THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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PGCPB No. 2020-69 File No. DSP-19049

RESOLUTION

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 May 14, 2020, regarding Detailed Site Plan DSP-19049 for Laurel Hospital Property, the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for development of a 70,200-square-foot freestanding medical facility and a 79,900-square-foot medical office building on the site of the existing Laurel Hospital. This development represents the first phase of a larger project to redevelop the hospital site into a medical campus.

   In conjunction with this DSP, the applicant also requests a departure from design standards, DDS-677, for a reduction in the size of standard parking spaces to 9 feet by 18 feet and a departure from sign design standards, DSDS-707, for the number and size of the proposed institutional signs. Both DDS-677 (PGCPB Resolution No. 2020-70) and DSDS-707 (PGCPB Resolution No. 2020-71) were approved by the Planning Board on the same date as the DSP.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-R	R-R
Use(s)	Hospital	Medical Campus
Gross Acreage	48.02	48.02
Total Gross Floor Area	389,397 sq. ft.	151,651 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces

Facility on Medical Campus	Required	Provided**
Freestanding Medical Facility (1 space/200 sq. ft.)	351	355
Medical Office Building (1space/200 sq. ft.)	400	400
Handicap-Accessible*	22	22
Handicap Van-Accessible*	16	16
Total Parking* **	751	755

Note: *Total required and provided parking includes accessible and van-accessible spaces.

**Companion case, DDS-667, reduced the standard parking space size from 9.5 feet by 19 feet to 9 by 18 feet for all parking spaces proposed in this DSP.

***A total of 1,400 parking spaces will be provided on the full medical campus site. This will satisfy the requirements for all uses on the property once the existing hospital is demolished.

Loading Spaces

Use	Required	Provided
Freestanding Medical Facility	1	1
Medical Office Building	1	1

3. **Location:** The subject property is in the northeast quadrant of the intersection of Van Dusen Road and Contee Road. The property is further located in Council District 1 and Planning Area 60.

4. **Surrounding Uses:** The subject property is bounded by single-family detached dwellings and Oseh Shalom Temple to the north, which are in the City of Laurel. The southern and eastern sides of the property are bound by Van Dusen Road, with the Greater Laurel Professional Park within the City of Laurel beyond. Contee Road bounds the site to the west, with a mix of single-family detached residential and single-family attached (townhouse) residential development in the Rural Residential (R-R) and Residential Medium Development Zones located beyond.

5. **Previous Approvals:** The property was originally developed in the mid-1970s, with a 255,000-square-foot public hospital. Since then, an additional 100,125 square feet of

development was added to the property, including a 4,125-square-foot MRI building in 1989, a 60,000-square-foot medical office building in 1990 (DSP-90034), and a 36,000-square-foot emergency room in 1994.

On April 19, 1990, the Prince George's County Planning Board approved DSP-90034 (PGCPB Resolution No. 90-151) for the 60,000-square-foot medical office building in the northern portion of the site. DSP-90034-01 was approved by the Planning Director in 1992, for the addition of bioretention areas and a generator enclosure. On May 30, 2000, the Planning Board approved DSP-90034-02 (PGCPB Resolution No. 00-42) for a 6,450-square-foot addition to the fourth floor of the hospital building.

In 1995, the Planning Board approved DSDS-510 (PGCPB Resolution No. 95-384) to allow an increase in the building-mounted sign area and for the provision of three additional freestanding signs.

In 2018, the Prince George's County District Council approved Council Bill CB-56-2018 to add Footnote 130 to the residential zone use table (Section 27-441 of the Zoning Ordinance), to allow for the conversion of a hospital to a health campus.

The site also has an approved Stormwater Management (SWM) Concept Plan, 53967-2018-01, which is valid through April 12, 2022.

6. **Design Features:** The subject 48.02-acre site is currently developed with a 200-bed hospital, wound care facility, medical office building, heating plant, and the Laurel-Beltsville Senior Center. This DSP proposes Phase 1 of a master plan to redevelop the hospital site into a health campus. The scope of Phase 1 includes the construction of a 70,200-square-foot freestanding medical facility, a 79,900-square-foot medical office building, and a 1,551-square-foot MRI building, on approximately 10 acres in the southwest quadrant of the property. Most of the area proposed for development is vacant. An existing parking lot occupies a portion of this area and is proposed to be razed as part of this DSP. Upon the opening of the freestanding medical facility and medical office building, the existing hospital is planned to be decommissioned and demolished. Future development is envisioned to include a second medical office building and MRI facility. The existing wound care facility, medical office building, heating plant, and the Laurel-Beltsville Senior Center are proposed to remain.

The proposed freestanding medical facility is located in the southwest corner of the site, with the medical office building located to its north. The two buildings are connected by an enclosed, elevated walkway. The MRI building is shown abutting the west side of the elevated walkway, with a shared loading, mechanical, and service area abutting the east side of the walkway, between the buildings. Parking is provided on the east and west sides of each building. Access to the Phase 1 development area includes driveway entrances on Contee Road, across from Ironbridge Lane and Van Dusen Road, to the southeast of the freestanding medical facility. Two connections to an existing access road to the north are provided to the new eastern and western parking lots. Five-foot-wide sidewalks are proposed on the north side of Van Dusen Road and east side of Contee Road, as well as along the periphery of each building and the eastern parking

lots. No changes to the vehicular and pedestrian infrastructure outside of the Phase 1 development area are proposed.

The freestanding medical facility is designed to provide community medical services and is to include an emergency department, ambulatory care, labs, clinics, and imaging center. The medical office building will provide physician office space, outpatient services, and a small, ground floor area for ancillary services consisting of a restaurant and/or retail space.

Architecture
The proposed 2-story, 70,200-square-foot, freestanding medical facility building proposes a flat roof height of approximately 31 feet, and maximum parapet height of approximately 40 feet. The building is to be set into the sloping site, with the full height of the building visible on its northern and western elevations and a single-story profile visible on its southern and eastern sides. The façade of the building is composed of a combination of brick and stone veneer in red and gray colors, and white metal accent panels. The parapet is faced with a gray louvered metal panel screen. Cantilevered metal panel canopy roofs are provided at all entry points to the building. The two main entrances to the building are covered by larger metal canopy roofs supported by structural steel columns. One of the main entrances faces Contee Road and the second opens to the parking lot on the east side of the building. Ample fenestration is provided on the northern, southern, and western façades. A helicopter pad is provided to the east of the building. Development of the freestanding medical facility and associated site features will occupy approximately 5.5 acres.

The proposed 4-story, 79,900-square-foot medical office building is approximately 67 feet in height at the top of its parapet. The façade of the building is comprised of a combination of red and gray colored brick and stone veneer and gray metal paneling. The material selection compliments that of the freestanding medical facility. The geometric composition of surfacing treatments on the rectangular building add interest and depth. Covered entryways are provided on the west side of the building facing Contee Road and east side of the building facing the parking lot. Curbside drop-off areas are provided, adjacent to each of these building entrances. A patio is provided on the north side of the building. Ample fenestration is provided on all levels of the building.

Lighting
The photometric plan demonstrates that adequate exterior lighting is provided for the freestanding medical facility, medical office building, and associated parking areas. A detail has been provided showing the use of full cut-off optics for pole-mounted exterior lighting. Details are not provided for building-mounted lights.

Signage
The DSP proposes a total of 17 signs, including 13 building-mounted signs and 4 freestanding monument signs. Monument signs are proposed at driveway entrances to the site off Contee and Van Dusen Roads, with a single monument identity sign provided at the intersection of these two roads. A series of three identity signs are proposed to be mounted to the freestanding medical facility, with 10 signs to be mounted to the medical office building. The applicant has requested a

DSDS-707 to allow for a larger number of total signs and larger area for some signs, in conjunction with this DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-R Zone of the Zoning Ordinance:

a. In accordance with Footnote 130 of the residential use table in Section 27-441, the existing hospital site in the R-R Zone is permitted to be redeveloped into a health campus, subject to approval of a DSP. Specifically, Footnote 130 states:

> **Conversion of Hospital to Health Campus is subject to the requirements listed in Section 27-362(a)(2) and (3) of this Subtitle, except Sections 27-362(a)(2)(D) and (G) shall not apply. Not less than fifteen percent (15%) of the site shall be devoted to green area. Wherever a special exception is required within Section 27-362 instead, a detailed site plan shall be required and approved in accordance with Part 3 Division 9 of this Subtitle. The Health Campus may include a state licensed freestanding medical facility in addition to or in lieu of a general acute care hospital.**

The subject DSP was submitted pursuant to this requirement and the plan indicates that the site provides approximately 38 percent in green area. The health campus will provide a state licensed freestanding medical facility, as allowed by this footnote. In addition, Section 27-362(a)(2) of the Zoning Ordinance, Health Campus, Special Requirements, requires that:

(2) Special requirements.

(A) The subject property shall contain at least twenty-five (25) contiguous acres, except as provided in paragraph (5), below;

The subject property contains 48.02 acres, satisfying this requirement.

(B) The subject property shall have frontage on, and direct vehicular access to, a street with sufficient capacity to accommodate the traffic generated by the campus;

The subject property has frontage on, and direct vehicular access to, Contee Road and Van Dusen Road. The applicant's Trip Generation Report shows that the proposed Phase 1 development of the property will result in lower trip generation figures than existing conditions.

(C) All buildings and structures shall be located at least:

(i) Fifty (50) feet from all adjoining property lines (except street lines); and

(ii) Twenty-five (25) feet from all adjoining street lines;

The freestanding medical facility and medical office building are located greater than 50 feet from all adjoining property lines and greater than 25 feet from all adjoining street lines, in conformance with this requirement.

(E) All of the parking and loading needs of employees and residents of, and visitors and delivery services to, the site shall be met on the subject property;

Parking and loading needs of employees, residents, visitors, and delivery services are met on the subject property for both the freestanding medical facility and medical office building. The DSP provides adequate parking, curbside drop-off and pick-up areas, appropriate loading spaces, and dedicated space for ambulance service at the freestanding medical facility.

(F) All perimeter setback areas of the site shall be buffered or screened in accordance with the provisions of the Landscape Manual. The applicant shall demonstrate that the required buffer yards will provide reasonable sight and sound barriers;

Perimeter setback areas of the Phase 1 development site are buffered, in accordance with the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as detailed in Finding 9, and will serve as reasonable sight and sound barriers. Conformance with the requirements of the Landscape Manual, including those for required bufferyards, for areas outside of the Phase 1 development envelope was previously determined by the Planning Board's approval of DSP-90034-02.

(H) Regulations restricting location, height, coverage, density, frontage, and yards, of buildings and structures, as specified for the zone in which such campus is located, shall not apply to uses or structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development under a given Special Exception.

In accordance with CB-56-2018, wherever a special exception is required within Section 27-362 instead, a DSP shall be required and approved, in accordance with Part 3, Division 9, of this Subtitle. Upon approval of this DSP, the dimensions and percentages shown shall constitute the regulations for Phase 1 of the conversion of the hospital site into a health campus.

(I) Notwithstanding Section 27-118.01, more than one (1) building may be located on a lot containing a one-family dwelling.

This requirement is not applicable, as the subject site does not include a one-family dwelling.

Section 27-362(a)(3) requires that:

(3) Uses.

(A) Only those uses which appear on an approved site plan shall be permitted on the health campus. The District Council may only approve those uses which provide a harmonious, balanced mix of medical, residential, and limited commercial uses, and which are necessary to meet the needs of the campus. Every health campus shall contain a general acute care hospital developed as the core of the campus. Other uses may include, (but need not be limited to) the following:

(i) Medical facilities, including professional offices, medical laboratories and testing facilities, clinical facilities, professional or paramedical training centers, ambulatory care facilities, and accessory uses. Business signs in conjunction with approved medical facilities shall only be permitted in accordance with the provisions of Part 12 of this Subtitle applicable to the C-O Zone;

(ii) Nursing and care homes; medical day care, adult day care, respite care, and day care for sick children (all of which may include areas beyond the health campus as their service area); rental dwelling units for the use of staff, visitors, and elderly or physically handicapped persons; one (1) motel or hotel as an integral part of the campus; provided that day care for sick children shall only be provided in a licensed hospital unit.

(iii) Retail commercial and service uses (including accessory warehousing and laundry facilities), which are strictly

related and subordinate to the medical/residential character of the campus, and which directly serve the residents, employees and guests of the campus or other campuses or medical facilities. The commercial uses shall be chosen to reflect their local orientation to the immediate campus vicinity, and shall be of such size and scope as to not interfere with existing or proposed retail uses located in the off-campus area. Business signs in conjunction with retail commercial uses shall only be permitted in accordance with the provisions of Part 12 of this Subtitle applicable to the commercial zones (other than the C-O Zone); and,

(iv) Recreational and social uses, such as swimming pools, tennis courts, athletic facilities, community centers, assembly halls, or private educational institutions, limited to use by only campus residents, employees, and guests.

The subject DSP shares a vision for full redevelopment of the existing hospital site into a health care campus that will provide a balanced mix of uses necessary to meet the needs of the campus and community. Phase 1 development provided by the subject DSP includes the freestanding medical facility, in lieu of an acute care hospital, in accordance with Section 27-441(b), Footnote 130. Phase 1 also provides for development of a medical office building, including professional offices, medical laboratories, outpatient, and other clinical care services. Uses proposed in Phase 1 conform to this requirement. While future development will be subject to DSP review, an illustrative full development plan shows additional facilities and uses to be provided in-line with these requirements.

c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the subject development provides pedestrian access to the site from the public right-of-way, and the architecture proposed for the buildings employ a variety of architectural features and designs, such as projections, colors, and materials.

8. **Preliminary Plan of Subdivision 4-75128 and Detailed Site Plan DSP-90034:** These cases were previously approved by the Planning Board for development on the existing Laurel Hospital site. Case files and resolutions for these decisions are unavailable. The Planning Board approved DSP-90034-02 (PGCPB Resolution No. 00-42) on March 30, 2000 for a fourth-floor addition to the existing hospital building. The Board's decision included no conditions of approval.

9. **2010 Prince George's County Landscape Manual:** Development proposed by this DSP is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3-2, Parking

Lot Interior Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements. The Planning Board finds the proposal conforms with the requirements of Section 4.2, Section 4.4, and Section 4.9 of the Landscape Manual.

Regarding Section 4.3-2, requirements for interior planting of parking lots greater than 50,000 square feet, the DSP shows a single proposed parking area of 280,747 square feet. On the landscape plan, the schedule for Section 4.3-2 is not correct and as provided is deficient by not including parking lot islands, where required, or by not providing the higher ratio of shade tree plantings required. However, it was determined that the proposed parking is not a single large lot and requested the applicant to demonstrate conformance with the requirements of Section 4.3-2 for the separate areas of the parking lot. The applicant provided supplemental information dated April 24, 2020, separating the parking into three lots. In doing so, the applicant was able to show that each lot meets or slightly exceeds the minimum interior landscape area and shade tree requirements of Section 4.3-2, applicable to each individual parking area. Therefore, the Planning Board finds that prior to certification of the DSP, the landscape schedules should be updated to reflect the applicant's latest analysis, demonstrating conformance with Section 4.3-2.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet and is subject to a previously approved Type 2 tree conservation plan (TCP2). A TCP2 has been submitted for review and has been assigned the -02-revision number to TCP2-031-09 that was approved as a stand-alone plan. The TCP2 associated with this DSP covers the entire Parcel A, a larger area than the previously approved TCP. While the DSP and TCP cover the entire site, the development proposed with this application is limited to the southeastern portion of this site. The original Type 2 Tree Conservation Plan (TCP2-031-09) and the -01 revision (TCP2-031-09-01) covered the northeastern corner of the site for a government project for the Beltsville-Laurel Senior Center. The previous woodland conservation requirements included 3.09 acres of woodland cleared for the Senior Center, at a replacement rate of 1:1; 2.92 acres of this requirement was met in an off-site woodland conservation bank located at the Paint Branch Stream Valley Park. The remaining 0.16 acre requirement was retained on-site as part of 5.46 acres of total woodland conservation provided on-site.

The subject application contains no existing woodlands on the net tract; however, it is a phase within an overall TCP2 that contains approximately 6.67 acres of total woodlands. The TCP worksheet has been broken down into three phases. Phase 1 was approved under TCP2-031-09-01, Phase 2 covers the development area of this DSP application, and Phase 3 will cover any future development on the remainder of the site.

According to the worksheet submitted, the woodland conservation threshold for the overall 48.02-acre site is 20 percent of the net tract area or 9.60 acres, which is consistent with the previously approved TCP2. The current application does not contain any woodlands or propose any additional clearing; however, as a phase in an overall project containing woodlands, this phase is required to meet its portion of the overall woodland conservation requirement. The woodland conservation worksheet on the plan, as submitted, shows an overall cumulative

woodland conservation requirement of 8.76 acres for the site; however, staff calculates this requirement to be 7.72 acres. This requirement shall be finalized, prior to certification of the plan and is currently proposed to be met through a combination of off-site and on-site woodland preservation and afforestation/reforestation. The worksheet on the plan shows an off-site requirement of 0.26 acre to meet requirements of the current phase.

There are additional technical revisions that need to be addressed on the TCP2 plan, prior to certification.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128, Tree Canopy Coverage Requirements, requires properties in the R-R Zone to provide a minimum tree canopy coverage (TCC) of 15 percent. The 48.02-acre subject site is required to provide 7.2-acres in TCC. Through the subject DSP, the applicant has shown that 8.75 acres of TCC will be provided, satisfying this requirement.

12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:

    a. **Community Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 10, 2020 (McCray to Bossi), which stated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.

    b. **Trails**—The Planning Board adopted, herein by reference, a memorandum dated April 9, 2020 (Smith to Bossi), which stated the DSP includes sidewalks along the frontage of Contee Road and a portion of Van Dusen Road and throughout the site, within the extent of Phase 1 of construction, which fulfills the intent of the 2009 *Approved Countywide Master Plan of Transportation*, Policies 1 and 2. An additional sidewalk and crosswalk along the driveway entrance at Van Dusen Road are recommended. Future sidewalks elsewhere on the site will be constructed during later phases. In addition, continental-style crosswalks crossing the subject site's driveway entrance at each intersection of Contee Road, and a crosswalk at each parking lot entrance along the driveways opposite Ironbridge Lane, to create a direct and continuous pedestrian path throughout the site are recommended.

    There are planned bicycle lanes along the subject site's frontage of Contee Road and Van Dusen Road. On-street bicycle lanes are considered beyond the scope of a DSP because they are located within the street and not within the boundaries of the subject site. In addition, the plans do not provide for bicycle parking. Designated space for bicycle parking that is convenient to building entrances is an important component of a bicycle-friendly roadway network. Inverted U-shaped bicycle racks are recommended for installation at a location convenient to the entrances of each building.

c. **Transportation Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 15, 2020, (Masog to Bossi), which stated the subject site is on an existing parcel platted pursuant to PPS 4-75128. A trip cap of 207 AM and 298 PM peak-hour vehicle trips was developed with this DSP, as the PPS did not establish a trip cap at the time of the approval. Frontage and direct vehicular access is provided, in accordance with Section 27-362(a)(2)(B), and on-site circulation proposed is acceptable. From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in the Zoning Ordinance.

d. **Permits**—The Planning Board adopted, herein by reference, a memorandum dated March 4, 2020 (Bartlett to Bossi), which noted multiple technical corrections to plans that were corrected during the review process.

e. **Environmental Planning**—The Planning Board adopted, herein by reference, a memorandum dated April 15, 2020 (Juba to Bossi), which indicated that the site has an approved Intermediate Natural Resources Inventory Plan (NRI-187-2018-01), that correctly shows the existing conditions of the property.

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Beltsville-Urban land complex (0–15 percent slopes), Christiana-Downer complex (15–25 percent slopes), Sassafras-Croom-Urban land complex (5–15 percent slopes), Sassafras and Croom soils (15–25 percent slopes), Udorthents, reclaimed gravel pits (0–25 percent slopes), Udorthents-Urban land complex (0–15 percent slopes), and Urban land-Udorthents complex (0–5 percent slopes). Although soils containing Marlboro clay have not been identified on this site, unsafe soils containing Christiana complexes have been identified on-site. The footprint of the helicopter pad, the southern edge of the 2-story ambulatory care facility, part of a micro-bioretention facility, along with the site entrance from Van Dusen Road, are all proposed to be constructed immediately adjacent to proposed steep slopes (in excess of 20 percent) associated with an embankment located on-site, parallel to Van Dusen Road.

According to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), when existing or proposed steep slopes exceed 20 percent on unsafe soils, government agencies should insist on submitting a full Geotechnical Report that includes a global stability analysis with the proposed (mitigated) 1.5 safety factor line determined and shown on the report plan and on any supporting plans, submitted for County review and approval.

A global/slope stability geotechnical report was submitted on April 6, 2020 and referred to DPIE. The TCP2 submitted now shows an existing 1.5 safety factor line.

Comments from DPIE regarding the slope stability analysis were received via email on April 9, 2020. They indicated that although the geotechnical report submitted was not

acceptable due to incorrect sampling; regardless of the sample results, there should be no 1.5 safety factor line associated with this project's proposed conditions because the final grade of the project will be relatively flat. Therefore, there are no stability concerns for the proposed conditions of this project. However, DPIE is still requesting a revised report to be submitted for review, prior to certification of the DSP and TCP2. The revised report will be referred to DPIE for review and comment.

Stormwater Management
An approved SWM Concept Plan (53967-2018-01) was submitted with the subject application that is consistent with the TCP2 and DSP. A combination of 11 micro-bioretention areas and porous pavers are proposed to serve as on-site detention and quality control for stormwater associated with this DSP.

f. **Subdivision**—The Planning Board adopted the following analysis. PPS 4-75128 is applicable to the property for which records are unavailable. The applicant proposes to build a new facility and then demolish the old hospital at a time that allows for the orderly transfer of medical patients to the new facility. The proposed new development must remain within the capacity established by the PPS and final plat for Laurel Hospital, which is 389,397 square feet. Any new development shall not generate more than the equivocal trips to the existing hospital, and any residential development shall require a new PPS approval.

g. **Prince George's County Fire Department**—The Fire Department did not offer comments on the subject application.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board adopted, herein by reference, a memorandum dated April 22, 2020 (Giles to Bossi), in which DPIE noted that the DSP is consistent with approved SWM Concept Plan 53967-2018-01, subject to several revisions required at the time of filing of final site permits. DPIE further noted that Contee Road is county maintained, and their Traffic Engineering Section noted that a traffic study should be provided showing the impact on county roads and intersections, including the signalized intersection at Contee and Van Dusen Roads.

i. **Prince George's County Police Department**—The Police Department did not offer comments on the subject application.

j. **Prince George's County Health Department**—The Planning Board adopted, herein by reference, a memorandum dated February 21, 2020 (Adepoju to Bossi), which included standard comments pertaining to the management of noise and dust during construction. In addition, the Health Department noted that access to adequate health care facilities should have positive health effects for the constituents and is essential in the promotion of health equity within the county.

k. **Maryland State Highway Association (SHA)**—SHA did not offer comments on the subject application.

l. **City of Laurel**—The Planning Board adopted, herein by reference, a memorandum dated March 10, 2020 (Pulley to Bossi), in which the City of Laurel noted they have no issues with the application, as it would have minimal impact on the City's operations. The memorandum also expressed concern with an expected traffic increase along Van Dusen and Contee Roads during construction and requested the applicant to provide the City with a construction schedule and notice regarding the commencement of on-site work.

m. **Washington Suburban Sanitary Commission (WSSC)**— WSSC did not offer comments on the subject application.

13. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, 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.

14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:

(4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

While there are mapped regulated environmental features located on the overall site, they have not been confirmed through a full NRI. The intermediate NRI submitted with this DSP confirms that there are no regulated environmental features within this phase of development. Because no regulated environmental features will be impacted with the proposed development, the regulated environmental features can be found to have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with Subtitle 24-130 (b)(5).

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 Type 2 Tree Conservation Plan TCP2-031-09-02, and further APPROVED Detailed Site Plan DSP-19049 for the above described land, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:

a. Correct Note 4 of the DSP cover sheet to indicate property is zoned Rural Residential.

b. Correct DSP Sheet 7, Sign Calculations table to remove the institutional sign design standards and to provide the area and height figures for each sign proposed. Further correct the Sign Calculations table to show the correct approved departure.

c. Provide a construction schedule for development of the freestanding medical facility and medical office building, as well as subsequent decommissioning and demolition of the existing hospital building.

d. Revise landscape schedules for Section 4.3-2, Parking Lot Interior Requirements of the 2010 *Prince George's County Landscape Manual* to demonstrate conformance to the requirements for each separate parking lot.

e. Revise the architectural elevations for the freestanding medical facility and medical office buildings to show signage placement for all building-mounted signage.

f. Provide two inverted U-shaped bicycle racks at a location convenient to the entrances of each proposed building.

g. Provide a minimum 5-foot-wide sidewalk along the driveway entrance at Van Dusen Road, connecting to the sidewalk leading to the freestanding medical facility. A crosswalk crossing the proposed entrance to the parking lot shall also be provided to create a continuous pedestrian connection between Van Dusen Road and the freestanding medical facility.

h. Provide continental-style crosswalks crossing the subject site entrances at each entrance from Contee Road.

i. Provide continental-style crosswalks crossing each parking lot entrance along the driveway opposite Ironbridge Lane, to create a direct and continuous pedestrian path throughout the site.

2. Prior to certification of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:

a. Relabel the Overall Property Map and TCP2 plan to demarcate all three phases associated with this TCP2 and to correctly indicate that the phase associated with this DSP is Phase 2, consistent with the TCP worksheet. Show the phasing boundary lines on the TCP2 plan and legend.

b. Revise the symbol used to represent the limits of disturbance on the TCP2 to be consistent with the standard symbol used in the legend.

c. Update the stand-alone government worksheet for the Beltsville-Laurel Senior Center, so the worksheet is consistent with the approved and implemented worksheet per TCP2-031-09-01.

d. Revise calculations on the phased TCP2 worksheet using the current standard phased TCP worksheet template.

e. Identify all regulated and potential regulated environmental features as reflected on the approved Natural Resources Inventory.

f. Add the additional standard TCP2 notes entitled "Removal of Hazardous Trees or Limbs by Developers or Builders."

g. Identify the location of any building restriction lines on the TCP2 plan and legend.

h. Identify the location of all proposed water and sewer lines and all existing water and sewer lines to remain, along with their associated easements or rights-of-way on the TCP2 plan for this phase of development.

i. Add a statement regarding the timing for installation of all proposed tree protection devices, since many of the proposed tree protection devices are not associated with the scope of this phase of development.

j. Have the property owner or owner's representative sign and date the Property Owners Awareness Certificate on each sheet of the TCP2, as required.

k. Provide the following note on the plan:

"No woodland conservation easement is required for phase 2 of this TCP (associated with DSP-19049 Laurel Hospital). A woodland conservation easement shall be provided for all future phases of development on this site."

3. Prior to certification of the detailed site plan (DSP), the applicant shall submit a revised global stability analysis containing sampling within the area of steep slopes on top of Christiana complexes. The report shall demonstrate a mitigated 1.5 safety factor line outside of the proposed building footprint and helicopter pad. The building location and grading associated with the findings of the global stability analysis shall be reflected on the DSP and Type 2 tree conservation plan. Should the final global stability report determine that no factor of safety line is required, the following note shall be added to the plan: "The global stability report prepared by (enter name of company), and dated (enter date), has determined that based on the layout shown on this plan, the over consolidated clays will be mitigated such that no factor of safety line is required, as verified by the Department of Permitting, Inspections and Enforcement."

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.

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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, May 14, 2020, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of May 2020.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:AB:nz

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date: May 11, 2020