wide sidewalk will be constructed when Presidential Parkway is extended in the future.

This sidewalk won't be constructed until the future road is extended.

Limit of 6' sidewalk

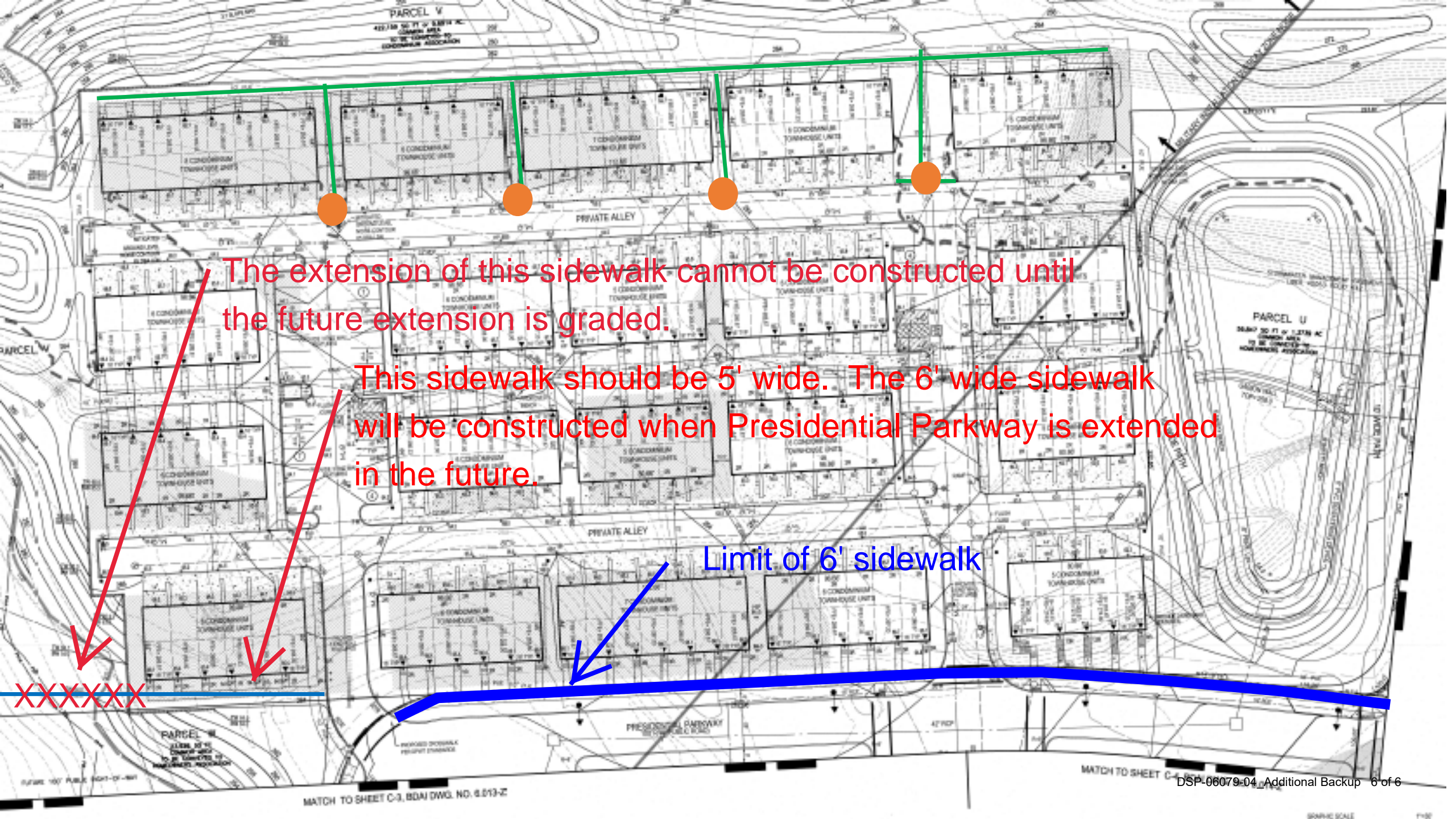
XXXX

NO. 6:014-Z

LEGEND

EXISTING CURB	---
PROPOSED CURB	---
EXISTING POT HOLE	○
PROPOSED POT HOLE	○
PROPOSED DRIVE	---
PROPOSED WATER	---
PROPOSED SEWER	---
EXISTING STREET LIGHT	△
PROPOSED STREET LIGHT	●

MATCH TO SHEET C-5, BDAI DWG. NO. 6:015-Z



The extension of this sidewalk cannot be constructed until the future extension is graded.

This sidewalk should be 5' wide. The 6' wide sidewalk will be constructed when Presidential Parkway is extended in the future.

Limit of 6' sidewalk

XXXXXXX