

Office of the Planning Director  
Prince George's County Planning Department

December 3, 2018

Mr. Abdul Saadu, Project Manager  
Prince George's County Office of Central Services  
Facilities Operations & Management Division  
3415 Forest Edge Road  
Forestville, MD 20747

**RE: Brandywine Maintenance Facility  
Proposed Additions and Renovations  
12911 Cherry Tree Crossing Road  
(MR-1817A)**

Dear Mr. Saadu:

The Prince George's County Planning Department appreciates the opportunity to review the proposed additions and renovations at the existing maintenance facility owned and operated by the Department of Public Works and Transportation (DPW&T). The application is being reviewed through Mandatory Referral pursuant to the Land Use Article §§20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that require the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral (MR) review process.

Enclosed is a staff analysis of the subject application supporting the recommendations outlined below.

**Staff Recommendations:**

- Prior to the commencement of construction, the applicant shall contact the Prince George's County Fire/EMS Department to request a pre-incident Emergency Plan for their facility conducted by Brandywine Fire/EMS Station 840, which is the closest station to the site. The pre-incident Emergency Plan will involve establishing points of contact and timely response options, facilitating emergency vehicle access throughout the site, creating a consistent marking protocol for the identification of system components that require special attention during an emergency, and developing appropriate Standard Operating Procedures or Standard Operating Guidelines for addressing on-site emergencies.
- The applicant should install and maintain automated external defibrillators (AEDs) in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05). The recommendation includes a requirement for enough AEDs to be installed so that any employee is no more than 500 feet from an AED.
- The applicant should install and maintain hemorrhage control kits that should be installed next to a fire extinguisher. The fire protection code for fire extinguishers establishes that the kits must be no more than 75 feet from any employee.

- The applicant should integrate more green space into the development, possibly using a green roof.
- The applicant should use solar panels on the building's roof to help meet energy demands.
- The applicant should revise the landscape plan to provide evergreen trees and a sight-tight fence along the western property boundary, and evergreen trees along the road frontage to screen the use from the public view.
- The applicant should ensure that the light fixtures along the western edge of the proposed development will have minimal spill-over on the adjacent residential properties.
- The applicant should initiate communication and obtain an easement or Right of Entry Permit, whichever is appropriate, with The Maryland-National Capital Park and Planning Commission (M-NCPPC) Department of Parks and Recreation (DPR) regarding the proposed 20-foot wide sanitary sewer easement on the 37.36-acre M-NCPPC property. Additionally, a Memorandum of Understanding (MOU) may be required to address mitigation of any impacts on the existing parkland, since the installation of WSSC's water pipes through the parkland will impact the land, park facilities and/or environmentally sensitive areas of parkland (See Attachment).

Enclosed are staff memoranda from the Community Planning Division, Environmental Planning Section, Urban Design Section, Special Projects Section, Transportation Section, and Historic Preservation Section, with general comments pertaining to the proposed development.

If you should have any questions or need additional information, please contact Christine A. Osei, Project Manager, at 301-952-3313, or via email at [Christine.Osei@ppd.mncppc.org](mailto:Christine.Osei@ppd.mncppc.org).

Sincerely,

Andree Green Checkley  
Planning Director

Enclosures

c: Darin Conforti, Director, Department of Parks and Recreation  
Gwendolyn T. Clerkley, Deputy Director, Department Public Works & Transportation  
Derick Berlage, Chief, Countywide Planning Division  
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Christine A. Osei, Project Manager, Special Projects Section, Countywide Planning Division  
Redis C. Floyd, Clerk of the Council, Prince George's County Council