PGCPB No. 05-34 File No. SDP-0405

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on January 27, 2005, regarding Specific Design Plan SDP-0405 for Maryland Science and Technology Center, Parcel 2E, the Planning Board finds:

1. **Request:** The purpose of this Specific Design Plan is for 234,000 square feet of office, technical training facility and dormitories for the International Masonry Institute. The facility will be constructed in three phases with the training facility and dormitories in the first phase, office in the second phase, and a dormitory addition in the third phase.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	E-I-A	E-I-A
Use(s)	Vacant	Office
Acreage	25.19	25.19
Lots	Lot 2E	Lot 2E
Parcels	N/A	N/A
Square Footage/GFA: Phase 1	0	106,000 sf Training Facility and Dorms
Phase 2		125,000 sf Office
Phase 3		3,000 sf Dorms
Total Square Feet		234,000 sf
Dwelling Units:	N/A	N/A
Attached	0	0
Detached	0	0
Multifamily	0	0

Parking Spaces:	**REQUIRED**	**PROPOSED**
Phase 1	90	127*
Phase 2	316	500
Phase 3	24	48
Of which are HC spaces	9	14
Van Accessible Spaces	2	4

Loading Spaces:

Phase 1	0	3
Phase 2	2	2
Phase 3	0	0

* See discussion on parking in Finding 7 below.

3. **Location:** The Maryland Science and Technology Center is located in the northeast quadrant of the intersection of Crain Highway (MD 3) and John Hanson Highway (US 50). The site is bounded to the north by Sherwood Manor, an existing subdivision of single-family detached dwelling units in the R-A Zone, and the Patuxent River Park; to the east by the Patuxent River and the US Air Force Transmitter Station located in Anne Arundel County; to the south by the US 50 right-of-way; and to the west by the MD 3 right-of-way. The subject site is located on the east side of the cul-de-sac formed at the intersection of Science Drive and Curie Drive.

4. **Design Features:** The proposal consists of three separate buildings to be constructed in two phases. The first phase will consist of a two-story, 60,500 square-foot training facility and a 45,500 square-foot dormitory for 108 students. The second phase will consist of a 125,000 square-foot office building with structured parking below the building. Architecture for the office building has not been submitted with this application. A third phase is for a 3,000 square-foot addition to the dormitory for 48 additional students. The proposed buildings will be finished with stone, brick and a variety of window shapes and styles.

COMPLIANCE WITH EVALUATION CRITERIA

5. **The Approved Basic Plan:** On January 25, 1982, the District Council approved Zoning Map Amendment Application and Basic Plan No. A-9401 for the subject property, with ten conditions (Zoning Ordinance No. 2-1982). The Zoning Map Amendment rezoned the property from the R-A and O-S Zones to the E-I-A Zone. The Specific Design Plan is in conformance with the approved Basic Plan.

6. **The Approved Comprehensive Design Plan:** On July 7, 1986, the District Council approved Comprehensive Design Plan, CDP-8601, affirming the prior Planning Board decision (PGCPB No. 86-107), for the Maryland Science and Technology Center, with 27 conditions and 2 considerations. The proposed Specific Design Plan (SDP) is in general conformance with the approved Comprehensive Design Plan (CDP).

   Signage and lighting, consistent with CDP guidelines, should be provided for review and approval by the Planning Board's designee, prior to certification of the SDP.

   Details of all fencing materials and walls should be provided. Fencing materials and walls in front of any building should consist of high-quality, attractive materials. Chain-link fencing in these areas should not be allowed.

7. **Preliminary Plan, 4-98076:** A Preliminary Plan was approved by the Planning Board on September 28, 2000 (Resolution PGCPB 99-28(A)). The Specific Design Plan is in conformance with the Preliminary Plan. For further discussion of environmental and transportation conditions of the Preliminary Plan, see Findings 10 and 11 below.

8. **The Zoning Ordinance:** The Specific Design Plan is in conformance with the requirements of Section 27-501 of the Zoning Ordinance governing development in the E-I-A Zone and is in general conformance to the requirements of the *Landscape Manual*.

   With regard to the Zoning Ordinance, the applicant has incorrectly shown the number of spaces required for the dormitory and technical school. The result is an excess of 37 parking spaces provided. The eastern most parking lot, consisting of 43 parking spaces, conflicts with an area previously designated for afforestation on the approved Type 1 Tree Conservation Plan and should be eliminated from the Specific Design Plan. See Finding 10 below for more information regarding the environmental issues in this area.

   The application does not include any signage for the development. A signage plan for the development should be reviewed and approved by the Planning Board's designee prior to certification of the Specific Design Plan.

   With regard to the *Landscape Manual*, the landscape plan is not in conformance to Section 4.3.a., Parking Lot Landscape Strip. A parking lot landscape strip should consist of 1 shade tree and 10 shrubs per 35 linear feet of street frontage. The plan provides grasses, which are not considered shrubs for purposes of meeting the requirements of the *Landscape Manual*. The landscape plan should also be revised to provide shade trees in all parking compounds in accordance with Section 4.3.c. Interior Landscaping. Shade trees have not been provided in the parking lot for the proposed office building in Phase II.

   The footprint of the dormitory building shown on the landscape plan is reversed from that shown on the site plan. The landscape plan should be revised to show the correct building orientation for the dormitory building.

Required Findings

9. The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development. See Findings 11 and 12 below for a discussion of transportation and public facilities adequacy.

10. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. The lot has an approved Stormwater Management Concept Plan (#04-0110-207NE15) by the City of Bowie.

Referrals

11. In a memorandum dated January 18, 2005, the Environmental Planning Section offered the following comments:

Background

The Environmental Planning Section previously reviewed the area included in this application in 2003 in conjunction with SDP-0203 for the planned infrastructure improvements for the subject parcel for the construction of stormwater management facilities. The Basic Plan, A-9401 and the Comprehensive Design Plan, CDP-8601, have also been previously reviewed. The Environmental Planning Section also previously reviewed the parcel in this application in conjunction with the Preliminary Plan of Subdivision, 4-98076; Specific Design Plan SDP-0201 and Type I Tree Conservation Plan TCPI/44/98. All of these plans were approved.

The Type II Tree Conservation Plan was approved for the entire site in 1999 in response to a clearing violation that occurred on a portion of the site. The approved TCPII was intended to show all the environmental features or existing features on the site associated with the scope of review in 4-98076 (generally the area west of Curie Drive). A TCPI/II that encompasses the entire site was reviewed with Preliminary Plan 4-02093 in relation to proposed stormwater management facilities on the eastern portion of the site. One recent revision to SDP-0203/01 requires a 02 revision to TCPII/36/99. The revision in SDP-0203/01 is pending approval by the Planning Board. Due to a delay in the approval of SDP-0203/01, the subject revision to TCPII/36/99 will be referred to as the 02 revisions, since SDP-0405 will most likely be acted upon before the Board takes final action on SDP-0203/01.

The current SDP application is for one parcel (Parcel 2E). This application is for the construction of institutional and office buildings totaling 234,000 square feet.

Site Description

Parcel 2E is located in the northeast portion of the 466.62 acre Maryland Science and Technology Center site that is zoned E-I-A. Parcel 2E is located along the south side of a service road extending off of the terminus of the Science Drive cul-de-sac from the east, and along the east side of Curie Drive. A WSSC facility is located east of the site at the end of the service road. Parcel 2E contains a total of 25.19 acres. The larger Science and Technology Center property is located in the northeast quadrant of the intersection of US 50 and MD 3/US 301. Based on available information there is a stream, areas of 100-year floodplain, steep slopes and wetlands associated with Parcel 2E. Based on 2000 aerial photos, Parcel 2E is approximately 50 percent wooded. Although US 50 and MD 3/US301 have been identified as transportation-related noise generators, there are no adverse impacts to the use included in this application because they are a considerable distance from the existing roads. The predominant soils found to occur according to the *Prince George's County Soil Survey*, include three types within the Collington fine sandy loam series and Woodstown sandy loam series. Development constraints that may affect this proposal in relation to Woodstown soils include

seasonally high water tables where roads are constructed on them. According to available information, Marlboro clay is not found to occur in the vicinity of this property. Based on available information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened and endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of this property. The site has an unnamed tributary that drains directly to the Patuxent River to the east. The property is in the Bowie and Vicinity Planning Area and in the Developing Tier in the 2002 approved General Plan.

Environmental Conditions of Approval to be addressed at Specific Design Plan

The approval of the Comprehensive Design Plan by the District Council, and the approval of the Preliminary Plan of Subdivision by the Planning Board, included numerous conditions, several of which dealt with environmental issues to be addressed during subsequent reviews. The environmental conditions to be addressed during the review of the Specific Design Plan are listed below. The respective conditions are in **bold** type face, the associated comments are in standard type face and recommended conditions are in *italics*.

Comprehensive Design Plan, CDP-8601

10. The Phase III (SDP) submittal for Pod 7 should determine the extent to which nontidal wetlands in this area will be disturbed and how this disturbance can be mitigated by wetland replacement and/or enhancement projects.

Pod 7 is located to the south of the subject property and is not included in this application.

Preliminary Plan of Subdivision, 4-98076; PGCPB NO. 99-28

4. With the approval of specific design plans, a Type II Tree Conservation Plan shall be approved.

A Type II Tree Conservation Plan, TCPII/36/99, was approved for the entire 466.62-acre property following a clearing violation that occurred on a portion of the site several years ago. At that time generalized limits of disturbance were identified for the parcel in this application. Several revisions are needed to TCPII/36/99 for this application and are addressed in the Environmental Review section of this memorandum.

5. Prior to the issuance of any permit which impacts U.S. or waters of the State, the applicant shall provide the Natural Resources Division with evidence that all Federal and State approvals have been obtained.

A stormwater outfall into the regulated stream buffer is proposed in the southeast portion of the site. It appears that this outfall may also impact a regulated wetland buffer. Before the county can issue a

grading permit, the developer must provide evidence that the required jurisdictional approvals have been obtained for this impact.

Recommended Condition: Prior to the issuance of any permit which impacts wetland buffers, streams, or waters of the U.S. the applicant shall provide the Environmental Planning Section with evidence that all federal and state approvals have been obtained.

6. A minimum buffer of 50 feet in width shall be shown along the banks of all streams within the property and shall be expanded to include the 100-year floodplain, non-tidal wetlands, steep slopes of 25 percent and greater and slopes of 15-25 percent having soils erodibility factor 0.35 and greater. Such a buffer shall be reviewed by the Natural Resources Division prior to the Specific Design Plan approval.

The features described by this condition comprise the Patuxent River Primary Management Area (PMA). A stream, areas of 100-year floodplain, steep slopes and wetlands are located on Parcel 2E. Not all of these features are identified on the SDP and TCPII. These features must be correctly shown on both plans as within the PMA. See additional comments below in comment 2 of the Environmental Review section below.

Environmental Review

Note: As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. A Forest Stand Delineation (FSD) was submitted and reviewed in conjunction with the review of the Preliminary Plan of Subdivision 4-98076. Parcel 2E was included in the scope of the area within the FSD. At the time of the review of 4-98076, the FSD was found to meet the requirements of the Prince George's County Woodland Conservation Ordinance.

   No additional information is required regarding the FSD.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because Tree Conservation Plans have been previously approved that cover the subject property. A Type II Tree Conservation Plan (TCPII) is required with the approval of a Specific Design Plan. This application represents the "-02" revisions to TCPII/36/99.

   The proposed TCPII includes 11.2 acres of woodland preservation and several areas of afforestation and natural regeneration. This is generally consistent with the Type I Tree Conservation Plan.

   The Specific Design Plan as submitted with this application is generally consistent with TCPII/36/99 as previously approved; however, revisions to both the TCPII/36/99-02 and the SDP are necessary. TCPII/36/99 covers the entire property and the owner has decided to

submit revisions to this overall TCPII rather than submit individual TCPs for each property. In order to use this option, each revision must cover the same land area on each sheet. As currently submitted, Sheet 5 of the TCPII does not include the same area as in the original Sheet 5 in relation to the corner portion of Block, 2 Lot 3. The TCPII must be revised so that Sheet 5 includes the same area and Block 2, Lot 3. Sheet 5 also contains the worksheet for the entire project. Because of the revision scheme being used, the worksheet must appear on the coversheet of the overall plan in order to apply to all sheets.

Not all of the environmental features located on Parcel 2E have been shown on both plans. Two existing tree lines are shown on the plan and these are in conflict with each other. Revise the plan to show one accurate existing tree line. Because the existing tree line is shown inaccurately, areas that are not currently wooded are shown as within a proposed woodland preservation area that counts towards the site's requirements. Revise the Woodland Conservation Worksheet to subtract the areas where woodland does not currently exist, after the tree line has been shown accurately, and revise the plan accordingly. The centerline of the stream, the required stream buffer and areas of steep slopes are not shown on either plan. These sensitive environmental features must be included on the plans with a corresponding symbol in both legends, including the required 50 foot-wide stream buffers. The stream is connected to the areas of 100-year floodplain, steep slopes and wetlands. All of these sensitive environmental features must be delineated on both plans and be labeled as PMA. On the final plat these areas are to be shown within conservation easements.

Existing and proposed easements cannot contain woodland conservation areas. There is an existing 12-inch sewer line that transverses the property from west to east. Most of the area within the sewer line is shown to be counted toward meeting the woodland requirements. There is an existing headwall with riprap at Curie Drive that has an easement associated with it. Much of this area is shown as afforestation. Revise the plans to eliminate all areas of woodland conservation from existing and proposed easements.

In addition, the plan shows a proposed stormdrain outfall east of the parking lot that discharges into the stream. In the Stormwater Management Concept Plan Approval letter from the City of Bowie (see Section 3 below), one of two conditions of approval stipulates, "The proposed outfall at EW-1 is to be dedicated to the City of Bowie." The outfall is not shown within an easement area, and the receiving jurisdiction in the dedication is not identified on the plan. Revise the plan to show this proposed outfall as within an easement and identify the receiving jurisdiction of the dedication.

The Tree Conservation Plan and worksheet require many other revisions including: eliminate labels of afforestation areas that do not exist; add areas of afforestation proposed to the worksheet; eliminate the use of natural regeneration because the areas have not naturally regenerated over the course of years and cannot be expected to do so in the future; number all afforestation and preservation areas for clarity; eliminate the use of the label "additional forest save areas"; add a note that the afforestation shall be completed and the fencing installed prior to issuance of building permits; revise the plan to show the provision of

permanent fencing of a split-rail type or equivalent for all afforestation areas and provide a detail for the fencing including signage; all afforestation areas shall be placed in conservation easements; revise the plans to provide all required information related to afforestation such as plant schedules, planting details, etc., per the Technical Manual; revise the plan to show tree protection devices for all preservation areas and provide a detail for the fencing and signage; eliminate the use of a "proposed tree line" and use only a limit of disturbance; and provide the correct signature block with the previous approval typed into the block and put it on the cover sheet and on sheet 13.

After these revisions have been made, have the qualified professional who prepared the plan update the revision box on each plan sheet and sign and date the plan.

Recommended Condition: Prior to certification of SDP-0405, the SDP and TCPII/36/99-02 shall be revised as follows:

a. Show all the regulated features of the Patuxent River Primary Management Area (PMA) and label it on the plans.

b. Provide corresponding symbols in the legends for these natural features after they are located on the plans.

Recommended Condition: At the time of final plat, conservation easements shall be described by bearings and distances. The conservation easements shall contain the entire Patuxent River Primary Management Area and all afforestation areas. The conservation easements shall be reviewed by the Environmental Planning Section prior to certificate approval. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks are allowed. Maintenance measures within the afforestation conservation easements may only be conducted as described on TCPII/36/99-02. Mowing of these areas or maintaining turf is prohibited."

Recommended Condition: Prior to certification of SDP-0405 revise TCPII/36/99-02 as follows:

a. Show Sheet 5 to include the same area in the original sheet and Block 2, Lot 3.

b. Show the worksheet on the cover sheet.

c. Show one accurate existing tree line and revise the Woodland Conservation Worksheet to subtract the areas where woodland does not currently exist, after the tree line has been shown accurately.

d. Show all existing and proposed easements and eliminate all woodland conservation from within all easements.

e. Adjust the TCPII Worksheet to account for the proposed afforestation areas.

f. Show the type of permanent fencing around each afforestation area with a corresponding symbol in the legend and on the plan.

g. Include the permanent fence detail and add a note that all afforestation and fencing shall be installed prior to the issuance of the building permit.

h. Provide the required detailed information to accomplish the afforestation including all requirements of the Technical Manual.

i. Eliminate labels for afforestation areas that are not proposed.

j. Eliminate the use of natural regeneration and show appropriate areas of afforestation.

k. Individually number each proposed woodland conservation area.

l. Eliminate the labeling of the "additional forest save areas" and count as part of the woodland conservation areas of the site.

m. Show the proposed limits of disturbance and remove the proposed tree line symbol from the plan and the legend.

n. Show the required woodland conservation signage with corresponding symbol in the legend and on the plan at the appropriate spacing.

o. Include a sign detail for the proposed afforestation areas, and the proposed location of this signage with a corresponding symbol in the legend, in relation to these woodland treatment areas.

p. In the TCPII signature block, type in the previous approval and put it on the cover sheet and on sheet 13.

q. After these revisions have been made, have the qualified professional who prepared the plan update the revision box on each plan sheet and sign and date the plan.

Recommended Condition: All afforestation and associated fencing shall be installed prior to the issuance of the first building permit. A certification prepared by a qualified

professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each afforestation area, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

3. The site is located inside the City of Bowie's stormwater management review authority. A copy of the Stormwater Management Concept Approval letter issued in October of 2004 is included in the submittal.

No further information regarding stormwater management is required.

12. In a memorandum dated January 18, 2005, the Transportation Planning Section offered the following comments:

The Transportation Planning Section has reviewed the Specific Design Plan (SDP) application referenced above. The subject property consists of approximately 25.19 acres of land in the E-I-A Zone. The property is at the northeast corner of MD 3 and US 50 within the City of Bowie. The plan proposes offices and a training center on Parcel 2E. Specifically, the plan proposes 136,957 square feet of office space, educational facilities for 156 students, and dormitory space for 156 students.

The transportation staff has reviewed issues regarding the development of the subject site and the larger Maryland Science & Technology Center (total of 466 acres) in conjunction with A-9401, CDP-8601, and Preliminary Plan of Subdivision 4-88030. Since those plans were approved, there has been considerable development within the Maryland Science and Technology Center. The Preliminary Plan and CDP approvals established a square footage cap for the initial phase of 1.95 million square feet. Preliminary Plan of Subdivision 4-98076 affirmed a trip cap of 2,200 AM and 2,605 PM peak-hour vehicle trips for all remaining development on the site.

There are a number of transportation-related conditions on earlier development review stages; these are reviewed in detail below:

CDP-8601:

Condition 3. Required upgrading of MD 3/Belair Drive/Melford Boulevard prior to development, up to a maximum of 400,000 square feet. The intersection has been replaced with an interchange. OK.

Condition 4. Required an interchange at MD 3/Belair Drive/Melford Boulevard for development beyond 400,000 square feet and up to 1,950,000 square feet. The interchange is complete and open to traffic. OK.

Condition 5. Required new traffic study after 1991 or after completion of improvements to US 50. A new traffic study was prepared in 1998 and reviewed in conjunction with Preliminary Plan of Subdivision 4-98076. OK.

Condition 6. Established dedication widths for internal streets. All streets have been dedicated in accordance with this condition. OK.

Condition 7. Required that the impact of development along Belair Drive be minimized. This has been done by limiting access to Melford Boulevard. Neither of the lots discussed in this application have frontage along Melford Boulevard. OK.

Condition 8. Required the completion of documents establishing legal access to the property. This was done prior to the initial development on the property. OK.

Condition 9. Required setbacks to accommodate planned US 50 improvements. All improvements to US 50 have been constructed. OK.

Condition 20. Established requirement for a new traffic study prior to Stage 2 development. The subject development is within Stage 1B, and therefore this condition does not apply.

Condition 21. Restricted the Beech Tree Lane access to a right-in, right-out. This condition is complete.

Preliminary Plan of Subdivision 4-98076:

Condition 17: Established a trip cap for remaining development, based upon roadway improvements that existed in 1998 and 240,000 square feet of then-existing development, of 2,200 AM and 2,605 PM peak-hour trips. Since that time, the following approvals have occurred:

SDP	*Development Quantity*	*Status*	*AM Trip Generation*	*PM Trip Generation*
Pre-1998	240,000 sq. ft.	Built	119	112
SDP-0103	153,250 sq. ft.	Built	112	115
SDP-0104	300,000 sq. ft.	Approved	600	555
SDP-0201	83,680 sq. ft.	Built	127	118
SDP-0310	300,980 sq. ft.	Withdrawn	0	0
SDP-0203/01	81,600 sq. ft.	Approved	163	151
Total	**858,530 sq. ft.**		**1,121**	**1,051**

The subject application is for 136,957 square feet of office space plus educational and dormitory facilities for 156 students. The resulting peak-hour trip generation for the office component would be 274 AM and 253 PM trips. The trip generation for the educational facility with the dormitories is estimated at 26 AM and 31 PM trips (this estimate comes from a trip generation count taken by staff at Goucher University and documented as a part of Subdivision 4-00064; this study showed a rate of 0.165 trips per student in the AM peak hour and 0.20 trips per student in the PM peak hour). With

the subject application and the previous approvals, the site would generate 1,421 AM and 1,335 PM peak-hour trips. This remains within the cap.

It should be noted that the applicant submitted a trip generation study with this application. The document was not useful and has not been used to draw findings for this review for the following reasons:

1. The applicant made a count during 2004 as a means of assessing remaining trips under the trip cap. This methodology of assessing the trip cap has not been approved; furthermore, staff is not aware of which portions of which buildings were empty or unleased at the time that the counts were done. As leasable space can be leased to new users with different trip characteristics at a future date, it is in the interest of all parties to use standard rates to evaluate the trip generation of uses that are planned or constructed.

2. The remaining trip cap shown in that analysis is incorrect. It does not include square footage that has been approved through prior Specific Design Plans but is unbuilt.

3. The trip generation rate used is not representative of any standard land use. Once again, conformance to a trip cap should be based upon actual land uses and recognized rates of trip generation.

4. Because of the reasons listed above, the traffic service levels shown in that analysis have little meaning.

Vehicular and pedestrian access within the site is acceptable. Adequate right-of-way in accordance with the master plan exists along MD 3 and US 50.

As noted previously, the subject property is part of a larger project that has completed Stage 1B roadway improvements in the area pursuant to a finding of adequate public facilities made in 1988 and in 1998 for Preliminary Plans of Subdivision 4-88030 and 4-98076. Insofar as the basis for those findings is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved. Furthermore, the submitted plans are in conformance with previously approved plans, including the approved Comprehensive Design Plan.

13. In a memorandum dated January 18, 2005, the Public Facilities Planning Section offered the following comments:

Fire and Rescue

The existing fire engine service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road has a service travel time of 6.28 minutes, which is beyond the 3.25-minute travel time guideline.

The existing ambulance service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road has a service travel time of 6.28 minutes, which is beyond the 4.25-minute travel time guideline.

The existing ladder service at Glenn Dale Station, Company 18, located at 11900 Glenn Dale Boulevard has a service travel time of 11.09 minutes, which is beyond the 4.25-minute travel time guideline.

The existing paramedic service at Bowie Fire Station, Company 43, has a service travel time of 5.85 minutes, which is within the 7.25-minute travel time guideline.

The Adopted and Approved FY 2004-2009 Capitol Improvement Program contains a project LK510650 for a Bowie New Town EMS facility. This proposed station is planned to open in 2011 and will serve this site within response time standards

The above findings are in conformance with the *Approved Public Safety Master Plan* (1990) and the "Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities."

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this specific design plan, unless the Prince George's County Fire/ EMS Department determines that an alternative method of fire suppression is appropriate.

Police Services

The proposed development is within the service area for Police District II-Bowie. The Planning Board's current test for police adequacy is based on a standard complement of officers. As of 1/2/2005, the County had 1,302 sworn officers and 43 student officers in the Academy for a total of 1,345 personnel, which is within the standard of 1,278 officers. This police facility will adequately serve the population generated by the proposed residences and offices.

14. The City of Bowie's comments are not available as of the writing of this report and will be presented at the public hearing.

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 the Type II Tree Conservation Plan (TCPII/36/99-02), and further APPROVED Specific Design Plan SDP-0405 for the above-described land, subject to the following conditions:

1. Prior to certification of the Specific Design Plan, the following information shall be provided:

    a. The location, fixture details and pole height of the proposed parking lot lighting shall be provided prior to SDP approval. The applicant shall provide the same parking lot lighting fixtures as provided elsewhere on the MSTC site. All additional lighting shall be reviewed by the City of Bowie and approved by the Prince George's County Planning Board or its designee.

    b. The eastern most parking lot, consisting of 43 parking spaces, shall be eliminated from the plan unless an acceptable location is provided for the required amount of afforestation that is to be provided on the site, and after parking in all other areas of the site has been maximized.

    c. The landscape plan shall be revised to show the correct building orientation for the dormitory building.

    d. The parking lot landscape strip shall consist of 1 shade tree and 10 shrubs per 35 linear feet of street frontage within a 10-foot-wide landscape strip between the parking lot and the public street.

    e. The landscape plan shall be revised to provide shade trees in all parking compounds in accordance with Section 4.3.c. Interior Landscaping.

    f. Details of all fencing materials and walls shall be provided. Fencing materials and walls in front of any building shall consist of high-quality, attractive materials. Chain-link fencing in these areas shall not be allowed.

    g. A note shall be placed on the Specific Design Plan stating that an automatic fire suppression system shall be provided in all proposed buildings.

    h. The site plan notes shall be revised to state that outdoor lights shall use full cut-off fixtures that are fully shielded wherever possible to reduce glare. The lighting system will include timing devices to turn off unneeded lighting during the times the project is not in use.

    i. All downspouts shall be covered with material matching that of the building and all roof-mounted HVAC equipment shall be completely screened from view.

    j. The Landscape plan shall be revised to include the following:

(a) The White Pines shall be replaced with Red Cedar or American Holly.

(b) The percentage of native species shall be identified.

(c) The bamboo and spirea shall b replaced with non-invasive plant material.

(d) The applicant shall consider replacing the kousa dogwood and gumbo white azalea with native versions that are likely to have a better chance of survival.

(e) Fence details for the storage areas shall be provided on the Landscape Plan.

k. The applicant shall provide details of the water feature prior to signature approval of the SDP.

l. Signage shall be reviewed by the City and approved by the Planning Board's designee in accordance with previously approved SDP-0204, and CDP-8601.

m. A note shall be added to the SDP stating that all handicap parking spaces shall be painted blue. The standard pavement-pained symbol and metal signage shall also be provided.

n. A note shall be added to the SDP that grading shall proceed in such as manner as to minimize any impacts to existing wildlife. Grading shall proceed in a manner that will encourage migration to the existing woodland to the east and south.

o. The pipe size and headwall of the Lower Pond outfall shall be identified on the SDP. A note shall be provided on the site plan indicating the outfall will be transferred by deed to the City prior to the issuance of any City permits.

p. The parking schedule shall be revised to accurately indicate the number of parking spaces required and provided.

q. The site plan shall be revised to indicate that the correct height of the Corporate Office is 5-7 stories.

2. Prior to certification of SDP-0405, the SDP and TCPII/36/99-02 shall be revised as follows:

a. Show all the regulated features of the Patuxent River Primary Management Area (PMA) and label them on the plans.

b. Provide corresponding symbols in the legends for these natural features after they are located on the plans.

3. At the time of final plat, conservation easements shall be described by bearings and distances. The conservation easements shall contain the entire Patuxent River Primary Management Area and all afforestation areas. The conservation easements shall be reviewed by the Environmental Planning Section prior to certificate approval. The following note shall be placed on the plat:

   "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks are allowed. Maintenance measures within the afforestation conservation easements may only be conducted as described on TCPII/36/99-02. Mowing of these areas or maintaining turf is prohibited."

4. Prior to certification of SDP-0405, TCPII/36/99-02 shall be revised as follows:

   a. Show Sheet 5 to include the same area in the original sheet and Block 2, Lot 3.

   b. Move the worksheet to the cover sheet.

   c. Show one accurate existing tree line and revise the Woodland Conservation Worksheet to subtract the areas where woodland does not currently exist, after the tree line has been shown accurately.

   d. Show all existing and proposed easements and eliminate all woodland conservation from within all easements.

   e. Adjust the TCPII Worksheet to account for the proposed afforestation areas.

   f. Show the type of permanent fencing around each afforestation area with a corresponding symbol in the legend and on the plan.

   g. Include the permanent fence detail and add a note that all afforestation and fencing shall be installed prior to the issuance of the building permit.

   h. Provide the required detailed information to accomplish the afforestation including all requirements of the Technical Manual.

   i. Eliminate labels for afforestation areas that are not proposed.

   j. Eliminate the use of natural regeneration and show appropriate areas of afforestation.

   k. Individually number each proposed woodland conservation area.

   l. Eliminate the labeling of the "additional forest save areas" and count as part of the woodland conservation areas of the site.

m. Show the proposed limits of disturbance and remove the proposed tree line symbol from the plan and the legend.

n. Show the required woodland conservation signage with corresponding symbol in the legend and on the plan at the appropriate spacing.

o. Include a sign detail for the proposed afforestation areas, and the proposed location of this signage with a corresponding symbol in the legend, in relation to these woodland treatment areas.

p. In the TCPII signature block, type in the previous approval and put it on the cover sheet and on sheet 13.

q. After these revisions have been made, have the qualified professional who prepared the plan update the revision box on each plan sheet and sign and date the plan.

5. All afforestation and associated fencing shall be installed prior to the issuance of the first building permit. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each afforestation area, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

6. Prior to the issuance of any permit that impacts wetland buffers, streams, or waters of the U.S. the applicant shall provide the Environmental Planning Section with evidence that all federal and state approvals have been obtained.

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 Harley, seconded by Commissioner Vaughns, with Commissioners Harley, Vaughns, Squire and Hewlett voting in favor of the motion, and with Commissioner Eley absent at its regular meeting held on Thursday, January 27, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of February 2005.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:GW:rmk