

Case No.: DSP-17030
Children's National Regional
Outpatient Center Woodmore
Towne Centre at Glenarden, Lot 17

Applicant: WTC Lot 17, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article and Section 27-290 of the Prince George's County Code, the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 17030 ("DSP-17030"). As the basis for this final decision, the District Council, except as otherwise stated herein, adopts the findings of facts and conclusions of law set forth by the Planning Board's Resolution No. 18-22 ("PGCPB No. 18-22").

PGCPB No. 18-22 recommending approval of DSP-17030, a request for approval for a 60,450-square-foot medical office building, the Children's National Regional Outpatient Center, located on 6.95 acres of land within the Woodmore Towne Centre at Glenarden, Lot 17, in Councilmanic District 5, is hereby AFFIRMED.

DSP-17030 is APPROVED, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions or information shall be provided:
 - a. Obtain certification of Conceptual Site Plan CSP-03006-02.
 - b. Provide on-site directional signage to the office building and the associated parking.

- c. Revise the Type II tree conservation plan (TCPII-053-07-05) as follows:
 - (1) Add an approval tracking table to the cover sheet.
 - (2) Submit all sheets within the plan set for certification, with all revised sheets signed by the qualified professional responsible for the plan revisions.
 - (3) Show all required information, including but not limited to the following:
 - (a) the proposed building footprint;
 - (b) proposed parking/paving, and roads;
 - (c) proposed grading;
 - (d) proposed stormdrain and stormwater management features; and
 - (e) proposed water and sewer connections;
 - (4) Show all noise contours as shown on the ‘-04’ version of the plan.
 - (5) Revise the worksheet to reflect the information as shown on the ‘-04’ version of the plan and further revised to provide a column for the current application. The gross tract area of the current application, and all associated calculations within the column, shall be deducted from the column that was previously approved within the commercial/retail high-density residential and office space of Detailed Site Plan DSP-07011-01.
 - (6) The following note shall be added below the revised worksheet:

“The ‘-05’ revision for Lot 17 reduced the area included in the column for the original DSP-07011-01 Commercial approval.”
- d. Provide a bike rack close to the main entrance of the building that can accommodate a minimum of three bicycles.
- e. Label the expanded access easement, serving the subject site, on the site plan with correct Liber and folio.
- f. Provide the total square footage for the proposed outdoor healing garden and provide benches, as appropriate, on the plans.
- g. Revise the landscape strip along the northwest boundary and label it as Section 4.3(c)(1) Perimeter Landscape Strip.
- h. Revise the landscape plan (Alternative Compliance AC-18001) for Section 4.3(c)(1) to remove all off-site landscape strips and planting materials and make appropriate substitutions on-site.

- i. Provide the updated floor area ratio (FAR) chart on the DSP.
2. Prior to certification, the architectural plans shall be revised to modify the length of the screen wall above the roof, including reducing the length of the wall and shifting the location of the two building signs. The tie-in of the wall return shall occur at an angle to provide support. In addition, the porte cochere shall be revised to cover one lane for patient drop off as opposed to two lanes.
3. All buildings shall be fully equipped with automatic fire suppression systems in accordance with applicable National Fire Protection Association standards and all applicable County laws.

ORDERED this 4th day of June 2018, by the following vote:

In Favor: Council Members Glaros, Harrison, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Members Davis, Franklin, and Lehman.

Vote: 6-0.

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: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council