



# Certificate of Adequacy

ADQ- 2023-020

## General Information

Project Name: Salubria

Case Number: ADQ-2023-020

Associated Preliminary Plan of Subdivision or Final Plat: 4-23013

Use Type: Commercial

Dwelling Unit Type and Number: 0 Gross Floor Area (nonresidential): 129,284 SF

## Project Location

Project Location: Located in the northeast quadrant of intersection of Oxon Hill Road and Tanger Boulevard

Lot/Parcel: Parcel 2, Parcel 3, Parcel 5 Tax Account: 5524888, 5566518, 5670917, 5670906, 5664131

Property Zone: IE Council District: 08

Planning Area: 80 Municipality: N/A

Election District: 12 Transportation Service Area: 2

Police District: IV School Cluster Area: N/A

## APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/N/A)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation ( <i>Transit-Oriented/ Activity Center Zones and Employment Areas</i> )	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation ( <i>All Other Zones</i> )	15 acres per 1,000	N/A	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	N/A	No
Fire and Rescue—Residential Use	7 minutes travel time	N/A	No
Fire and Rescue—Non-Residential Use	5 minutes response time	Yes	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	N/A	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Transportation Planning Section (Patrick to Gupta, April 23, 2024)*
- *Special Projects Section (Ray to Gupta, April 24, 2024)*


**Based on the forgoing analysis, this Certificate of Adequacy is:**

☐ Approved ☒ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 391 AM peak-hour trips and 472 PM peak-hour vehicle trips.
2. Prior to issuance of a non-residential use and occupancy permit, the applicant or the applicant's heirs, successors, and/or assignees shall have:
  - a. Installed (and shall thereafter maintained) a sprinkler system at each building that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party.
  - b. Installed (and shall thereafter maintained) automated external defibrillators (AEDs) at each building, in accordance with the Code of Maryland Regulations (COMAR) requirements (COMAR 30.06.01-05), in sufficient numbers, so that no employee is more than 500 feet from an AED.

**SIGNATURE**

  
Lakisha Hull (May 10, 2024 16:21 EDT)  
Planning Director

05/10/2024

Date of Approval

**This certificate of adequacy is valid for 12 years from the date of approval of the associated preliminary plan of subdivision, subject to the additional expiration provisions of Section 24-4503(c).**



The Maryland-National Capital Park and Planning Commission



**PRINCE GEORGE'S COUNTY**  
**Planning Department**

1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

Countywide Planning Division  
Transportation Planning Section

301-952-3680

April 24, 2024

**MEMORANDUM**

TO: Mridula Gupta, Subdivision Section, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *NS* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

*CH* Crystal Hancock, Transportation Planning Section, Countywide Planning Division

**SUBJECT: ADQ-2023-020, Salubria Center**

**Proposal**

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with Preliminary Plan of Subdivision (PPS) 4-23013, which proposes the subdivision of land for the development of approximately 129,284 square feet of commercial development that includes an office building, an eating or drinking establishment, with drive-through service, and day care center within the Mixed-Use-Transportation (M-X-T) Zone. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current zoning ordinance and subdivision regulations.

**Prior Conditions of Approval**

The site is subject to the following prior approvals related to this application:

A-9882-C

12. Development on the site shall not produce a greater number of vehicle trips than that identified in the previous approval for Salubria Office Park (SP-88069) and shall be subject to the same transportation conditions and improvements.

**Comments:** SP-88069 approved a total of 500,000 square feet of office space which was determined to generate 1000 AM and 925 PM peak hour trips or a total of 1,925 combined AM & PM peak hour trips. Trip generation is further discussed below.

DSP-88069-05

DSP-88069-05 included a review of that application to ensure conformance with the implied trip cap of the underlying Salubria Office Park, and it was determined that the existing office building within DSP-88069-05 and the retail within Salubria Center (4-11028) remained within the

respective trip caps. DSP-88069-05 includes the northern most area of the current application now identified as Parcel 6.

4-11028

18. Total development within the subject property shall be limited to equivalent development which generates no more than 460 AM peak hour, 969 PM peak hour, and 1,289 Saturday peak-hour vehicle trips in consideration of the pass-by travel assumed. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

**Comment:** Preliminary plan of subdivision (PPS) 4-11028 approved a 100-room hotel, 100,000 square feet of general office use, and 400,000 square feet of factory outlet center use. The PPS established a trip cap for a portion of the overall site evaluated under A-9882-C and it was determined that the approved uses would generate 460 AM and 969 PM peak hour trips. Proposed Parcels 7 and Parcel 8 are located within a portion of the boundary of 4-11028.

CSP-11006-01

The revision of CSP-11006 approved the addition of a 7.4-acre lot with an office building and proposed to develop a new eating or drinking establishment, with drive-through service, and a new day care center. This revision included all parcels contained within the boundary of A-9882-C that have received approvals under SP-88069 and any associated revisions, as well as the boundary approved under 4-11028.

**Analysis of Traffic Impacts**

Trip Generation

The applicant submitted a traffic statement to address the trips associated with the current application. An evaluation of the overall site approved under A-9882-C and the proposed uses of current application were used to determine conformance to the established trip cap.

Trip Generation Summary, A-9882-C: 4-11028 Salubria Center Plus DSP-88069-05								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Approved Development: Salubria Center								
Hotel	100	rooms	35	30	65	45	35	80
General Office	100,000	square feet	180	20	200	35	150	185
Retail/Factory Outlet	400,000	square feet	196	72	268	431	485	916
Less internal trips			-17	-16	-33	-28	-47	-75
Less pass-by for retail	15 percent		-30	-10	-40	-65	-72	-137
Total Approved Pursuant to PPS 4-11028			364	96	460	418	551	969
Approved Development: 6710 Oxon Hill Road								
General Office	55,872	square feet	101	11	112	20	84	104
Medical Office	60,412	square feet	139	33	172	72	157	229
Total Proposed by DSP-88069-05			240	44	284	92	241	333
Total Trips for Uses Rezoned by A-9882-C (Salubria Center Plus 6710 Oxon Hill Road)			604	140	744	510	792	1,302
Number of Vehicle Trips Produced: At full build out			AM Plus PM					2,046
Number of Vehicle Trips Produced Per Trip Cap on A-9882-C			AM Plus PM					1,925

The table above shows that with the prior approvals the subject site would exceed the trip cap established in A-9882-C if all uses proposed uses were constructed. The existing office building located at 6710 Oxon Hill Road is not within the boundary of 4-11028 but must be evaluated as part of this application. The purpose of the current application proposes to incorporate 6710 Oxon Hill Road and 4-11028 which all share the common boundary established with A-9882-C.

CSP-11006-01 was evaluated for trip cap conformance based on the following uses:

- 55,872 square feet of general office and 60,412 square feet of medical/professional office located in the existing office building at 6710 Oxon Hill Road evaluated under DSP-88069-05
- 400,000 square feet of Factory Outlet, which includes the existing Tanger Outlet, in addition to the proposed eating or drinking establishment on Parcel 2, adjacent to the office building at 6710 Oxon Hill Road
- 10,000 square feet for a proposed daycare facility to be located on Parcel 3 adjacent to the office building at 6710 Oxon Hill Road

It should be noted that a hotel is no longer being proposed within the subject site and has been removed from the current analysis. Additionally, the General Office evaluated in 4-11028 was never constructed. The table below summarizes the uses proposed with CSP-11006-01.

Trip Generation Summary, CSP-11006-01								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Proposed Development: Salubria Center								
Day Care	10,000	square feet	58	52	110	52	59	111
Less pass-by for Day	65 percent		-38	-34	-72	-34	-38	-72
Retail/Factory Outlet	400,000	square feet	196	72	268	431	485	916
Less internal trips			-17	-16	-33	-28	-47	-75
Less pass-by for retail	15 percent		-30	-10	-40	-65	-72	-137
Total Approved Pursuant to PPS 4-11028			169	64	233	356	387	743
Approved Development: DSP-88069-05								
General Office	55,872	square feet	101	11	112	20	84	104
Medical Office	60,412	square feet	139	33	172	72	157	229
Total Proposed by DSP-88069-05			240	44	284	92	241	333
Total Trips for Uses Rezoned by A-9882-C (Salubria Center Plus 6710 Oxon Hill Road)			409	108	517	448	628	1,076
Number of Vehicle Trips Produced: At full build out			AM Plus PM					1,593
Number of Vehicle Trips Produced Per Trip Cap on A-9882-C			AM Plus PM					1,925

Based on the results from the table above the proposed development fits within the approved trip cap for the approval of CSP-11006-01. The proposed uses for 4-23013 are detailed below.

Trip Generation Summary, 4-23013 Salubria Center								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Existing Development: 4-11028 Salubria Center								
Retail/Factory Outlet	400,000	square feet	196	72	268	431	485	916
Less internal trips			-17	-16	-33	-28	-47	-75
Less pass-by for retail	15 percent		-30	-10	-40	-65	-72	-137
Total Approved Pursuant to PPS 4-11028			149	46	195	338	366	704
Proposed Development: 4-23013								
General Office	5,814	square feet	11	1	12	2	9	11
Medical Office	110,470	square feet	254	61	315	133	287	420
Day Care	10,000	square feet	58	52	110	52	59	111
Less pass-by for Day	65 percent		-38	-34	-72	-34	-38	-72
Eating or Drinking Establishment with Drive-Thru	3,000	square feet	132	126	258	58	59	117
Less pass-by for retail	90 percent		-119	-113	-232	-57	-58	-115
Total Proposed by 4-23013			298	93	391	154	318	472
Total Trips for Uses Rezoned by A-9882-C (Salubria Center Plus 6710 Oxon Hill Road)			447	139	586	492	684	1,176
Number of Vehicle Trips Produced: At full build out			AM Plus PM					1,762
Number of Vehicle Trips Produced Per Trip Cap on A-9882-C			AM Plus PM					1,925

As previously mentioned, CSP-11006-01 includes the overall area that was approved in A-9882-C and DSP-88069.

The current proposal for development within this boundary includes the existing 116,284 square foot office building (5,814 square feet of general office and 110,470 square feet of medical office) at 6710 Oxon Hill Drive, the proposed 10,000 square feet for day care use, 3,000 square feet eating and drinking establishment and up to 400,000 square feet of factory outlet. The total trips associated with the total development is 1,762 which is within the approved 1,925 trips established in A-9882-C.

The total proposed development will not exceed the established trip cap. The trips generated by the proposed development for 4-23013 are 391 AM and 472 PM. Based on the analysis above, staff finds that the proposal is within the established trip cap and recommends uses that do not generate more than 391 AM and 472 PM on Parcels 6, 7 and 8.

As a means of ensuring trip cap compliance with the ZMA, future site plans for development within the boundaries of A-9882-C shall be required to demonstrate conformance with the trip cap associated with A-9882-C. This conformance shall fully consider the uses as built or proposed on each site.

### **Conclusion**

Based on the findings presented above, staff conclude that transportation facilities will exist to serve the proposed subdivision as required under the prior and current Subtitle 24, if the following conditions are met:

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses that generate no more than 391 AM peak-hour trips and 472 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.





April 24, 2024

**MEMORANDUM**

**TO:** Mridula Gupta, Planner IV, Subdivision Section, DRD

**FROM:** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPB

**SUBJECT:** 4-23013 & ADQ-2023-020 Salubria Center

**Project Summary:**

The project proposes to subdivide a 4.27-acre site into three parcels for the development of (1) Office (existing) – 116,284 square feet; (2) Retail – 3,000 square feet; and (3) Day Care – 10,000 square feet. The site is located at 6710 Oxon Hill Road and Harborview Place. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on March 18, 2024.

**PPS-4-23013**

**The following preliminary plan is being reviewed for public facility standards per the findings of Section 24-122.01. as follows:**

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

**Water and Sewer:**

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

.... the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community System". Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. Additionally, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

**Capital Improvement Program (CIP):**

The subject project is located in Planning Area 80 – "South Potomac Sector". The *2024-2029 Fiscal Year Approved CIP Budget* doesn't identify any new public facilities proposed for the planning Area.

**Conformance to the Master Plan:**

This preliminary plan of subdivision was reviewed for conformance with the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The *2006 Approved Master Plan for Henson Creek-South Potomac Planning Area* contains a Public Facilities section with the Infrastructure Chapter. the following overall goals:

**Policy 1:** Construct the appropriate number of schools in order to achieve a school system that operates at 100 percent of capacity or less at every school.

**Policy 2:** Provide for police facilities that meet the size and location needs of the community.

**Policy 3:** Provide fire and rescue facilities in the Henson Creek-South Potomac area in order to meet the travel time standards adopted by the county.

The project will not impede achievement of the above-referenced vision, policy or specific facility improvements. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities and Water & Sewer service are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The *2008 Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

**Conclusion**

At the writing of this referral the Special Projects Section finds that the applicable public facility standards and conformance with the area master plan, is met pursuant to the prior Subdivision Regulations.

**ADQ-2023-020**

**Police Facility Adequacy:**

Per Table 24-4502 of the current Subdivision Regulations the Police Facility Adequacy test is not applicable to nonresidential projects.

**Fire and Rescue Adequacy:**

Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

**24-4509. Fire and Rescue Adequacy**

**(b) Adopted LOS Standard for Fire and Rescue**

- (1)** The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the *Public Safety Guidelines*.

- (2) The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:
  - (A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and
  - (B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.
- (3) Subsection (b)(2), above, does not apply to commercial or industrial applications.

Table 24-4502 ("Summary of Public Facility Adequacy Standards") of the current Subdivision Regulations requires a fire and rescue standard of seven (7) minutes travel time for any residential uses as well as the four (4) minutes travel time for nonresidential development. The subject property is served by Station 821 – Oxon Hill located at 7600 Livingston Road in Oxon Hill, 20745. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of April 23, 2024, the site fails the four-minute travel-time test from the closest or 'first due' Fire/EMS station. The closest station is Station 821 – Oxon Hill.

**Section 24-4509(c)(1)(D)** of the Subdivision Regulations state:

- (D) Should nonresidential development not meet the response time test, the applicant may provide mitigation through:
  - (i) The installation and maintenance of a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party; and
  - (ii) The installation and maintenance of automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05, including a requirement for a sufficient number of AEDs to be installed so that no employee is more than 500 feet from an AED.

**Schools Adequacy:**

Per Table 24-4502 of the current Subdivision Regulations the School Facility Adequacy test is not applicable to nonresidential projects.

**CONCLUSION**

Subject to compliance with the mitigation required per Section 24-4509(c)(1)(D) above, The Special Projects Section finds that the applicable public facility standards are met pursuant to 24-4500 of the Subdivision Regulations.






# ADQ-2023-020 Salubria

Final Audit Report

2024-05-10

Created:	2024-05-09
By:	Sherri Conner (sherri.conner@ppd.mncppc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIsNe4Q_cJSikISLGOau9Yn4fHYwdqgFT

## "ADQ-2023-020 Salubria" History

-  Document created by Sherri Conner (sherri.conner@ppd.mncppc.org)  
2024-05-09 - 8:56:39 PM GMT- IP address: 198.178.23.105
-  Document emailed to Lakisha Hull (lakisha.hull@ppd.mncppc.org) for signature  
2024-05-10 - 3:36:33 PM GMT
-  Email viewed by Lakisha Hull (lakisha.hull@ppd.mncppc.org)  
2024-05-10 - 8:21:33 PM GMT- IP address: 104.47.58.254
-  Document e-signed by Lakisha Hull (lakisha.hull@ppd.mncppc.org)  
Signature Date: 2024-05-10 - 8:21:47 PM GMT - Time Source: server- IP address: 198.178.23.105
-  Agreement completed.  
2024-05-10 - 8:21:47 PM GMT

