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Ms. Christine A. Osei
Prince George's County Planning Department
Special Projects Sections
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: PG County DPW&T Brandywine Facility Mandatory Referral Review

Dear Ms. Osei:

On behalf of the Prince George's County Department of Public Works & Transportation (DPW&T), I hereby submit this statement of justification in support of a Mandatory Referral. The project site is an existing DPW&T maintenance facility that is used to store salt for winter weather, service the local fleet of county trucks, and store various materials used for highway maintenance. The facility was built over 40 years ago, and the site condition has deteriorated. DPW&T is seeking to upgrade this existing facility, and replace the existing salt storage dome and garage, add more parking spaces, and improve truck circulation.

PROJECT BACKGROUND

DPW&T owns and operates the maintenance facility ("Brandywine Facility") at 12911 Cherry Tree Crossing Road in Brandywine, Maryland. The Brandywine Facility is a facility that stores salt for winter weather. Trucks pick up salt from the facility, and spread the salt onto County roadways during snow days. The site consists of two parcels (P096 and P120) owned by the County, which is approximately 6.64 acres, and zoned R-R. The existing facility consists of a "beehive" shaped salt dome, a one-story brick garage building, a gas pump, and parking area. While the facility has served for over 40 years, limited storage volume of salt, and aging building and site infrastructure are not able to meet the County's maintenance needs.

To meet the County's roadway maintenance needs during winter time, the County is proposing to upgrade the facility by replacing the salt dome with a larger salt storage building. The existing one-story maintenance garage will be replaced by a large two-story building that provides both office spaces and rest areas for truck drivers. Traffic circulation of the site will be improved as well. In existing condition, parking spaces for both trucks and regular vehicles are not defined. Trucks and regular vehicles are randomly parked on available spaces. Under proposed condition, the parking lots for trucks and regular vehicles are configured that include 42 spaces for truck parking (23 in size of 10'x14', 11 in 10'x20' and 8 in 12'x20') and 62 spaces for regular vehicles (58 in 9'x18' and 4 handicap). Sanitary sewer of the site currently is served through a septic system. The system is aged and was never been maintained. A new pipe system with a lift station is proposed to replace the old septic sanitary system. Currently, the water and sewer category of the site is Category 5. PG County DPIE has approved the change of the Category from 5 to 3 that allows using a pipe sanitary sewer system for the site. Because of limited vertical elevation drop, a sanitary sewer lift station is required. A 15' wide sanitary sewer easement is also required on the adjacent MNCPPC

property. There are no stormwater BMPs on the site for stormwater quality control. Five (5) bio-retentions are proposed for the stormwater management of the site.



Existing Brandywine Facility

PROJECT SUMMARY

The County, which is solely funding the project, proposes to construct the totality of the improvements in a single phase. The project plans to begin construction in the Spring of 2019 and will be completed in the Winter of 2020. The total limit of disturbance of the project is approximately 6.10 acres. The proposed improvements include: (1) a 12,804 square foot (sf) salt dome; (2) a 6,704 sf covered storage; (3) a new two-story building for offices and truck drivers; (4) parking lots for trucks and regular vehicles (42 spaces for trucks and 62 spaces for regular vehicles); (5) a one-way two lane driveway; (6) two truck loading zones; (7) stormwater management facilities as required by Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE); and (8) landscape features consistent with the 2010 Prince George’s County Landscape Manual.

OPERATIONS AND ACCESS

Although the site is adjacent to a residential neighborhood to the west, there is no direct access from the

site to the residential area. Therefore this project has no traffic impacts on residential neighbors. The site is adjacent to the Cherry Tree Crossing Road, and the access points will remain along Cherry Tree Crossing Road. Existing ROW width of the road is approximately 30'. Per PG County ATLAS, the road shall be widened in the future with 80' ROW. Considering that the east side of the road is a railroad that cannot dedicate any ROW for this road, this project must provide all remaining 50' ROW for this future roadway widening. Proposed site development shall be limited out of the future ROW of Cherry Tree Crossing Road. Since this is a county project with limited budget, DPW&T has requested the DPIE waive the requirement of the roadway construction. Therefore, the proposed site improvements will not include any roadway improvements except the egress/ingress entrances and ROW dedication. The site will be accessible solely by the County, its employees, contractors and related users. Consistent with Maryland Public Utility Commission regulations, the facility is not and will not be open to the public. Pedestrian and bicycle access to the Facility is not applicable and none of the proposed improvements impact any existing pedestrian and/or bicycle routes or the safety of such infrastructure.

TRANSPORTATION AND NOISE ASSESSMENT

The County has not done a Transportation Impact Analysis (“TIA”) for the proposed upgrade to the Facility inasmuch as the application is not for a Preliminary Plan of Subdivision—which is the statutory application mandating a “finding” of transportation adequacy. In situations where the proposed development would produce less than 50 new peak hour trips, a TIA is not generally required. This proposed site improvement does not produce any new traffic trips. Therefore a TIA would not be required.

As no new traffic is being introduced to the site, and the operations of the facility remain unchanged, the noise level is expected to be at the same level as currently exists in this location.

CONSTRUCTION IMPACTS

During the construction of this project, an average of up to ten construction vehicles will be accessing the site via Cherry Tree Crossing Road. The amount of construction traffic will vary during different portions of the project. The majority of construction activity will take place during typical work day hours (between 8am and 5pm EST), Monday through Friday. After completion of the project, vehicles accessing the site will return to existing levels, with exception of bad weather in the winter time when roadway maintenance is required. There will also be a minor increase in noise and dust levels during project construction. The construction will conform to dust control requirements as specified in 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and to construction noise control requirements as specified in Subtitle 19 of the Prince George’s County Code, which is adopted by reference to the Code of Maryland Regulations (COMAR). After completion of the project, the noise and dust will return to existing levels.

COMMUNITY OUTREACH

The County will engage and provide outreach on the Brandywine Facility Project through standard county protocol. After the County receives an accepted Mandatory Referral Application, the County will notify residents in the immediate impacted area on the status of our application. The County intends to continue responding to resident questions and concerns as construction advances through 2018 and 2019. The County will continue its outreach to the surrounding community through public meetings, direct mail and online platforms.

ADDITIONAL SITE DETAILS

The south side of the site is adjacent to public park land owned by M-NCPPC. **The site is not located in an historical area, and does not affect any county-designated historical resources.**

See the attached Concept Site Plan and supporting documents for details.

Very truly yours,

DELON HAMPTON & ASSOCIATES, Chartered

A handwritten signature in black ink, appearing to read "Mamo Assefa". The signature is fluid and cursive, written in a professional style.

Mamo Assefa, P.E.
Vice President, Mid Atlantic