

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 17, 2019, regarding Detailed Site Plan DSP-14028-02 for Prince George's Regional Hospital, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) is for approval of a parking garage with 1,155 spaces for use by the previously approved hospital.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	M-X-T/D-D-O	M-X-T/D-D-O
Use	Hospital	Hospital
Acreage	21.81*	21.81
Garage (sq. ft.)	—	390,500

Note: *After the approval of Detailed Site Plan DSP-14028, Detailed Site Plan DSP-17038, Carillon Prince George's County Phase I, was approved by the District Council on October 23, 2018 for the existing shopping center (49.73 acres) now known as Carillon. This amendment to DSP-14028 excludes the acreage covered by DSP-17038.

OTHER DEVELOPMENT DATA

Parking Requirements per the Sector Plan	2 3
Uses	Maximum # Spaces Allowed
Hospital (4 spaces/bed for 213)	924
Maximum number of parking spaces allowed per Sector Plan	924
Of which parking for the physically handicapped required	19
Parking Spaces Provided	
Standard	1,609
Regular Spaces for the Physically Handicapped	17
Van-Accessible Spaces for the Physically Handicapped	5

Total	1,631**
Bicycle Parking Spaces per the Sector Plan	
Required: Site-by-site analysis	No specific number
Provided	30***
Loading Spaces Required (Section 27-582)	
Hospital	6
Provided	6****

Notes: **An amendment to the maximum number of spaces allowed by the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* was requested at the time of DSP-14028 approval to allow 163 spaces above the maximum allowed for the entire site. An additional 96 spaces are needed with this application above the previously approved amendment. See the findings below for the amendment request.

***The number of bicycle parking spaces required is based on a need analysis, given the anticipated use of the hospital complex. According to the applicant, bicycle parking facilities will be provided incrementally. This DSP has no impact on previously approved bicycle parking.

****Section 27-583 of the Zoning Ordinance governs off-street loading space requirements for development in the Mixed Use–Transportation Oriented Zone. The 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* does not have any standards for loading spaces. This amendment has no impact on the previously approved loading arrangement.

3. **Location:** The subject site is located in Planning Area 73, Council District 6, within the Transit-Oriented Development (TOD) core area of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA). More specifically, the larger hospital campus site is located in the southwest quadrant of the intersection of Medical Center Drive (previously Arena Drive) and Lottsford Road, with frontage on the Harry S. Truman Road extension, Medical Center Drive, Healthcare Way, and Lottsford Road. The proposed parking garage is located on the south side of Medical Center Drive, north of Healthcare Way, across from the main hospital campus.
4. **Surrounding Uses:** The hospital site is bounded to the east by the public right-of-way (ROW) of Lottsford Road; to the south by the Largo Town Center Metro Station and its associated five-story parking garage, Kiss-and-Ride surface parking lots, and a bus facility in the Mixed Use–Transportation Oriented (M-X-T) Zone; to the west by the remaining Boulevard at the Capital Centre shopping center in the M-X-T Zone; and to the north by the ROW of Medical Center Drive. Further across Medical Center to the north is a mixed-use project known as Largo Park in the M-X-T Zone. Specifically, the garage is located on a parcel approved in Detailed Site Plan DSP-14028 that is bounded on four sides by public ROWs and is in the northeast corner of the medical campus.

5. **Previous Approvals:** The subject development proposal contains two properties that are under separate previous approvals. The triangular vacant piece of land in the corner of Medical Center Drive and Lottsford Road is part of a larger 173-acre development formerly known as Largo Town Center, approved in the late 1970s under the Major Activity Center (M-A-C) Zone. The site and its immediate surrounding areas were retained in the M-A-C Zone in the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas*. The site has an approved Comprehensive Design Plan, CDP-9002, which was revised many times. The site also has an approved Preliminary Plan of Subdivision (PPS 4-05040) with a Type I Tree Conservation Plan (TCPI-022-05). The Largo Town Center Sector Plan and SMA rezoned the subject site to the M-X-T Zone and superimposed a Development District Overlay (D-D-O) Zone on the property.

The Boulevard at the Capital Centre shopping center was split-zoned Commercial Office (C-O) and Rural Residential (R-R) and was approved with a comprehensive sign program, Conceptual Site Plan CSP-02003, which was subsequently revised once. The existing shopping center site also has an approved departure from the required number of parking and loading spaces (DPLS-293) for a reduction of 95 parking spaces. The Largo Town Center Sector Plan and SMA also rezoned the entire shopping center site, including the portion to be redeveloped into the regional hospital center, to the M-X-T Zone and superimposed a D-D-O Zone on the property.

Preliminary Plan of Subdivision 4-15009, which was approved by the Prince George's County Planning Board on June 18, 2015 (PGCPB Resolution No. 15-59), covering the entire site including both the vacant parcel and the shopping center, was reviewed and approved concurrently with DSP-14028. Three years later, on April 12, 2018, the Planning Board approved a new PPS (4-17023, PGCPB Resolution No. 18-31) for the 49.71-acre parcel of land known as part of Lot 1, for the remaining Capital Centre that superseded 4-15009 for that portion of the property. For the hospital campus, PPS 4-15009 is still the governing PPS.

A Detailed Site Plan, DSP-14028, for the entire 77.83 acres of the original Boulevard at the Capital Centre was approved (PGCPB Resolution No. 15-60) by the Planning Board on June 25, 2015 for the development of the Prince George's Regional Hospital (currently known as the University of Maryland Medical Center) on 21.45 acres, with the remaining Capital Centre of 49.71 acres shown as for future development. An administrative amendment to DSP-14028 was approved on February 15, 2018 to modify the architectural elevations of the main hospital building.

The subject property has a Stormwater Management Concept Plan, 46008-201400, which was approved on June 8, 2018 by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and will be valid through June 8, 2021.

6. **Design Features:** The specific location of this garage on the medical campus was approved with DSP-14028. This DSP shows the exact location and site envelope as previously approved, but now includes architecture and specific details for the parking garage. The proposed parking garage is a seven-level (with six supported stories) parking structure that will provide most of the

parking spaces for the hospital. The garage building has an L-shaped footprint with approximately 85 linear feet that sits about 20 feet from the curb of Medical Center Drive. The rest of the frontage (340 feet) of the garage is set back approximately 60 feet from Medical Center Drive, creating a linear green open space between the garage and the roadway that may be used for future expansion of the garage.

Two vehicular access points are shown to the parking garage from Healthcare Way to the south. An underground tunnel at the western end of the parking garage will provide a direct pedestrian link to the reception desk on the main level of the hospital building. Four pedestrian crosswalks are shown to cross Healthcare Way and link into the sidewalks around the main building. The sidewalks are further integrated into the pedestrian network of the entire medical campus and the rest of the remaining shopping center site to the west. The lighting fixtures approved with DSP-14028 will be used on this parcel for the proposed parking garage building.

The garage building is designed to be consistent with the existing buildings on the north side of Medical Center Drive and the main hospital building to the south, in terms of material and architectural design. Specifically, the approximately 427-foot by 180-foot garage is vertically divided by brick panels from base to top to visually break the horizontal expanse of the long spandrel of each level of the garage. The vertical brick panels match the exterior finish of the main hospital building. Elevator shafts and stairwells have been designed as additional tower elements to visually strengthen the elevations that are located at the prominent intersections of the roadways, such as Emergency Drive and Healthcare Way. In addition to the brick that matches the hospital building, white, black, and cream sandblasted precast concrete panels have also been used on the four sides of the building elevations to create enhanced visual interest. The proposed garage design fits nicely into the existing built environment and is acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The Largo Town Center Sector Plan defines long-range land use and development policies, detailed zoning changes, design standards, and superimposes a D-D-O Zone on the Largo Town Center Sector Plan area. The land use concept of the sector plan divides the plan area into five interrelated subareas around the two crisscrossed roadways, Medical Center Drive and Lottsford Road, including the TOD Core (southwest quadrant), the Southeast Quadrant, the Northwest Quadrant, the Northeast Quadrant, and the East Area (east of Landover Road) for the purpose of examining issues and opportunities and formulating recommendations.

The subject site is located within the TOD Core area and is recommended for mid-rise, mixed-use residential development, with buildings close to the street to help activate the streetscape and to provide vertical definition of a complete street concept. In addition, the urban design principles of the TOD core are intended to relegate parking to locations behind buildings and mask it from the public realm, to establish open space to foster a range of activities and to provide new gathering spaces for the community.

In order to achieve the sector plan's vision, a set of D-D-O Zone development standards has been approved with the Largo Town Center Sector Plan and SMA. The development standards consist of six parts and subparts that provide specific design criteria for urban design—block lengths, build-to line, frontage, other setbacks and building height; street design—complete streets, street types and tree zone; open space design; architectural design—building form, storefronts and building materials; parking design; and signage design.

At time of Detailed Site Plan DSP-14028 approval for the hospital campus, 11 amendments to the D-D-O Zone standards were approved. The amendments that are relevant to the approval of this DSP are provided for information, as follows:

1. **Urban Design Criteria: Block Length and Block Perimeter (page 133)—To allow block lengths to be between 550 and 1,100 feet, and to allow the perimeter of the entire block to be longer than 1,350 feet.**
8. **Parking Design Criteria: Surface Parking Lots and Structured Parking Garages #3 (page 165)—To allow the parking garage to be built at the build-to line, rather than set back 40 feet.**
10. **Parking Design Criteria: Surface Parking Lots and Structured Parking Garages #6 (page 165)—To allow the future structured parking garage as the sole use without ground-floor usable space.**
11. **Parking Design Criteria: Parking Spaces Requirements by Use #2 (page 167)—To allow the applicant to exceed the maximum parking spaces allowed by 163 spaces.**

In addition, the applicant in this DSP requested a further amendment to the maximum number of parking spaces for the hospital. In accordance with Section 27-548.25(c), Site Plan Approval, of the Zoning Ordinance, if the applicant so requests, the Planning Board may apply development standards which differ from the approved development district standards. These alternate standards may be approved if they can be found to benefit the development and the development district and will not substantially impair implementation of the master plan, master plan amendment, or sector plan. This DSP is limited to the garage building since the accesses and building envelope for the garage were approved with DSP-14028. As a result, the applicant only needs to amend the maximum number of parking spaces standard and street tree standard. The alternate standard requests are discussed, as follows (all page numbers reference the sector plan):

Parking Design Criteria: Parking Space Requirements by Use (page 167)

2. **The following maximum parking space requirements shall apply for each use unless an alternative strategy is approved by the Planning Board. For uses not specifically listed, the requirement of the most similar use shall apply.**

Institutional/Educational – Hospital 4 spaces/bed

A total of 3,280 spaces were approved for DSP-14028. Of that approved total number of parking space, 1,623 parking spaces were allocated to the hospital site and 1,059 of those spaces were proposed in the garage. The garage now includes 1,155 spaces (an increase of 96 spaces over the previously approved modification) due to the redesign of the floor plan. In the future, it is expected that an expansion of the garage could include up to 550 additional spaces, but that would only be required if the hospital expands. All additional parking spaces are located within the proposed garage, due to a more efficient design, and will minimize the possibility of spill-over parking into the adjacent neighborhoods. The Planning Board approved this amendment.

Street Design Criteria: Tree Zone (Page 150)

3. **Street tree planting pits or strips shall be a minimum of 4 feet in width and a minimum of 28 square feet in overall size. Planting pits are appropriate in mixed-use areas and high-volume pedestrian areas. Planting strips are appropriate only in residential areas and areas with low-volume pedestrian activity.**

All streets adjacent to the garage are dedicated public ROWs. The street trees to be planted within the ROWs will be under the jurisdiction of the Prince George's County Department of Public Works and Transportation (DPW&T) and DPIE and are subject to their standards. DPW&T and DPIE typically do not allow tree pits, with grates, for maintenance reasons. The applicant has obtained approval from DPIE for the frontage improvements based on the prior approved DSP-14028. The trees shown on the subject property are in a landscape strip where a public utility easement is also present. As such, the amendment to this standard is requested. The Planning Board approved this amendment.

8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-X-T and D-D-O Zones of the Zoning Ordinance, as follows:
 - a. The proposed hospital is a permitted use, in accordance with Prince George's County Council Bill CB-12-2015 adopted on June 9, 2015, concerning uses within overlay zones, for the purpose of amending the Zoning Ordinance to clarify that a hospital is a permitted use in the M-X-T Zone, notwithstanding any other applicable provisions of law or comprehensive plan. The garage is an accessory use to provide parking for patients, visitors, and the medical staff. This DSP is limited to the introduction of parking garage architecture. Detailed Site Plan DSP-14028 approved the entire medical campus improvements.

- b. In accordance with Section 27-546 of the Zoning Ordinance, the Planning Board must make the findings of the M-X-T Zone, as stated in Section 27-544 (Regulations) and Section 27-548 (M-X-T Zone), in addition to the requirements of Section 27-285(b), for approval of a DSP. All the required findings were made at the time of DSP-14028 and are still valid, and incorporated herein by reference from PGCPB Resolution No. 15-60. The subject amendment does not change these previous findings of conformance.
 - c. Section 27-548.25(b) of the Zoning Ordinance requires that the Planning Board find that the site plan meets the applicable development district standards in order to approve a DSP. As discussed in Finding 7 above, this DSP meets most of the D-D-O Zone standards, except for the maximum number of parking spaces, for which the applicant has requested an amendment. The requested amendments to the development standards, including the maximum number of parking spaces and street trees would benefit the development project and the development district, and would not substantially impair implementation of the Largo Town Center Sector Plan and SMA.
9. **Preliminary Plan of Subdivision 4-15009:** Preliminary Plan of Subdivision 4-15009 for Prince George's Regional Hospital was approved by the Planning Board on June 18, 2015, subject to 25 conditions (PGCPB Resolution No. 15-59). The conditions attached to the approval of 4-15009 that are applicable to the review of this DSP are discussed, as follows:
- 3. **A substantial revision to the uses on the subject property, including the addition of residential, that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to the approval of building permits.**

This DSP is for the garage building only. Since the location was previously approved with DSP-14028, this DSP has no impact on prior adequacy findings.
 - 4. **Development of this site shall be in conformance with the Stormwater Management Concept Plan, 16527-2004-03 and any subsequent revisions.**

This DSP is for the garage building only. Since the location was previously approved with DSP-14028, this DSP has no impact on the stormwater management concept plan.
10. **Detailed Site Plan DSP-14028 and amendment:** The Planning Board approved DSP-14028 with five conditions (PGCPB Resolution No. 15-60). The condition that is pertinent to the review of this DSP is as follows:
- 5. **Prior to the issuance of the final use and occupancy permit for the Prince George's Regional Hospital, the applicant shall obtain the approval of a detailed site plan for the proposed parking garage and the proposed parking garage shall be constructed and open to use.**

The applicant filed this DSP in order to satisfy this condition.

Detailed Site Plan DSP-14028-01 was approved at the Planning Director level to modify the architectural elevations of the main building and the central utilities plant building, to refine the building-mounted signage, and included no conditions.

11. **2010 Prince George's County Landscape Manual:** The Largo Town Center Sector Plan and SMA includes landscape standards governing development in the TOD Core area. As stated in Chapter 8 of the sector plan, for development standards not covered by the D-D-O Zone, the 2010 *Prince George's County Landscape Manual* (Landscape Manual) shall serve as the requirement. The entire hospital campus' conformance with the requirements of the Landscape Manual was found at the time of DSP-14028 approval, which shows the site envelope of the proposed parking garage surrounded by the ROW of Emergency Drive to the west, Healthcare Way to the south, Lottsford Road to the east, and Medical Center Drive to the north. The DSP shows the exact building envelope as previously approved and has no impact on the approved landscape plan included in DSP-14028. The additional landscaping materials shown between the sidewalks and the parking garage building along Medical Center Drive, as well as on the east side, between the garage and Lottsford Road, consist of shade trees, ornamental trees, and shrubs, and are acceptable.
12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The addition of the proposed parking garage to the hospital campus was envisioned at the time of DSP-14028 approval. This amendment has no impact on the site's conformance with the requirements of the Woodland and Wildlife Habitat Conservation Ordinance. Previous findings and approval, as included in DSP-14028, regarding the requirements and conformance are still valid and governing.
13. **Prince George's County Tree Canopy Coverage Ordinance:** A ten percent tree canopy coverage (TCC) requirement applies to this M-X-T-zoned site, in accordance with the Tree Canopy Coverage Ordinance. However, this amendment to the previously approved DSP-14028 has no impact on the TCC requirements for the hospital site, and the previous finding of conformance remains valid.
14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are included in this resolution by reference, and major findings are summarized, as follows:
 - a. **Community Planning**—The Planning Board reviewed all D-D-O Zone standards that are applicable to the review of this DSP and noted those standards that the DSP cannot satisfy. However, except for the street tree standard, the applicant requested amendments that were approved with DSP-14028, as stated in Finding 7 above. The applicant has requested an amendment to the street tree standard with this DSP amendment, and the Planning Board approved the amendment to the street tree standard.
 - b. **Transportation**—The Planning Board found the site circulation to be adequate, as proposed, and concluded that, overall from the standpoint of transportation, it is

determined that this plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.

- c. **Trails**—The Planning Board reviewed conditions attached to prior approvals and noted that the cross sections included in this DSP do not include bike lanes, as previously approved with the PPS and DSP. The Planning Board required that the applicant show the bike lanes prior to certification of this DSP or provide evidence that the operating agencies approved otherwise.
 - d. **Prince George's County Department of Public Works and Transportation (DPW&T)**—At the time of this resolution, DPW&T did not provide comment on the subject project.
 - e. **Largo Town Center Development Board**—In a memorandum dated January 14, 2019, Largo Town Center Development Board supported this application with three comments as follows:
 - The Board acknowledges and appreciates the applicant's efforts to meet with the community and improve the physical design of the building to provide more appealing architecture, and;
 - The Board agrees that the parking garage conforms with the Largo Town Center Approved Sector Plan and Sectional Map Amendment, and;
 - The Board supports the allowance of additional parking spaces beyond what the sector plan prescribes to ensure that the hospital, local offices and retail are serviced adequately.
 - f. **Prince George's County Police Department**—At the time of this resolution, the Police Department did not provide comment on the subject project.
 - g. **Prince George's County Health Department**—At the time of this resolution, the Health Department did not provide comment on the subject project.
15. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the Largo Town Center Sector Plan and SMA. The amendments to the development district standards required for this development, as discussed previously, would benefit the development and the development district, as required by Section 27-548.25(c), and would not substantially impair implementation of the sector plan.
 16. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 17. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated

environmental features have been preserved and/or restored, to the fullest extent possible. This amendment to the previously approved DSP-14028 has no impact on prior findings and the site's conformance with this requirement.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan DSP-14028-02 for the above described land, subject to the following conditions:

- A. APPROVE the alternative development district standards for:
 - 1. **Parking Design Criteria: Parking Spaces Requirements by Use #2 (page 167)**—To allow the applicant to exceed the maximum parking spaces by an additional 96 spaces above the 163 spaces, as approved in Amendment 11 as contained in Detailed Site Plan DSP-14028.
 - 2. **Street Design Criteria: Tree Zone #3 (page 150)**—To allow a landscape strip for the entire frontage of the parking garage along Medical Center Drive.
- B. APPROVE Detailed Site Plan DSP-14028-02, subject to the following conditions:
 - 1. Prior to certification of this detailed site plan (DSP), the applicant shall:
 - a. Show graphically the amount and type of bicycle parking to be provided within the parking garage.
 - b. Provide a bike lane in the cross section of Harry S. Truman Drive extension or evidence from the operating agencies to support the cross section shown on the submitted DSP.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, January 17, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of February 2019.

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Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

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