



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

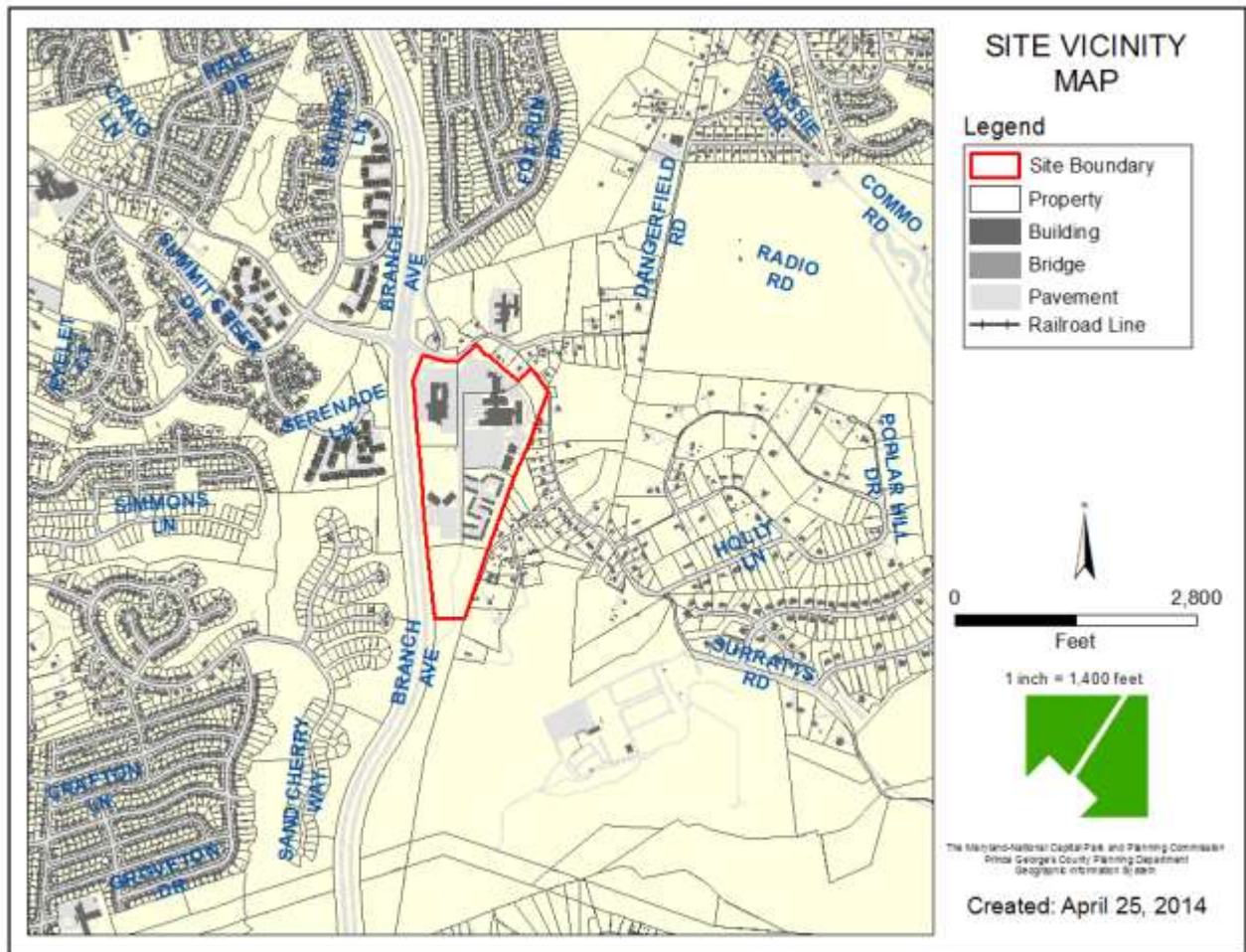
Special Exception Alternative Compliance

**SE-4754
AC-14017**

Application	General Data	
Project Name: MedStar Southern Maryland Hospital Center Location: In the southeast quadrant of the intersection of Branch Avenue (MD 5) and Surratts Road. Applicant/Address: MedStar Southern Maryland Hospital Center 7503 Surratts Road Clinton, MD 20735 Property Owner: Same as applicant	Planning Board Hearing Date:	11/06/14
	Staff Report Date:	10/22/14
	Date Accepted:	09/08/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	67.78
	Zone:	R-R & C-O
	Gross Floor Area:	681,629 sq. ft.
	Lots:	4
	Parcels:	2
	Planning Area:	81A
	Council District:	09
	Election District	09
	Municipality:	N/A
	200-Scale Base Map:	213SE07

Purpose of Application	Notice Dates	
SE-4754: Major change to expand the existing hospital and add a new parking structure and additional surface parking and storage. AC-14017: Alternative Compliance to Section 4.7 of the Landscape Manual.	Informational Mailing	05/08/14
	Acceptance Mailing:	09/04/14
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Tom Lockard Phone Number: 301-952-3410 E-mail: Thomas.Lockard@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Tom Lockard, Planner Coordinator, Zoning Review Section, Development Review Division

SUBJECT: **Special Exception Application No. SE-4754**
Alternative Compliance Application No. AC-14017
MedStar Southern Maryland Hospital Center

REQUEST: **SE-4754: Major change to expand the existing hospital and add a new parking structure, and additional surface parking and storage.**

AC-14017: Alternative Compliance to Section 4.7 of the Landscape Manual.

RECOMMENDATION: **APPROVAL, subject to conditions**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of November 6, 2014. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

- A. **Location and Field Inspection:** The subject property, MedStar Southern Maryland Hospital Center, is located 680 feet east of the intersection of Branch Avenue (MD 5) and Surratts Road. The subject property is a rectangular-shaped combination of lots zoned Rural Residential (R-R) and Commercial Office (C-O). It is developed as a health campus, providing a variety of medical, residential, and service uses. The northeastern boundary of the special exception area contains a 4.6-acre C-O-zoned portion of the health campus that is developed with medical offices. Vehicular access is provided on the south side of Surratts Road. The rear portion of the property is enclosed with a six-foot-high board-on-board fence. There are mature trees in the side and front yards of the property.

B. **Development Data Summary:**

	Existing	Proposed
Acreage	65.68	67.78
Zone	R-R & C-O	R-R & C-O
Use	Health Campus	Health Campus
Parking Spaces	2,011	2,630
Hospital Square Footage	256,754 sq. ft.	412,064 sq. ft.

- C. **History:** Since 1971, the site has been the subject of several special exceptions and subsequent site plan revisions, which addressed individual sections of the campus as it expanded. In 1991, Special Exception SE-3949 was approved, comprehensively addressing the entire health campus site. In 1993, the Prince George's County District Council approved Revision of Site Plan (ROSP) for SE-3949/01 for the entire 61.1-acre site to allow minor adjustments in office and storage uses. In 1993, the District Council approved ROSP SE-3949/02 to allow a 6,734-square-foot addition to the existing emergency room, relocation of the existing helipad, and selective restriping of parking areas to expand the number of van-accessible handicap spaces to 18. In 2004, the District Council approved a third revision to SE-3949 for a 2,309-square-foot addition to the cardiac center. Since that time, there have been two additional very minor revisions to SE-3949 which have been approved by the Planning Director.

All of the previous conditions of approval have either been incorporated into the current approved site plan or have otherwise been satisfied in conjunction with the issuance of permits. It should be noted that all previous conditions imposed in the granting of these special exceptions with various revisions and amendments shall run with the property, until such time as they may be specifically modified by the District Council.

- D. **Master Plan Recommendation:** The *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) makes no relevant recommendations influencing a development application on this property. The property is within the Established Communities area.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA) recognizes the economic importance of the MedStar Southern Maryland Hospital Center, and identifies it as the largest employer in the subregion. The proposed expansion is consistent with all plan recommendations.

The 2013 *Central Branch Avenue Revitalization Sector Plan* recommends institutional mixed use for the property. Like the Subregion 5 Master Plan, the sector plan recognizes the MedStar Southern Maryland Hospital Center for its economic importance and for the health services it provides to the region and local residents.

There is a bus rapid transit or light rail transit route proposed by the Maryland Transit Administration (MTA), the Subregion 5 Master Plan, and the sector plan along the eastern side of Branch Avenue (MD 5), along with a proposed transit station on the Hospital Center property. The preferred alternative has not yet been identified.

- E. **Request:** The applicant proposes to construct two four-story additions to the western and southern sides of the existing hospital, add a new four-story parking garage to the northwest of the hospital, add additional parking in the eastern section of the campus, and add a temporary parking area and small storage building in the southern section of the site. In addition, the applicant wishes to add 2.1 acres of land adjoining to the northeast to the health campus. No use is proposed for this additional area at present.
- F. **Neighborhood and Surrounding Uses:** The neighborhood remains as previously defined, bounded by the following: on the north and east by Surratts Road, on the west by Branch Avenue (MD 5), and on the south by a Potomac Electric Power Company (PEPCO) transmission line.

The neighborhood is characterized by institutional uses with the MedStar Southern Maryland Hospital Center (health campus) being the predominant development. The neighborhood also contains other institutional and office uses that are mostly related to the hospital use and some single-family residential properties.

- G. **Amendment of Site Plan Major Changes—Health Campus:** The proposed revision covers over 500 square feet of area and therefore is reviewed pursuant to Section 27-362(a)(6)(D), the request to amend the approved site plan shall be filed concurrently with the Clerk of the Council and the Planning Board, of the Prince George's County Zoning Ordinance.
- H. **Specific Special Exception Requirements:**

Section 27-362. Health Campus.

- (a) A health campus may be permitted, subject to the following:

(1) General requirements.

- (A) The subject property shall be suitable for the integration of a hospital and other medical facilities with any proposed residences, services, and recreational facilities.

The suitability of the subject property for the integration of a hospital and other medical facilities with residences, services, and recreational facilities was reaffirmed by the District Council in its approvals of SE-3949 and revisions thereto. This application proposes no change to the current list and mix of approved uses.

(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 consists of 67.78 contiguous acres.

- (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, Surratts Road, which was found in 1993 to have sufficient capacity to accommodate the health campus traffic. The applicant has provided a traffic impact analysis which was reviewed by the Transportation Planning Section. In their memorandum dated October 20, 2014, Transportation staff made the following comments on the traffic impact of the proposal:

A special exception is required for the expansion of the existing hospital pursuant to Section 27-362 of the Zoning Ordinance for a health campus. The applicant is also proposing to add land contiguous to the existing campus. The special exception is reviewed for compliance with general special exception requirements, including the determination that the use will not be detrimental to the health, safety, and welfare of residents and workers in the area.

The subject property is located within Transportation Service Area 2 (TSA-2), as defined in Plan Prince George's 2035. Areas within TSA-2 are generally subject to level-of-service (LOS) D. The impact of the hospital expansion is estimated using trip rates from *The Trip Generation Manual* (Institute of Transportation Engineers). A comparison of estimated trip generation is shown in the table below. The trip rates for the existing hospital were calculated based the number of beds. The trip rates for the planned expansion were based on square feet since no new beds are being added.

Comparison of Estimated Trip Generation, SE-4754, 67.78 acres								
Zoning or Use	Units or Square Feet	AM Peak-Hour Trips			PM Peak-Hour Trips			Daily Trips
		In	Out	Total	In	Out	Total	
Existing Zoning R-R/C-O (hospital)	268,000 sq. ft.	433	168	601	213	433	646	5,550
Proposed Use R-R/C-O (hospital)	173,000 sq. ft. expansion	+103	+61	+164	+61	+100	+161	2,287
Total Trips (441,00 square feet)		536	229	765	274	533	807	7,837

A traffic study was submitted for the expansion of the hospital. The "Transportation Review Guidelines, Part 1" (Guidelines) recommends that a traffic study be submitted for special exception applications when more than 100 trips are generated.

Traffic counts were taken in May 2014. Two intersections were included in the traffic study. They were Branch Avenue (MD 5)/Surratts Road and Surratts Road/Hospital Drive. Under existing conditions the intersection of MD 5/Surratts Road operates at LOS F with a critical lane volume (CLV) of 1,660 during the AM peak hour and LOS C (CLV 1,290) in the PM peak hour. Delay at the unsignalized intersection of Surratts Road/Hospital Drive is less than 50 seconds during the AM and PM peak hours.

Background traffic includes a 35,000-square-foot church and 57 single-family units. In addition, through traffic on MD 5 was increased by 0.5 percent for three years to account for growth. Under background conditions, the intersection of MD 5/Surratts Road operates at LOS F (CLV 1,694) during the AM peak hour and LOS D (CLV 1,319) during the PM peak hour.

Trip generation rates from the *Trip Generation Manual* were used to add trips from the proposed hospital expansion to create total traffic conditions. Under total traffic conditions, the intersection of MD 5/Surratts Road operates at LOS F (CLV 1,725) in the AM peak hour and LOS D (CLV 1,339) in the PM peak hour. The unsignalized intersection of Surratts Road/Hospital Drive exceeds 50 seconds of delay during the AM peak hour. Its LOS was calculated at LOS A; therefore, this intersection would be deemed adequate in relation to the Guidelines.

At MD 5/Surratts Road, the study proposes adding a third left-turn lane along eastbound Surratts Road and a second through lane along westbound Surratts Road. It is noted that these improvements appear to mitigate the impact of the hospital expansion, but have not been reviewed in depth because the required special exception finding does not involve transportation adequacy. Such improvements may be needed in connection with any permits required from the county or state.

Access to the hospital is provided by two intersections along Surratts Road. No changes are planned at these access points. On-site circulation will remain the same with the exception of the replacement of the north surface parking lot with structured parking. More parking is being provided than is required. All of the parking for the hospital is provided on-site.

The site is adjacent to two master plan roadways which are listed in the Subregion 5 Master Plan and SMA. Branch Avenue (MD 5) is listed as a freeway with 300 feet of right-of-way. Surratts Road is a collector roadway with 80 feet of right-of-way. No further dedication is required.

The Maryland State Highway Administration (SHA) has a project planning study for the section of MD 5 between Timothy Branch and Auth Road. This study includes two options for provision of the planned interchange at MD 5/Surratts Road. One of the options improves existing Surratts Road and places the overpass at the location of the existing Surratts Road intersection. The other option places Surratts Road on a new alignment slightly north of the existing roadway (consistent with the master plan). Both options avoid existing structures on the subject site, and no proposed structures contained within the subject application would affect either interchange option. Schematics of these options

are attached. It is noted that neither option is funded in the Maryland Department of Transportation's Consolidated Transportation Program (CTP).

MTA is currently conducting the Southern Maryland Rapid Transit Study (SMRT) along the MD 5 corridor. One of the purposes of the study is to examine alternative alignments for either a bus rapid transit or light rail transit system in the MD 5 corridor to address future transit needs. The SMRT includes an alignment along MD 5 as well as one going through the middle of the hospital center along Hospital Drive. Future improvements are planned at the intersection of MD 5/Surratts Road as part of SMRT. These would be long-term improvements which are not currently funded in the CTP.

Representatives of the SMRT study have met with representatives of the Medstar Southern Maryland Hospital Center. MTA has reported that hospital staff indicates a clear preference that the transit line avoid the middle of the campus, and it was requested that MTA consider an alignment that roughly parallels the property line at the rear of the hospital with a station intended to serve employees and patients. They expressed a preference in not having the station be attractive to non-hospital commuters; all parking on the site is intended to support the medical uses on the site. Preliminary sketches reviewed by MTA indicate that the alignment proposed by the hospital is feasible, and there would be no impact on structures proposed by this application. However, more detailed evaluation is needed before MTA makes the final selection of a preferred alignment across the site. In addition, MTA needs to provide an opportunity for other affected parties to comment, including the owner and residents of the townhouse community and the residents of the properties adjacent to the hospital. Therefore, MTA requests that a proposal to develop a rapid transit system to serve the MD 5 corridor be noted in the staff report for this case, and that any future reviews of this site include coordination with MTA on the proposed SMRT alignment.

It is noted that the *Central Branch Avenue Revitalization Sector Plan* also includes recommendations to extend transit service from the Branch Avenue Metrorail Station to the hospital center.

Transportation Conclusion

The Transportation Planning Section finds that the proposal would meet the requirements of Subtitle 27 of the Prince George's County Code for the approval of a special exception from the standpoint of vehicular circulation and transportation.

It shall be noted that the MD 5/Surratts Road intersection operates poorly in the AM peak hour. At this location, the applicant proposes adding a third left-turn lane along eastbound Surratts Road and a second through lane along westbound Surratts Road. It is noted that these improvements appear to mitigate the impact of the hospital expansion, but have not been reviewed in depth because the required special exception finding does not involve transportation adequacy. Such improvements may be needed in connection with any permits required from the county or state.

(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;**

All of the buildings and structures are located at least 50 feet from all adjoining property lines and 25 feet from all adjoining street lines.

(D) All off-street parking and loading facilities shall be located at least:

- (i) Fifty (50) feet from any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan;**
- (ii) Six (6) feet from any adjoining street; and**
- (iii) Ten (10) feet from any other land than that in (i) and (ii), above;**

The parking and loading facilities remain as approved by the District Council in 2002 for RO SP SE-3949/02. The new parking areas proposed by the applicant meet the prescribed setbacks.

(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;

All of the parking and loading needs are adequately met on the subject property. According to the site plan, 1,787 parking spaces are required for the mix of uses on-site, 2,630 parking spaces are provided in the existing and proposed surface and structured parking lots.

(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;

All of the perimeter setback areas of the site are buffered or screened in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), with the exception of a small portion for which the applicant requests partial relief from the requirements of Section 4.7 of the Landscape Manual. The special application is subject to the requirements of Section 4.7 because it involves new construction and because it is directly adjacent to uses defined as incompatible in the Landscape Manual. The submitted plan provides the appropriate schedules, demonstrating that the requirements are being met along the eastern property line as required. However, it indicates that alternative compliance is required for the width of the bufferyard separating the

hospital parking compound (A-1) from detached single-family homes along the site's northern boundary. Companion case, Alternative Compliance AC-14017, which proposes to supplement the existing mature trees in this bufferyard with landscaping not normally required by the Landscape Manual, would address this deficiency.

- (G) Not less than forty percent (40%) of the site shall be devoted to green area; and**

Approximately 54 percent of the site is devoted to green area.

- (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.**

Lot coverage will increase to 45.28 percent as a result of the new structures proposed. The other regulations will not be affected.

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

The subject property is comprised of several large parcels. In the southern portion of the site, there are several buildings such as an approved senior center, a childcare center, and 100 townhouse units located on the same parcel.

(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 uses and signs shown on the proposed site plan are the same as those approved by the District Council in 1993 and through subsequent revisions. No new uses are proposed.

(4) Site plans and other submission requirements.

- (A) In addition to the requirements of Section 27-296(c), the site plan shall set forth the:**
 - (i) Use, character, and zoning classification of adjoining properties;**
 - (ii) Existing and proposed right-of-way and paving widths of adjoining streets;**
 - (iii) Existing and proposed topography of the site at not more than five (5) foot contour intervals;**
 - (iv) Existing and proposed drainage patterns;**
 - (v) Existing vegetation and other natural features; and**
 - (vi) Proposed provisions for erosion and sediment control and stormwater management.**

The required information is shown on the proposed plan as approved by the District Council in 1993 and in subsequent revisions. In addition, the applicant has submitted architectural elevations for the new structures proposed. In a memorandum dated October 21, 2014, the Urban Design Section made the following comments:

The Urban Design Section has received the architectural building elevations for the project and finds that the architecture of the building addition itself utilizes a variety of materials and design components that present an aesthetically-pleasing unified whole. The Urban Design Section especially notes that the design utilizes terracotta panel, a sustainable and attractive building material that has only recently been utilized for architecture of this sort. However, the Urban Design Section would suggest that the architecture of the ancillary parking structure be reconsidered as it lacks visual interest both in its almost exclusively horizontal form and massing and the extensive use of precast concrete. The design of the parking structure would greatly benefit from the inclusion of more complementary terracotta panel and the introduction of more vertical elements in the design.

(5) Addition of land.

- (A) After the approval of a Special Exception, any addition of land to the campus shall be the subject of a new Special Exception application. The site plan accompanying the new application shall include the required information for both the previously approved campus and the proposed additional land. The approval of the new site plan shall nullify the previously approved site plan. The additional land shall be contiguous to an approved health campus, and may contain less than twenty-five (25) acres.**

The applicant is proposing to add an additional 2.1 acres of land contiguous to the eastern portion of the health campus, as currently approved. Thus, the application is being filed as a new special exception. The proposed additional property is identified as Parcel 76 on Tax Map 125, Grid F-2.

(6) Amendment of site plan.

- (A) Notwithstanding other provisions of this Subtitle concerning revision of site plans, requests to amend a site plan for a health campus shall only be approved by the Planning Board under paragraph 27-362(a)(7) or the District Council under this paragraph 27-362(a)(6). The Planning Board is authorized to grant minor changes to site plans for health campuses, subject to appeal to the District Council. Such amendments to site plans may be permitted provided that any of the following three (3) situations exists:**

(i) Situation No. 1.

- (aa) There is a proposed increase in gross floor area of a building or in land area covered by a structure other than a building (over that approved on the original or amended site plan) which is not greater than ten percent (10%) of the gross floor area or covered**

land area or 500 square feet, whichever is less (see Figure 40), except as provided in (iii) below; or

- (bb) There is a proposed relocation (in any direction) of any improvement (approved on the original or amended plan) which is not greater than ten percent (10%) of the distance to the boundary line of the special exception or twenty (20) feet, whichever is less (see Figure 41).

(ii) **Situation No. 2.**

- (aa) There is a proposed expansion or addition of a parking lot or parking garage; or
- (bb) There is a proposed change in a landscape plan.

(iii) **Situation No. 3.**

- (aa) There is a proposed increase in gross floor area of the hospital for an addition to the emergency room only; and
- (bb) There is a proposed relocation of the existing helipad of less than 150 feet to accommodate the addition described in (aa).

The proposed revisions and addition of land to the existing health campus do not meet the specific situations set forth above, and thus they do not qualify as minor changes to a health campus.

- (D) **Requests to amend the approved site plan in all instances other than those described in paragraph 6(A), above, shall be filed concurrently with the Clerk of the Council and the office of the Planning Board. Upon receipt of the request by the Clerk, the Office of the Zoning Hearing Examiner shall schedule a public hearing, which shall occur not less than sixty (60), nor more than one hundred twenty (120), days after receipt of the request. The request shall be reviewed by the Technical Staff, taking into consideration the requirements of this Subtitle. The Technical Staff shall submit its recommendations to the Zoning Hearing Examiner within sixty (60) calendar days from the date of filing. The public hearing shall be conducted by the Zoning Hearing Examiner, at which time the applicant, the Planning Board, Technical Staff, and members of the public may comment on the proposed amendment. The hearing shall be conducted in accordance with Section 27-129. The property shall be posted with a sign in the same manner as required for original applications. After the close of the hearing record, the Zoning Hearing Examiner shall file a written recommendation with the District Council.**

This application has been filed concurrently with the Office of the Clerk of the Council for Prince George's County and the Prince George's County Planning Board pursuant to this subsection. The procedures and timeframes set forth therein will apply to this application.

I. **Required Findings:** Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) **The proposed use and site plan are in harmony with the purposes of this Subtitle.**
- (2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**
- (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**
- (4) **The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**
- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**
- (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**
- (7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.**

In the most recent site plan revision approved by the District Council in 2004, the District Council determined that the proposed health campus met all of the required findings outlined above. Subsequent Planning Director approvals have been truly minor in nature. The current proposal presents no indication to question the Council's previous determinations of compatibility with surrounding properties and the general neighborhood.

The proposal conforms to the Subregion 5 Master Plan and the Central Branch Avenue Revitalization Sector Plan recommendations for an institutional mixed use for the property, and it is in harmony with the purposes of the Zoning Ordinance. Plan Prince George's 2035 makes no relevant recommendations influencing a development application on this property. The development proposed in this application brings the site closer to the illustrative development concept and associated recommendations contained in the sector plan. This includes the construction of a parking garage to support a large number of employees and patients while allowing for a higher-density development pattern on the rest of the site. The expansion and modernization of the hospital will also allow for the center to better serve its patient, while encouraging the continued expansion of a healthcare employment cluster in the region, thus improving the health, safety, and welfare of southern Prince George's County.

In their referral dated October 8, 2014, the Environmental Planning Section reviewed the applicant's proposal and concluded the following:

The project is subject to the environmental regulations of Subtitle 27 that came into effect on September 1, 2010 because this is a new special exception request. The project is also subject to the Woodland and Wildlife Habitat Conservation Ordinance (WCO), effective September 1, 2010, because significant changes are proposed including the addition of land to the original tree conservation plan (TCP) review area.

For environmental review purposes, the master plan for this area is the Subregion 5 Master Plan and SMA. The Environment section of the master plan contains goals, policies and strategies. The following guidelines have been determined to be applicable to the current application. The text in **BOLD** is text from the master plan and the plain text provides comments on plan conformance.

**A. Green Infrastructure
Woodlands, Wildlife and Habitat**

Policies

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**
- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**
- **Protect, preserve and enhance the identified green infrastructure network within Subregion 5.**

The project site does contain regulated environmental features, woodland areas, and elements of the 2005 *Approved Countywide Green Infrastructure Plan* (Green Infrastructure Plan). These regulated environmental areas have been avoided of impacts and there are several areas of existing woodlands proposed to be preserved.

B. Water Quality, Stormwater Management, Groundwater

Agriculture

Policies

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and headwater areas of streams.**

This proposal is to construct several building additions and build surface and structured parking areas for an existing hospital campus. The stormwater management concept approval was previously approved with the previous special exception and constructed as designed. A new stormwater management concept approval letter has been issued for this project by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

The Stormwater Management Concept Plan (216578-2014-00) submitted with the subject application proposes six micro-bioretenment facilities and rainwater harvesting. A stormwater management fee of \$23,816.16 is required in lieu of providing on-site attenuation/quality control measures. The site does contain wetlands and streams that will not be affected directly or indirectly by the proposed concept.

D. Chesapeake Bay Critical Area

Policy

- **Enhance the county's Critical Area protection management in response to local, regional, and statewide initiatives and legislative changes.**

The subject property is not located in the Chesapeake Bay Critical Area.

E. Air Quality and Green House Gas Emissions

Policies

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**
- **Promote "climate-friendly" development patterns through the planning processes and land use decisions.**
- **Increase awareness of the sources of air pollution and green-house gas emissions.**

Air quality is a regional issue that is currently being addressed by the Council of Governments.

F. Green Building and Energy Efficiency

Policy

- **Encourage the use of green building techniques that reduce resource and energy consumption.**

The application is to improve existing parking areas and construct new parking areas, along with a new storage building. The development applications for the subject property which require architectural approval should incorporate green building techniques and the use of environmentally-sensitive building techniques to reduce the overall energy consumption. The use of green building techniques and energy conservation techniques should be encouraged and implemented to the greatest extent possible.

G. Noise Intrusion

Policy

- **Ensure that excessive noise-producing uses are not located near uses that are particular sensitive to noise intrusion.**

The new construction activities proposed are either located within the existing hospital facility or in areas that have existing woodlands to buffer any new noise impacts.

Conformance with the Countywide Green Infrastructure Plan

The property contains areas located within the designated network of the Green Infrastructure Plan and includes all three designations: regulated, evaluation, and network gap areas. The Regulated areas are located in the southern portions of the property associated with an off-site regulated stream. Two areas of network gap are located on-site within the developed northern portion of the site and a small area along the wooded eastern property line. There are several evaluation areas located along the wooded eastern property line and in the southern portion of the site.

The Type 1 tree conservation plan (TCP1), submitted with the subject application shows no impacts to these network areas other than the existing previously approved areas along the northern portion of the site. The large areas of preservation as proposed are in general conformance with the Green Infrastructure Plan.

The following policies support the stated measurable objectives of the Countywide Green Infrastructure Plan:

Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan.

The subject property contains all three designations of the Green Infrastructure Plan. No new impacts are proposed within Green Infrastructure Plan areas and that existing woodlands are proposed for preservation in the subject areas.

Policy 2: Preserve, protect, and enhance surface and ground water features and restore lost ecological functions.

This development proposal is to construct parking areas and renovations and expansions of the existing building to an existing health campus. A copy of the approved Stormwater Management Concept Plan and Letter (16578-2014-00) dated August 25, 2014 were submitted with the subject application. The concept plan appears to show stormwater to be directed to an existing stormwater pond and to six new micro-bioretenment ponds and rainwater harvesting. The TCP is consistent with the special exception plan.

Policy 3: Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan.

The property is partially developed and wooded and is subject to the WCO. The project proposes to remove 3.58 acres of the on-site woodlands and meet the 17.92-acre requirement with on-site reforestation (1.84 acres) and preservation (16.88 acres) focused in the most sensitive areas of the site. One specimen tree is proposed to be removed as part of the application.

Policy 4: Promote environmental stewardship as an important element to the overall success of the Green Infrastructure Plan.

The use of environmentally-sensitive building techniques and overall energy conservation should be encouraged.

Policy 5: Recognize the green infrastructure network as a valuable component of the county's Livable Communities Initiative.

All three areas (regulated, evaluation, and network gap) are located on-site. A large portion of the northern portion where the existing health campus is located is with the network gap area. The woodlands that are proposed to be saved are located within the regulated and evaluation areas.

The proposed tree conservation is in conformance with the Green Infrastructure Plan.

Conformance Finding for the 2010 Approved Water Resources Functional Master Plan

The 2010 *Approved Water Resources Functional Master Plan* contains policies and strategies related to the sustainability, protection, and preservation of drinking water, stormwater, and wastewater systems within the county, on a countywide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans, county ordinances for stormwater management, floodplain and woodland conservation, and programs implemented by DPIE, the Prince George's County Department of Health, the Prince George's County Department of Environmental Resources, the Prince George's Soil Conservation District, the Maryland-National Capital Park and Planning Commission (M-NCPPC), and the Washington Suburban and Sewer and Sanitary Commission are also deemed to be consistent with this master plan.

Environmental Review

1. The subject site has an approved Natural Resources Inventory (NRI-082-14) dated July 15, 2014 that was included with the application package. The site contains streams, wetlands, and 100-year floodplain. The subject site contains a total of 38.85 acres of woodland and 56 on-site specimen trees. The existing conditions of the site are correctly shown on the NRI and are correctly reflected on the plans submitted with this application.

No additional information is required with regard to the existing conditions of the site.

2. This property is subject to the provisions of the WCO because the site has a previously approved TCP. A TCP1 was submitted, but it was determined that a TCP2 should have been submitted with this application. Type 2 Tree Conservation Plan TCP2-146-92 was previously reviewed and approved for the hospital site.

The site has a woodland conservation threshold of 17.82 acres and an overall requirement of 17.92 acres after proposing to clear only 3.58 acres. The project proposes to meet the requirement with 16.88 acres of woodland preservation and 1.84 acres of woodland planting. One specimen tree is proposed to be removed.

Revisions are required to change the plan from a TCP1 to a TCP2. Revisions to the approval block and adding new site notes, planting notes, tree detail, tree sign, tree protection device, and a planting schedule are required as part of a TCP2. There are also revisions needed to the legend to show the newly added symbols. The on-site reforestation and acreage areas need to be individually labeled on the plan view and plant schedule to assure that the correct amount of planting species are planted in each area.

3. The site contains significant environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 27-(285)(b)(4) of the Zoning Ordinance.

The on-site regulated environmental features include streams and their associated 75-foot-wide buffers, wetlands and their associated 25-foot-wide buffers, steep slopes, and 100-year floodplain. Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property.

The proposed development in the application does not propose any impact to regulated environmental features.

4. A copy of the approved Stormwater Management Concept Plan and Letter (16578-2014-00) dated August 25, 2014 were submitted with the subject application. The concept plan appears to show stormwater to be directed to an existing stormwater pond and to six new micro-bioretenion ponds and rainwater harvesting. According to the approval letter, a fee of \$23,816.16 is required for on-site attention and quality control measures. The TCP2 is consistent with the special exception plan.

Based on the preceding analysis, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible.

CONCLUSION

Based upon the above analysis, staff recommends APPROVAL of Special Exception No. SE-4754 and Alternative Compliance No. AC-14017, subject to the following conditions:

1. Prior to signature approval of the special exception site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - a. Sheets 1 through 6
 - (1) Revise the approval block to a new TCP2 block.
 - (2) Add "TCP2-146-92" to the approval block and add "R.Metzger 3/18/97" in the original approval line.
 - (3) Revise the legend to add stormwater management, reforestation sign, preservation sign, and tree protection/super silt fencing with the appropriate label.
 - (4) Have the revised plan signed and dated by the qualified professional preparing the plan.
 - b. Sheet 1 of 6
 - (1) Add the required TCP2 general notes.
 - (2) Add planting notes.

- (3) Add tree conservation sign (reforestation/preservation) detail.
 - (4) Add a planting schedule (afforestation/reforestation) in each area.
 - (5) Add either tree protection fencing or super silt fencing detail (see Sheet 4).
 - (6) Add the tree protection method for Specimen Trees 43, 49, and 50 to the Specimen Tree table.
- c. Sheets 2 and 3 of 6
 - (1) Add the dimensions (35 feet) to where the woodlands start.
- d. Sheet 4 of 6
 - (1) Add tree protection/super silt fencing along the new disturbance area (see red-lined plan).
- e. Sheet 5 of 5
 - (1) Add a north arrow to the plan view.
- f. Sheet 6 of 6
 - (1) Add "EX." before the words "electric tower."
- 2. Prior to signature approval of the special exception site plan, the proposed architecture for the parking structure shall be revised to better coordinate with the architecture of the proposed hospital addition by the inclusion of additional terracotta panel and the provision of other materials and/or colors and vertical elements to provide visual interest.
- 3. Prior to issuance of a use and occupancy permit for the proposed hospital additions, the following road improvements shall be constructed:

MD 5/Surratts Road: A third left-turn lane along eastbound Surratts Road and a second through lane along westbound Surratts Road.
- 4. Prior to signature approval of the special exception, the site plan shall be revised as follows:
 - a. Clarify the boundary line between Lots 5 and 7 and Parcel 50 (deed parcel).
 - b. Add "(Not a Parcel Line)" to the label for the southern boundary line of the special exception.
 - c. Provide an inset on Sheet 1 which shows the full extent of Parcel 50 (deed parcel).
- 5. Prior to building permit, a final plat shall be approved by the Prince George's County Planning Board for the entirety of Parcel 50 (deed parcel) with access via the existing access easement per Section 24-128(b)(9) of the Subdivision Regulations. Pursuant to Section 24-107 of the Subdivision Regulations, the development of more than 5,000 square feet of gross floor area, or more than one single-family dwelling, on the resulting parcel will require a new preliminary plan

of subdivision. The final plat for Parcel 50 shall reflect denial of access along Branch Avenue (MD 5) and Moores Lane.

6. The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation (DPW&T) for the placement of a "Share the Road" sign by DPW&T in the Surratts Road right-of-way. This recommendation is subject to refusal or approval by DPW&T.