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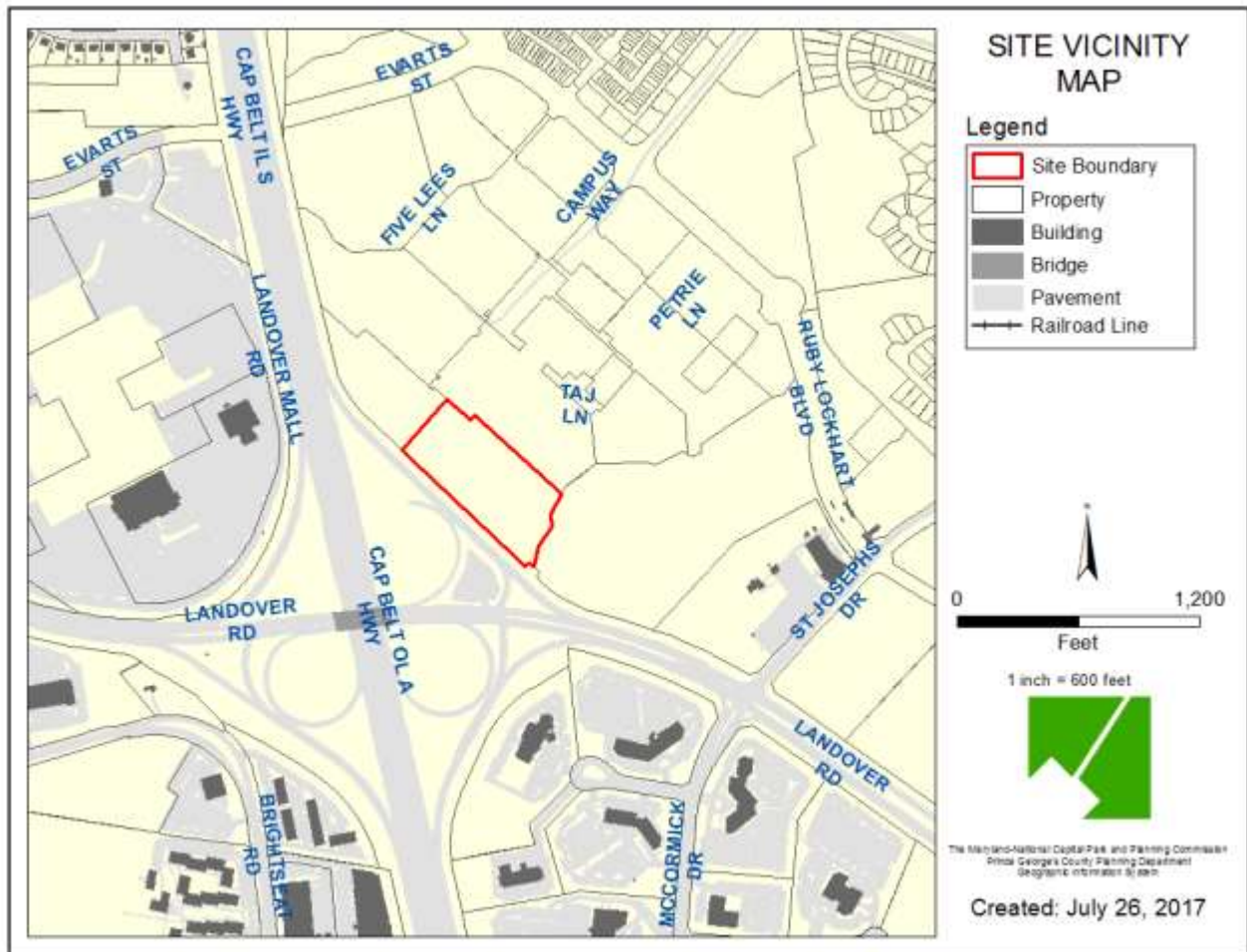
Detailed Site Plan
Departure from Design Standards
Alternative Compliance

DSP-17030
DDS-646
AC-18001

Application	General Data	
Project Name: Children's National Regional Outpatient Center Woodmore Towne Centre at Glenarden, Lot 17 Location: In the northeast quadrant of the intersection of MD 202 (Landover Road) and the I-95/495 (Capital Beltway). Applicant/Address: WTC Lot 17, LLC 1919 West Street, Suite 100 Annapolis, MD 21401	Planning Board Hearing Date:	03/22/18
	Staff Report Date:	03/13/18
	Date Accepted:	01/29/18
	Planning Board Action Limit:	04/09/18
	Plan Acreage:	6.95
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	60,450 sq. ft.
	Planning Area:	73
	Council District:	05
	Election District	13
	Municipality:	Glenarden
	200-Scale Base Map:	203NE08

Purpose of Application	Notice Dates	
A detailed site plan for a 60,450-square-foot medical office. A departure from design standards from Section 27-558(a) of the Zoning Ordinance. Alternative compliance from the requirements of Section 4.3(c)(1) and (2) of the 2010 <i>Prince George's</i> <i>County Landscape Manual</i> .	Informational Mailing:	07/28/17
	Acceptance Mailing:	01/19/18
	Sign Posting Deadline:	02/20/18

Staff Recommendation		Staff Reviewer: Henry Zhang, AICP LEED AP Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17030
Departure from Design Standards DDS-646
Alternative Compliance AC-18001
Type II Tree Conservation Plan TCPII-053-07-05
Children's National Regional Outpatient Center
Woodmore Towne Centre at Glenarden, Lot 17

The Urban Design staff has completed the review of the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this technical staff report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Zoning Map Amendment A-9613-C, as amended;
- b. The requirements of the Mixed Use–Transportation Oriented (M-X-T) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- c. The requirements of Conceptual Site Plan CSP-03006 and its subsequent revisions;
- d. The requirements of Preliminary Plan of Subdivision 4-06016;
- e. The requirements of Detailed Site Plan DSP-07011 and its subsequent revisions;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) for a 60,450-square-foot medical office building, the Children's National Regional Outpatient Center, located on 6.95 acres of land within the Woodmore Towne Centre at Glenarden, Lot 17.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use	Vacant	Office
Acreage	6.95	6.95
Lot	1	1
Building gross floor area (GFA)	0	60,450 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces Required Per Section 27-568*	273 spaces
1 space per 200 SF of GFA	
(60,450 - 4,498 mechanical spaces = 54,583)	

Parking Spaces Provided	
Spaces (9 feet x 18 feet)**	235 spaces
ADA Spaces Required	7 spaces
ADA Spaces (Van-Accessible)	2 spaces
Total	244 spaces

Loading Spaces Required Per Section 27-582	1 space
Loading Spaces Provided	1 space

Notes: *The applicant did not submit documentation to obtain a reduction in the required parking spaces as allowed in the M-X-T Zone per Section 27-574 of the Zoning Ordinance. However, the applicant does provide analysis on the need of parking for the project. The site is part of a larger M-X-T project that has a previously approved DSP (DSP-07011), that provides enough parking for the commercial component of Woodmore Towne Centre, including the subject site. With the program proposed on the site plan and given the location of the subject site in relation to other uses on the overall site, the sharing of parking within close proximity will be available should the need arise in future.

** A Departure from Design Standards DDS-646 has been requested for a reduction in the standard parking space size. See Finding 7 for discussion.

3. **Location:** The overall Woodmore Towne Centre site is in Planning Area 73, Council District 5 on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of the I-95/495 (Capital Beltway). The commercial portion of Woodmore Towne Centre, which includes 141 acres of the overall 244 acres of land, is located in the southern portion of the property. The subject site (Lot 17), is located at the southwestern perimeter of the overall site, with frontage on the ramp to the I-95/495 (Capital Beltway) at the interchange with MD 202 (Landover Road), as shown on Record Plat PM 231@35.
4. **Surrounding Uses:** Lot 17 is surrounded by the overall Woodmore Towne Centre commercial site. To the north and northeast is the Wegman building and its parking lot and the Hampton Inn; to the southeast of the site is a vacant parcel owned by Woodmore Towne Centre and to the southwest is the ramp of the Capital Beltway (I-95/495).
5. **Previous Approvals:** On March 14, 1988, the Prince George's County District Council approved Zoning Map Amendment A-9613-C rezoning the subject property from the Rural Residential (R-R) Zone to the Mixed Use-Transportation Oriented (M-X-T) Zone, subject to 11 conditions. Subsequently, the applicant filed to amend the conditions and the District Council reapproved A-9613-C on July 23, 2007, subject to six conditions.

On January 23, 2006, the District Council approved Conceptual Site Plan CSP-03006, which proposed 900–1,100 residential units, including single-family detached units, single-family attached units (townhouses), multifamily units, and stacked condominiums (stacked townhouses); 400,000–1,000,000 square feet of retail; and 550,000–1,000,000 square feet of office, subject to 25 conditions and one consideration. An amendment, CSP-03006-01, was approved at the Planning Director level, to allow retail and service uses in the Outlot B area of the site, instead of the originally approved office uses. A second amendment, CSP-03006-02, was finally approved by the District Council on October 18, 2016, including revisions to Conditions 1(a)(iii) and Condition 18(i). The Final Order approved CSP-03006-02 with 25 conditions. This is discussed further in Finding 9 below.

Preliminary Plan of Subdivision 4-06016 was originally approved on October 26, 2006, subject to 40 conditions. Subsequently, the applicant requested a waiver and reconsideration of the preliminary plan, which the Planning Board granted. The amended resolution of approval (PGCPB Resolution No. 06-212(A)) was adopted by the Planning Board on July 12, 2012 with 40 conditions.

On September 24, 2007, the District Council reviewed and approved Detailed Site Plan DSP-07011 for infrastructure, subject to 27 conditions. The first revision (DSP-07011-01) was for a 705,227-square-foot integrated shopping center with 108 multifamily dwellings and 24,854 square feet of office space, which was reviewed and approved by the District Council on April 21, 2009, subject to 29 conditions. The project has been constructed in conformance with the DSP, except for the 108 multifamily units shown, to be located above the retail buildings. Subsequent minor revisions ('-02', '-03', and '-05') were approved by the Planning Director in 2010 and 2012. The District Council approved 49,768 square feet of commercial space on DSP-07011-04, including a health club, a fast-food restaurant, and general retail within Outlot B, located on the northwest corner of the intersection of St. Joseph's Drive and Ruby Lockhart Boulevard.

Detailed Site Plan, DSP-07057, for the residential component of Woodmore Towne Centre, was approved by the District Council in 2009 with 32 conditions. Detailed Site Plan DSP-07057 was revised three times ('-01,' '-02,' and '-03') administratively, to revise the lot layout and for architectural elevations.

On March 19, 2015, the Planning Board approved Detailed Site Plan DSP-14027 (PGCPB Resolution No. 15-22) for a 65,051-square-foot hotel, the Hampton Inn, including 106 rooms with five conditions. The hotel is directly adjacent to the subject site.

On September 19, 2016, the District Council approved Detailed Site Plan DSP-16011 for two lots for retail use, including the 59,607-square-foot Nordstrom Rack store.

The final plat for this property was recorded on Record Plat PM 231 at 35 amongst the Prince George's County Land Records on August 7, 2009.

The subject property has an approved Stormwater Management Concept (SWM) Plan, 38074-2017-00, dated December 14, 2017, and will be valid through December 14, 2020.

6. **Design Features:** The subject DSP proposes the development of a medical office on Lot 17 of the overall Woodmore Towne Centre development. The site is adjacent to the Wegman's grocery store and the Hampton Inn. Access to the site is from St. Joseph's Drive and Ruby Lockhart Boulevard, through the existing Taj Lane, and the existing parking lots where two bi-directional access points are proposed along the northwest and northeast sides of the property. The plans propose a rectangularly-shaped four-story structure, with the main entrance oriented toward the existing shopping center. The building is designed in a contemporary architectural style with a flat roof and is finished with a combination of painted aluminum curtain wall and precast masonry units in a warm light-beige color.

The main (north) elevation that is fronting the existing shopping center features an open-storefront system on the grade level and a projected curtainwall section of approximately 32 feet in height across the entire elevation with a covered flat-roof (porte-cochere) drop-off area. The other three elevations (east, south, and west) feature solid walls with vertical windows. On the west elevation, the side of the northern curtain wall constitutes the major opening, along with the same vertical window patterns seen on the rest of the elevations. Painted aluminum louvered screen has been used on the top of the building to enclose the mechanical system of the building. The revised architectural elevations provide similar color schemes and finishing materials that have been used on the existing buildings.

The parking is provided on the front and both sides of the building. On-site circulation is designed to be integrated into the existing Taj Lane and shopping center parking lot.

One monument-style, freestanding, six-foot-high sign, approximately 10 square feet in area, is located at the northeast entrance into the subject site. Two building-mounted signs, approximately 158 square feet in area each, have been shown on the roof top aluminum mechanical screens on the north, and south elevations with the standard Children's National hospital logo and primary identification text. The proposed signage is acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T (Mixed-Use Transportation Oriented) Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance as follows:

- a. The subject application is in conformance with the requirements of Section 27-547(d), which governs the required mix of uses in all mixed-use zones. The overall Woodmore Towne Centre, which includes the subject site, was approved for a mixed-use development consisting of retail, office, hotel, and residential uses. The subject DSP with a medical office use, contributes toward the overall diversity and mix of uses on the site when the overall development is taken into consideration.
- b. The DSP is consistent with Section 27-548, Regulations. The following discussion is provided:
 - (1) Per Section 27-548(a), the applicant used the optional method of development for the overall Woodmore Towne Centre by proposing a residential component as part of the overall development. This increases the floor area ratio (FAR) by 1.0, above the base allowed of 0.40, if more than 20 dwelling units are provided. Thus far, DSPs have been approved for in excess of 500 dwelling units, making Woodmore Towne Centre eligible for this bonus and setting a limit of 1.4 FAR for the overall development.

The proposed FAR is not provided on the site plan; however, staff provides the following chart based on the previously approved DSPs and the current proposal:

USES	SQUARE FOOTAGE
Approved with DSP-07057/01	1,200,862 SF
Single-family detached	178 DUs@3000 = 534,000SF
Single-family attached	203 DUs@2300 = 466,900SF
Two-family dwellings	98 DUs@2000 = 196,000SF
Community Building	3,962 SF
Approved with DSP-07011/01	791,208 SF
Multifamily	108 DUs = 61,127 SF
Retail	705,227 SF
Office	24,854 SF
*Approved with DSP-07011-04	49,768 SF
Approved with DSP-07011-05	7,624 SF
Approved with DSP-14027	65,051 SF
Proposed with DSP-17030	60,450 SF
Total Gross Floor area	2,174,963 SF
Site: 238.67 acres	<u>10,396,465.2 SF</u>
Total FAR	0.2092

Note: *The -02, -03, -06, and -07 amendments to the DSP did not include increases in gross floor area.

While the above is an approximate based on available information, the approved and proposed FAR for the overall Woodmore Towne Centre, thus far, is much lower than the allowable FAR. As more development is proposed on the site through the submission of DSPs and permits for the remainder of the site, the FAR will increase. The plans should be revised accordingly with the most comprehensive analysis of the FAR for the overall site, prior to certificate approval.

- (2) Developments in the M-X-T Zone are required to have vehicular access to a public street in accordance with Section 27-548(g) as follows:

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

In conformance with this requirement, the subject site has frontage on the Capital Beltway (I-95/495); however, no access is proposed nor is it recommended at this location. Access is provided through the shopping center and was authorized through the approval of the preliminary plan of subdivision.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone as follows:

- (1) The proposed development is in conformance with the purposes and other provisions of this Division:**

The purposes of the M-X-T Zone as stated in Section 27-542 are as follows:

Section 27-542. - Purposes.

- (a) The purposes of the M-X-T Zone are:**

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

The proposed medical office on Lot 17, is part of the commercial component of the larger development known as Woodmore Towne Centre at Glenarden, which was approved under a uniform Conceptual Site Plan CSP-03006. The proposed medical office is a new addition to the mixed-use center. The proposed

medical office will provide more desirable employment opportunities for the residents of the County.

- (2) **To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

The development site is located in an existing commercial area. The *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) locates the site in a designated employment area and recommends (Policy 9, page 86) that future reinvestment and growth be limited to designated centers and existing commercial areas. In 2007, the Woodmore Towne Centre at Glenarden mixed-use development was approved to include up to 1,100 residential units, up to 1,000,000 square feet of retail space, up to 1,000,000 square feet of commercial office space, and up to 360 hotel rooms. The overall development site includes a major shopping center with single-family residential units in the eastern portion of the Woodmore Towne Centre at Glenarden site. In 2009, the *Approved Landover Gateway Sector Plan and Sectional Map Amendment* (Landover Gateway Sector Plan and SMA) incorporated Woodmore Towne Centre as approved with no land use policy changes.

- (3) **To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The overall Woodmore Towne Centre already has a large amount of commercial uses including a hotel. By adding a medical office, as proposed with this DSP, the potential of the development is maximized by adding another needed service to the community, thereby, adding to the site's destination value.

- (4) **To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The location of the property in the vicinity of residential, institutional, and other commercial uses, with sidewalks serving as connectors, helps to reduce automobile use.

- (5) **To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

The proposed medical office, in conjunction with the remainder of Woodmore Towne Centre, will facilitate a 24-hour environment with a mix of uses including residential development, restaurants and retail.

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

The proposed medical office, in conjunction with the remainder of Woodmore Towne Centre, will create a harmonious horizontal mix of uses, allowing visitors to shop and eat, before or after doctor visits with their children.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

The proposed medical office will maintain the visual character of the Woodmore Towne Centre development, while creating a functional relationship, by putting these uses with extended operating hours at a major intersection.

(8) To promote optimum land planning with greater efficiency with economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

The proposed medical office, in conjunction with the remainder of Woodmore Towne Centre, promotes optimum land planning by consolidating necessary public facilities and infrastructure at an existing major intersection on a major interstate.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

The subject DSP incorporates a flexible response to the market by proposing a medical office where the illustrative CSP anticipated an office use, with structured parking. Although this proposal does not include a structured parking facility, it allows for continued progress to maintain the economic vitality of the overall development.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

The subject DSP proposes the development of a medical office. The materials and color shown on the elevations are consistent with those on the existing buildings, including the Hampton Inn.

- (2) **For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

This requirement does not apply to the subject DSP, as this property was placed in the M-X-T Zone through a zoning map amendment originally approved prior to 2006.

- (3) **The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The front door of the medical office structure has been placed to face internally to the development, as access to the site can only be reached through the existing shopping center. However, the rear of the building will provide an attractive façade along the ramp to the Capital Beltway.

- (4) **The proposed development is compatible with existing and proposed development in the vicinity;**

The subject DSP borders the southwestern area of the shopping center and architecturally has used some of the same exterior finish materials on the façades as those used in the surrounding existing structures. The medical office building will be compatible with the existing development in the vicinity.

- (5) **The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The proposed medical office will add to the diverse mix of land uses in the town center, and the arrangement and design of the building is cohesive with the adjacent proposed and existing development, creating an independent environment of continuing quality and stability.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The medical office building shown with this DSP, will be constructed in a single phase. The project will be effectively integrated with the existing Wegman's store, Hampton Inn, and the rest of the shopping center.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

Sidewalks have been proposed around the proposed medical building. However, a connection or two to the existing sidewalk system should be provided so users of the medical office site can easily and safely walk to the shopping center.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The DSP proposes two outdoor sitting areas around both corners of the side of the building where the main entrance is located. Special pavers have been used and the scale is appropriate.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

The instant application is a DSP, however, a review of adequate public facilities occurred at the time of the approval of the Zoning Map Amendment and the Preliminary Plan of Subdivision and the Planning Board found that transportation facilities will be adequate. This proposed medical office is the first office to be constructed at Woodmore Towne Centre and is within the development cap of the prior approvals.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The Transportation Planning Section noted that the most recent adequacy finding for the overall M-X-T site was made in 2006 for Preliminary Plan 4-06016. This finding requires that if more than six years have elapsed since a finding of adequacy was made, then a new finding of adequacy is required in this case. The development will be adequately served within a reasonable period of time with

existing public facilities. Given that the review of conformance to this finding focuses on the period of time required for the implementation of any needed transportation facilities, the following is noted:

- (1) All transportation facilities deemed necessary for adequacy by the preliminary plan have been constructed and opened to traffic. The exception is the Evarts Street connection across the Capital Beltway, which is required with the later stages of the office component of this development.
- (2) The opening of the Capital Beltway (I-95/495) Arena Drive interchange to full-time operations has been completed.
- (3) There are no facilities, which were assumed to be part of background development during the review of transportation adequacy that have been deferred due to either a loss of funding or bonding.

In light of these facts, it is determined that all transportation facilities needed to serve the medical office will be available within a reasonable period of time, as required by this finding.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

This provision does not apply to the subject property as it does not exceed 250 acres and was not proposed as a Mixed-use Planned Community.

- d. The subject site was previously graded in accordance with the infrastructure DSP-07011. The site plan does not change the access points of the approved lot. If approved with conditions, the DSP will be in conformance with the applicable site design guidelines as contained in Section 27-274.
- e. **Departure from Design Standards (DDS-646):** The applicant requires a departure from Section 27-558(a) of the Zoning Ordinance, which requires nonparallel standard parking spaces to be 9.5 feet by 19 feet; but allows up to one-third of the required spaces to be compact measuring 8 feet by 16.5 feet. The applicant is providing 235 parking spaces on the site measuring 9 feet by 18 feet, except for the required parking spaces for the physically handicapped. No compact parking spaces are proposed with this DSP. It is the experience of the Children's National Regional Outpatient Center that spaces of this size adequately service their facilities.

Section 27-239.01(b)(7) of the Zoning Ordinance contains the following required findings in order for the Planning Board to grant the departure:

- (A) **In order for the Planning Board to grant the departure, it shall make the following findings:**

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The proposed development is in conformance with this requirement and serves several purposes of the M-X-T Zone. For example, one purpose of the M-X-T Zone is to promote orderly development of land in the vicinity of major transit centers and designated General Plan Centers. The Woodmore Towne Centre was envisioned as a mixed-use area consisting of both residential and commercial components that have been largely developed. The proposed medical office is the first of several office buildings envisioned under the Conceptual Site Plan, CSP-03006. All the rest of the components are within easy walking distance of the site. This DSP continues to implement the land use vision for the area by reducing automobile use, by locating a mix of residential and nonresidential uses in proximity to one another, encouraging a 24-hour environment, and creating functional relationships among individual uses with a distinctive visual character and identity.

From the perspective of the parking regulations, the purpose of those regulations is to provide adequate safe parking for patrons to particular uses. The applicant is proposing more than a sufficient number of parking spaces. From a design perspective, the applicant submits that parking spaces, which are 9 feet by 18 feet are more than sufficient to allow patrons and employees to safely park and exit their cars. It should be noted that other jurisdictions provide in their respective zoning ordinances for parking spaces similar in size to those being requested by Children's National Regional Outpatient Center. For example, in Charles County, the Zoning Ordinance specifies that parking spaces shall be 9 feet by 18 feet. The same standard applies in the Anne Arundel County Zoning Ordinance. The Montgomery County Zoning Ordinance specifies that standard-size parking spaces shall be 8.5 feet by 18 feet. Montgomery County has an additional design option of a modified parking stall for regional shopping centers. In that instance, standard size parking spaces are only required to be 8 feet by 17.5 feet. The staff agrees that this proposed modification will foster the purpose of the Zoning Ordinance to promote health, safety, convenience and welfare. In addition, the development of the Woodmore Towne Centre at Glenarden constitutes a vibrant, mixed-use development, which has created vitality and has brought opportunities for housing, shopping, and work to County residents. On a broader context, the approval of this departure facilitates the construction of the Children's National Regional Outpatient Center. Its construction will contribute substantially to the success of the Woodmore Towne Centre. Therefore, the approval of this departure will promote this purpose of the ordinance.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The normal proscribed dimensions of standard parking spaces in the current Zoning Ordinance are 9.5 feet by 19 feet. The applicant is proposing to reduce the size of the spaces surrounding the medical office

building to 9 feet by 18 feet. The applicant presents several reasons why this request is being made. Automobiles today are generally smaller in size. Therefore, the applicant submits that a standard size parking space of 9.5 feet by 19 feet is simply not necessary in today's world. As noted previously, an identical departure was requested for the spaces surrounding the Wegman's food store within Woodmore Towne Centre (DDS-591). The Wegman's store is perhaps the busiest retail operation within Woodmore Towne Centre. The 9-foot by 18-foot spaces provided around Wegman's are more than satisfactory and readily accommodate all vehicles. It is the position of Children's National Hospital that spaces, which are 9 feet by 18 feet, will be more than sufficient in size to accommodate parking for its patients. For those reasons, staff agrees that the departure is the minimum necessary given the specific circumstances of this request.

- (iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

Woodmore Towne Centre at Glenarden is indeed a unique site. It has a prominent location at the intersection of the Capital Beltway and Landover Road. It also provides for a unique mix of commercial retail and commercial office uses. As has been noted above, the Children's National Regional Outpatient Center is the first office use to be constructed within Woodmore Towne Centre. This is significant given the stagnant nature of the commercial office market in the Washington Metropolitan area. In this instance, the applicant is proposing to modify in a very minimal way, the size of the parking spaces immediately surrounding the proposed Children's National Regional Outpatient Center medical office. This medical use has stated that other facilities have utilized a similar parking space size and have demonstrated success. As was noted earlier, the Charles County standard is 9 feet by 18 feet, the Anne Arundel County standard is 9 feet by 18 feet, and the Montgomery County standard is 8.5 feet by 18 feet. The applicant believes these varying standards in other jurisdictions reflect an accurate realization of the fact that most cars today are smaller than in prior years. Further, allowing the spaces to be sized at smaller dimensions, allows for the provision of a greater number of spaces to accommodate more parking needs of the patrons. The applicant believes that this request addresses and alleviates a circumstance which is unique to the use.

- (iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

As can be seen from a review of the Detailed Site Plan (DSP-17030), all 235 parking spaces are proposed to be 9 feet by 18 feet. As such, the visual appearance of the parking compound will be uniform. As we know from the Wegman's site, parking spaces, which are 9 feet by 18 feet,

function well and because of that, do not impair the quality or integrity of the site. The location of these spaces, coupled with the fact that the requested departure is so minimal (one-half-foot in width and one-foot in length), granting this departure will in no way impair the visual or environmental quality or integrity of the site or the surrounding neighborhood. Further, since most motor vehicles are smaller than in prior years, and given the fact that surrounding jurisdictions have provided for a smaller dimensional standard for parking spaces, the staff agrees that allowing these spaces to be dimensioned as requested, will in no way impair the function of the parking for the proposed facility or Woodmore Towne Centre in general.

The departure from Section 27-558(a) of the Zoning Ordinance, will allow the site to provide adequately sized spaces to accommodate all types of vehicles and conform to modern guidelines, which discourage compact parking spaces and are in favor of universal size spaces. Eliminating the smaller compact car spaces improves the functional integrity of the site and adequately serves the purposes of the parking regulations and the parking needs of the patrons and employees.

Based on the analysis above, staff recommends that the Planning Board approve the Departure from Design Standards (DDS-646) request to reduce the dimensions of the proposed standard parking spaces from 9.5 by 19 feet to 9 by 18 feet.

8. **Zoning Map Amendment A-9613-C, as amended:** The DSP is in general conformance with Zoning Map Amendment A-9613-C, which became effective on September 5, 2007. The following conditions included in the District Council's Order relate to the subject DSP and warrant discussion:
 1. **Development within the retail town center should be oriented inward with access primarily from internal streets. *Offices and hotels located along the site's frontage on the Capital Beltway and at its entrance from St. Joseph's Drive may be oriented toward the Capital Beltway and the project entrance, respectively. A connection shall be made from the single-family detached component to Glenarden Parkway. Individual building sites shall minimize access to Campus Way and St. Joseph's Drive. The Planning Board or District Council, as appropriate, shall approve access points onto these thoroughfares at the time of detailed site plan approval. [emphasis added]***

This condition requires that development located along the Capital Beltway be generally oriented inward toward the project entrance and may also be oriented toward the Capital Beltway. The overall development was planned at the conceptual and preliminary plans to have no access oriented directly onto the Capital Beltway. The development proposed by the subject plan orients the building inward to the community and will be accessed via the existing access road and parking lots.
 2. **Where possible, major stands of trees shall be preserved, especially along streams and where they serve as a buffer between the subject property and adjacent residentially zoned land.**

This condition has been addressed. A forest stand delineation was submitted and reviewed with Conceptual Site Plan CSP-03006. The commercial development that is the subject of the application is not in a portion of the overall development that is directly adjacent to any existing residentially-zoned land. All streams within the limits of the application have a minimum 50-foot-wide stream buffer, with the exception of those areas that have been previously approved for impacts. It should be noted that existing trees will remain between the proposed structure and the Capital Beltway.

3. **Development of the site shall be in accordance with parameters provided in the approved Conceptual Site Plan (CSP-03006) (Exhibits 6(b) and 23 herein), as revised from time to time.**

Exhibits 6(b) and 23 are the District Council Order affirming the Planning Board's decision (with modifications) dated January 23, 2006 for A-9613-C and CSP-03006, respectively. The DSP is in conformance with both exhibits, as revised. The DSP is also consistent with the approved CSP-03006-02.

4. **All buildings shall be fully equipped with automatic fire suppression systems in accordance with applicable National Fire Protection Association standards and all applicable County laws.**

This condition is included as a condition of the DSP in order to ensure its enforcement.

5. **Each Detailed Site Plan shall include a status report identifying the amount of approved development and the status of corresponding required highway improvements, including the proposed bridge crossing the Capital Beltway. In approving a Detailed Site Plan, the Planning Board shall find that the Plan conforms with approved staging requirements. The applicant shall design the highway improvements, in consultation with DPW&T, to minimize the addition of traffic loads onto Lottsford Road.**

This condition requires a status report of the amount of approved development, which can be found in Finding 10 below under the discussion of Condition 8. The condition also requires that the status of the corresponding transportation conditions be provided. At this time, all transportation improvements have been constructed except for the Evarts Street connection over the Capital Beltway, which is to be implemented for the final 103,000 square feet of the office component of the site. With the improvements being constructed, there is a stronger reliance on directing traffic toward the Landover Road/St. Joseph's Drive intersection with less reliance upon the use of Lottsford Road to access the uses on this site. In a memorandum dated November 21, 2017 (Gibbs to Masog), the applicant reported all the improvements that have been completed and concluded that this condition had been fulfilled. The Transportation Planning Section agreed with the applicant's conclusion.

6. **The District Council shall review for approval the Conceptual Site Plan, the Detailed Site Plans, and the Preliminary Plan of Subdivision for the subject property.**

The District Council will review this DSP and all future DSPs.

9. **Conceptual Site Plan CSP-03006 and its subsequent revisions:** The DSP is in general conformance with Conceptual Site Plan CSP-03006 and the applicable conditions of approval. The original CSP approval designated this area of the site as office use. The District Council approved CSP-03006 subject to 25 conditions and one consideration. Conceptual Site Plan CSP-03006-01 amended 'Pod A' to include retail and service commercial uses and was approved administratively and has no impact on this review of this DSP. Conceptual Site Plan CSP-03006-02 was approved by the Planning Board for relocating the hotel and conference center from 'Pod B' to 'Pod E', relocating the multifamily from 'Pod D' to 'Pod B', and adding an institutional use to 'Pod E'. The District Council reapproved CSP-03006-02 with updated conditions that supersede all conditions attached to CSP-03006.

The following conditions attached to CSP-03006-02 are relevant to the review of the DSP:

1. **Prior to Certificate Approval of the conceptual site plans, the plans shall be revised as follows, or the indicated information shall be provided on the plans:**

Approved development for CSP-03006-01 is subject to the original minimum-maximum ranges of uses plus the addition of an institutional use and the associated 50-500 rooms not to exceed 500,000 square feet:

- **900 to 1,100 residential units.**
- **400,000 to 1,000,000 square feet of retail.**
- **550,000 to 1,000,000 square feet of office (subject to waiver provisions in Condition 1(a) of the approval of CSP-03006.**
- **A maximum of 500,000 square feet of institutional uses.**
- **400,000 square feet of retail and 550,000 square feet of office are required minimum amounts for the two uses. Applicant shall endeavor to achieve the permitted maximum amount of office use.**
- **No more than 2,000,000 square feet of retail, office, and institutional uses combined are permitted.**
- **Hotel uses consisting of 360 rooms and conference center between 6,000 and 45,000 square feet. The square footage included in the construction of any hotel space and/or conference center may be credited against any minimum requirement of commercial office space.**

In addition to these basic development parameters, all future development shall be in substantial conformance with the Illustrative Plan dated September 21, 2005, as revised pursuant to CSP-03006 /01, CSP-03006/02, as to site layout, development pattern, and the intended relative amounts of development of different types and their relationships and design.

Since the original Detailed Site Plan, DSP-07011-01 approved 24,854 square feet of office, the proposed medical office is approximately 60,450 square feet, and the previously approved hotel space included 65,051 square feet (DSP-14027), the total square footage to be credited to office equals 150,355 square feet, which is within the development cap for office uses.

a. Phasing lines and the phasing schedule shall be shown on the plan. A stipulation shall be added to the phasing schedule as follows:

- i. Prior to release of the 151st residential permit in Pod F, permits for 100,000 sq. ft. of retail space in Pod D shall have been issued. Of these 100,000 sq. ft. of retail space, at least one third shall be for tenants occupying space consisting of 30,000 sq. ft. or less.**

This condition has been fulfilled.

- ii. Prior to the release of the 301st residential permit in Pod F, permits for an additional 100,000 sq. ft. of retail space in Pod D shall have been issued.**

This condition has been fulfilled as more than 100,000 square feet of retail space has been constructed in Pod D.

- iv. Prior to the release of the 701st residential permit, permits for an additional 150,000 sq. ft. of retail space in Pod D shall have been issued, and a permit shall have been issued for one of the hotel sites.**

This condition is fulfilled in regard to the minimum amount of retail space and the previously approved DSP-14027 constitutes the first hotel for the overall project.

- v. Permits for at least 150,000 square feet of office space shall have been issued, prior to release of the 500th residential permit.**

Once the subject office building is permitted, a total of 125,501 square feet of office space will have been permitted. The residential permits reviewed by the M-NCPPC Permit Review Section, as of the writing of this report, is 481 residential permits.

- vi. Permits for at least 400,000 square feet of office space shall have been issued, prior to release of the 900th residential permit.**

The proposed GFA of the office space for the overall development is still below the trigger in this condition.

- vii. The Conditions requiring building permits for office use may be waived or modified if the applicant demonstrates to the satisfaction of the Planning Board and the District Council that insufficient market demand exists for said office use. If the applicant demonstrates that it has graded pad sites for 150,000 square feet of**

office space and stubbed utilities to those pad sites and the applicant has continuously in good faith marketed those pad sites for a period of one-hundred-eighty days through an exclusive listing agent, and has been unable to obtain a user, said effort shall constitute a satisfactory demonstration to justify waiver or modification of said office permitting requirement. The Planning Board's and District Council's waiver of the office space permitting requirements will not be unreasonably withheld, conditioned, or delayed.

This waiver provision is intended solely to provide an opportunity for the applicant to proceed with the construction of residential units based upon satisfying the above criteria. It does not authorize the applicant to convert commercial office space to residential use. This conceptual site plan requires a minimum of 550,000 square feet of commercial office. At no time may the residential maximum exceed 1,110 units. At no time may the minimum and/or maximum office ranges or the hotel space allocations of 360 rooms be converted to residential uses.

This condition allows the applicant to provide information that may release residential building permits beyond the 500th residential permit, if the minimum threshold of 150,000 square feet of commercial office has not yet been reached. No such information has been submitted with this application.

- c. This development shall be required to provide retail uses, office uses and residential uses. This requirement shall supersede the provisions of Section 27-547 (d) of the Zoning Ordinance which requires that at least two of the three categories listed therein be included in the development.**

This condition requires that all three of the uses above be developed within the overall Woodmore Towne Centre project. This DSP provides for an office use, adding to the existing uses of retail and residential, consistent with the CSP.

- l. Revise the FAR Chart on the coversheet of the Plan set as follows:**

- (1) Indicate the residential maximum residential square footage as 2,000,000 (not 2,000,00).**
- (2) Include a note stating that "the approval of conceptual site plan CSP-03006/01 did not impact the maximum square footage permitted in the development."**
- (3) Add the institutional use proposed square footage to the table.**

- m. A note shall be added to the general notes of the CSP stating the following:**

"All buildings shall be fully equipped with automatic fire suppression systems in accordance with applicable National Fire Protection Association standards and all applicable County Laws."

- n. Submit to DPR staff for review the existing maintenance agreement between**

the applicant and the Prince George's County Department of Permitting, Inspections and Enforcement, to determine if the agreement sufficiently sets forth the rights, responsibilities, and liabilities of all the parties including the applicant, the M-NCPPC and DPIE.

- o. Revise the illustrative exhibit to indicate ownership of parkland and show approved recreation facilities to be constructed in the park.**

The four above subconditions were added to CSP-03006-02, to be completed prior to certificate of approval. CSP-03006-02 has yet to be certified, therefore, staff has added a condition relating to this outstanding use.

- 2. Prior to or concurrent with the submission of any detailed site plan for any development parcel, the applicant and the applicants' heirs, successors and/or assignees shall submit for approval by the Planning Board a detailed site plan for signage to provide the Planning Board and the community with a concrete idea of the exact quantity, location and appearance of all the signs in the development. This signage plan shall not be required to be submitted prior to or concurrent with a detailed site plan for infrastructure only. At the time of submitting said signage plan to staff of M-NCPPC, the applicant shall also submit a copy of said signage plan to the City of Glenarden and community stakeholders.**

The application only proposes signage for the subject site, not for the overall development contained in the CSP. The signage proposed for Lot 17, includes a single-freestanding sign and two building-mounted signage for the office building.

Section 27-613(f) of the Zoning Ordinance states the following for the review and approval of signage in the M-X-T Zone:

(f) Mixed-Use Zones.

- (1) In the Mixed-Use Zones, the design standards for all signs attached to a building shall be determined by the Planning Board for each individual development at the time of Detailed Site Plan review. Each Detailed Site Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the Mixed-Use Zone development and, in the M-X-C Zone, are in conformance with the sign program as set forth in Section 27-546.04(j).**

The applicant has provided signage for the medical office and staff has reviewed it in regard to the proposal as it relates to other commercial zones within the County. When compared to the Commercial Shopping Center (C-S-C) Zone, the Zoning Ordinance allows for "two (2) square feet for each one (1) lineal-foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred

(400) square feet.” The application proposes approximately 316 square feet of building-mounted signage that falls within the maximum square footage allowed under the C-S-C Zone and, therefore, the proposal is found to be reasonable and consistent with signage in other places throughout the County.

The proposed signage included in the DSP package was referred to the City of Glenarden. As of the time of the writing of this report, staff did not receive any comments from the City of Glenarden.

14. At the time of detailed site plan, the following standards shall be observed:

- c. Lighting fixtures throughout the development shall be coordinated in design. Such fixtures shall be reviewed and approved by Department of Public Works and Transportation (DPW&T) and/or the City of Glenarden as appropriate prior to or by the time of approval of the appropriate detailed site plan.**

The lighting associated with this DSP is similar to the lighting provided in the parking areas of the remainder of the site. The details and specifications for public roads were approved with the DSP for infrastructure (DSP-07011) and were approved by the Prince George’s County Department of Public Works and Transportation (DPW&T) and the City of Glenarden. The staff found that full cut-off light fixtures have been used for the site lighting to minimize light pollution.

- g. The location of future pedestrian connections, crosswalks, and proposed locations for bus stops, shall be shown on the plans.**

A pedestrian connection is needed to connect the subject site to the existing sidewalk system. A condition has been included in the Recommendation section of this report requiring that this condition be fulfilled prior to DSP certification.

16. The following transportation-related conditions shall be fulfilled:

- a. The applicant and the applicant’s heirs its successors and/or assignees, shall complete the following improvements:**
 - i. Construct Campus Way North extended from its current planned terminus at the boundary of the subject property through the site to the proposed Evarts Road bridge as a four-lane divided highway, approximately 3,000 linear feet.**
 - ii. Add a fourth through lane along MD 202, from Lottsford Road to the northbound I-95 ramp, approximately 3,600 linear feet.**
 - iii. Add a fourth through lane along MD 202, from I-95 to Lottsford Road, approximately 3,600 linear feet.**
 - iv. Add a double left-turn lane along MD 202 to northbound St. Joseph’s Drive, approximately 900 linear feet.**

- v. **Rebuild and install the traffic signal at the intersection of MD 202 and St. Joseph's Drive.**
- vi. **Reconstruct St. Joseph's Drive from MD 202 to Ruby Lockhart Drive to six lanes in width.**
- vii. **In addition to making the improvements set forth above, the applicant and the applicant's heirs its successors and/or assignees, shall pay a Road Club fee. The amount of this fee shall be determined at the time of the approval of the first preliminary subdivision plan filed for this property. This amount shall be determined at the time of the approval of the first preliminary subdivision plan filed for this property. This amount shall be paid at building permit on a pro rata basis. In determining this amount, the applicant shall receive a credit for any road improvements which it is making at its expense and which are part of the regional improvements identified in the MD 202 Corridor Study.**
- viii. **The timing for the construction of required transportation improvements shall be determined at the time of preliminary subdivision plan approval.**

This condition enumerates several conditions that were determined to be necessary for adequacy at the time of CSP review. Subcondition (vii) requires that the amount of the Road Club fee be determined at the time of preliminary plan. Subcondition (viii) requires that the timing for the construction of the improvements in (i) through (vi) be determined at the time of preliminary plan. For the record, improvements (ii) through (vi) will be required at the time of building permit for Phase I, while improvement (i) was determined to be required with Phase II.

- 17. In conformance with the Adopted and Approved Largo-Lottsford Master Plan, the applicant and the applicant's heirs, successors and/or assignees shall provide the following:**

- c. **Provide sidewalks or wide sidewalks along both sides of all internal roads.**

The subject DSP does not propose any internal roads. But a sidewalk connection is needed to connect the subject site to the existing sidewalk system.

- e. **A more specific analysis of all trail and sidewalk connections will be made at the time of detailed site plan. Additional segments of trail or sidewalk may be recommended at that time.**

Sidewalk facilities have been fully evaluated during the prior reviews of the other parts of the Woodmore Towne Centre in order to provide a safe and recognizable pedestrian system throughout the larger development site. A sidewalk connection needs to be provided to connect the subject site to the rest of the development.

- 21. Prior to approval of the applicable detailed site plan, relocate office building parking structure at Ruby Lockhart Boulevard entrance from close proximity to the northeast property line adjacent to proposed single-family dwelling units.**

Alternatively, the applicant may be relieved of this requirement upon demonstrating to the Planning Board that the parking structure has been attractively finished and sensitively designed so as to be compatible with the adjoining office building.

The proposed DSP is located on Lot 17, which is an internal lot that is away from the roadway stated in this condition. The parking proposed in this DSP is surface parking.

10. **Preliminary Plan of Subdivision 4-06016:** The Preliminary Plan of Subdivision (PPS) 4-06016, was originally approved subject to 40 conditions, on September 21, 2006. Subsequently, the applicant requested a waiver and reconsideration of the PPS, which the Planning Board granted. The amended resolution of approval (PGCPB Resolution No. 06-212(A)), with 40 conditions, was approved by the Planning Board on July 12, 2012. The following conditions of approval of the preliminary plan relate to the review of this DSP:

8. **Total development within the subject property shall be limited to uses which generate no more than 3,112 AM and 3,789 PM peak-hour vehicle trips, with trip generation determined in a consistent manner with the March 2006 traffic study. Any development generating an impact greater than that identified hereinabove shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

This condition establishes an overall trip cap for the subject property of 3,112 AM and 3,789 PM peak-hour trips. Pursuant to Detailed Site Plan DSP-16011, (the most recent site plan proposing new structures on the site), the total trips of the site are 874 AM and 2,168 PM. According to the review by the Transportation Planning Section dated February 20, 2018 (Hancock to Zhang), this development will add 124 AM and 165 PM trips and brings the total trips for the site to 998 AM and 2,333 PM trips. Therefore, staff concludes that this site will not exceed the total trip cap identified in Condition 8.

9. **A Type II tree conservation plan shall be approved at the time of approval of the DSP.**

Type II Tree Conservation Plan TCPH-053-07-05 is recommended for approval.

10. **Development of this site shall be in conformance with Stormwater Management Concept Plan 20908-2003-02, and any subsequent revisions.**

The subject property has an approved Stormwater Management Concept Plan, 38074-2017-00, dated December 14, 2017. The proposed development is in conformance with the SWM concept plan.

13. **An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

This condition will be carried forward as a condition of this approval.

17. **A Detailed Site Plan review by the Planning Board is required for the proposed siting of private recreation facilities.**

This DSP is for a medical office building and there is no private recreation facility required.

- 30. All future tree conservation plans shall show woodland conservation on-site to be no less than 10 percent of the net tract area.**

A Type II Tree Conservation Plan TCPII-053-07-05 has been submitted with this DSP in conformance with this requirement. The Environmental Planning Section recommends approval of Type II Tree Conservation Plan TCPII-053-07-05.

- 36. The DSP and TCPII shall show all required landscape buffers between stormwater management ponds as required in the stormwater concept approval.**

The subject DSP does not include and is not adjacent to any SWM ponds.

- 37. Stormwater from Lots 23, 24, 25, 26, 27, 28 and 48 Block E and Lot 17 of Block F shall be conveyed in such a manner as to ensure it does not drain onto adjoining properties.**

The approved SWM measures for the site include bioswales, micro-bioretenion areas and an underground 100-year detention facility located in the southeast portion of the site, adjacent to the floodplain where a stormwater outfall is proposed. The landscape plan shows a combination of the proposed landscaping and the retention of the existing woodland buffering the building from the floodplain area.

- 38. A 20' wide, 80% opacity year-round buffer is to be provided at the rear of Lots 23, 24, 25, 26, 27, 28 and 48 Block E and Lot 17 of Block F.**

There is approximately 75 feet wide of open space along the rear of Lot 17. A combination of existing woodland and proposed landscaping is shown within the open space. However, in order to achieve the percentage of opacity year-round, additional evergreen trees need to be planted in staggered double rows along the rear of site fronting the ramp to the Capital Beltway where the improvements have been shown. A condition has been included in the Recommendation section of this report requiring the bufferyard to be densified to meet this condition.

- 11. Detailed Site Plan DSP-07011 and its subsequent revisions:** Detailed Site Plan DSP-07011 is an infrastructure plan for the entire Woodmore Towne Centre and has been revised seven times since its initial approval. Of the seven revisions, the most recent action, applicable to the subject lot is DSP-07011-01, which was amended by the District Council on October 18, 2016. The following conditions of approval of DSP-07011-01 warrant discussion:

- 4. The following phasing schedule shall apply to the development of the subject site:**

- e. Prior to the release of building permits for the 500th residential unit for the overall site (the entire 244.67-acre Woodmore Towne Centre site), permits for at least 150,000 square feet of office space shall have been issued.**

Once the permit for the subject office building is issued, the current calculation, including the adjacent hotel use (which is allowed to be credited toward office uses per Condition I of CSP-03006-02), equals a total of 125,501 square feet of office space permitted. Therefore, the 500th residential permit will be withheld, in order to enforce the condition above, unless evidence to the contrary is submitted, indicating other office uses have been permitted for the overall site.

6. **If, after the pad sites labeled as Costco and Wegman's on the subject DSP are built, the rear loading areas associated with said buildings are visible from the Capital Beltway, then additional screening shall be added to the site, such as those stated in Condition 5(m) above, or other screening techniques acceptable to the Planning Board or its designee.**

The subject application has a loading space located to the southwest of the building. The DSP provides fencing and landscaping that will reduce visibility of the loading area from the I-95/495 (Capital Beltway).

12. **2010 Prince George's County Landscape Manual:** Per Section 27-548 of the Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone should be provided pursuant to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The proposed medical office on Lot 17 is subject to Section 4.2, Requirements for Landscaped Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements of the Landscape Manual.
 - a. **Section 4.2, Requirements for Landscape Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The submitted DSP for the medical office has frontage on the I-95/495 (Capital Beltway). A Section 4.2 landscape strip is located at the rear of the site along the ramp to the Capital Beltway. The submitted DSP provides the appropriate schedules showing the requirements of this section being met.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 specifies that proposed parking lots larger than 7,000 square feet provide planting islands throughout the parking lot to reduce the impervious area and perimeter landscape strip to be placed along the property line. The applicant has filed for alternative compliance from the requirements of Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip, to allow the required perimeter landscape strip to be placed on the adjacent property. The applicant also requests alternative compliance from the requirements of Section 4.3(c)(2), Parking Lot Interior Planting, to provide 6.8 percent of interior planting area, instead of the required 10 percent. The Alternative Compliance Committee has reviewed the application and recommends to the Planning Board approval of Alternative Compliance AC-18001 as follows:

Section 4.3(c)(1) Parking Lot Perimeter Landscape Strip for Parking Lots 7,000 Square Feet or Larger

REQUIRED: Section 4.3(c)(1) Parking Lot Perimeter Landscape Strip Requirements

Linear feet of parking lot perimeter affected	163 feet
Width of perimeter strip	5 feet
Number of plant materials	5 shade trees and 14 shrubs

PROVIDED: Section 4.3(c)(1) Parking Lot Perimeter Landscape Strip Requirements

Width of perimeter strip	5 feet off-site
Number of plant materials	5 shade trees off-site

Section 4.3 (c)(2) Parking Lot Interior Planting for Parking Lots 7,000 Square Feet or Larger

REQUIRED: Section 4.3(c)(2) Parking Lot Interior Planting Requirements

Parking Lot Area	78,453 sq. ft
Interior landscape area required	10 percent or 7,845 sq. ft.

PROVIDED: Section 4.3(c)(2) Parking Lot Interior Planting Requirements

Interior landscape area provided	6.8 percent or 5,332 sq. ft. square
Minimum number of shade trees required (1 per 200 square feet of interior planting area provided)	27
Trees provided	13 shade and 12 ornamental*

Note: *An outdoor healing garden area is provided around the northeast and southeast corners of the building.

Justification of Recommendation

The applicant is requesting alternative compliance from Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip, for parking lots 7,000 square feet or larger, for providing approximately 163 linear feet of the required five-foot-wide perimeter landscape strip to be planted with five shade trees on the adjacent property due to limited space around the northeastern vehicular entrance and a recessed lot line. There is an existing parking lot on the adjacent property (Lot 17) in this area, so this arrangement will provide shade for the existing parking lot. Since Lot 17 is part of a prior Detailed Site Plan (DSP-07011-01) that includes the rest of the commercial portion of Woodmore Towne Centre, the owner of the existing parking lot agrees to revise the previously approved plan to accommodate the landscape strip and the required planting materials. Staff notes that the required 14 shrubs have not been provided within the off-site landscape strip when there is sufficient room. Therefore, a condition has been included to require the applicant to add the shrubs.

The applicant also requests alternative compliance from Section 4.3(c)(2), Parking Lot Interior Planting, for providing 6.8 percent of interior planting area, instead of the required 10 percent. The Landscape Manual requires that a minimum of 10 percent of the parking lot be interior planting area, to be planted with one shade tree for every 200 square feet of the interior planting area provided. The applicant provides 68 percent of the required interior planting area and 48 percent of the required shade trees, plus 12 additional ornamental trees. Nine additional perimeter shade trees have been positioned so they will provide shading of the asphalt areas within the parking lot.

The Alternative Compliance Committee finds the proposed alternative compliance measures to be equally effective as normal compliance with the requirements of Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip, for parking lots 7,000 square feet or larger, because the required landscaped strip and planting materials are provided on the adjacent property; and Section 4.3(c)(2), Parking Lot Interior Planting, given the fact that more than one-third of the site is encumbered by regulated environmental features and woodland to be preserved, and additional perimeter shade trees and internal ornamental trees are provided.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance AC-18001 from the requirements of Section 4.3(c)(1), Parking Lot Perimeter Landscape Strip, for parking lots 7,000 square feet or larger; and Section 4.3(c)(2), Parking Lot Interior Planting, of the 2010 *Prince George's County Landscape Manual*, as specifically identified above for Children's National Regional Outpatient Center, subject to two conditions that have been included in the Recommendation section of this report.

- c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas, be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The subject DSP provides a loading space, which is screened by a retaining wall and landscaping. The proposed trash area will be screened by an enclosure. The landscape plan provides all information needed to satisfy the requirements.
 - d. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The submitted DSP provides the appropriate information indicating that the plans meet and exceed the minimum requirements of this section.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because tree conservation plans were previously approved for the site. An '-05' revision to the previously approved Type II tree conservation plan (TCP II) was submitted with the application.
- a. An approved Natural Resources Inventory Equivalency Letter, NRI-021-06-04, was submitted with the application. No revisions are required for conformance to the NRI.
 - b. The plan requires technical revisions to be in conformance with the Woodland and Wildlife Habitat Conservation Ordinance. The overall TCP plan set is 37 sheets. Because the current application is for Lot 17 only and affects a limited number of sheets within the overall plan set, the following table must be added to the cover sheet to clearly identify

the Development Application that each previous and current TCP approval is associated with, including a list of sheet numbers for each revision.

Woodmore Towne Centre TCPII-053-07Approval Tracking Table			
Revision Number	Associated Case & Resolution Number	Detailed Description	Affected Plan Sheets
Original Certification	DSP-07011 PGCPB No.	Commercial Phase Rough Grading & Infrastructure	
01	DSP-07011-01 PGCPB No.	Commercial Phase Site Plan	
02	DSP-07057 PGCPB No.	Residential Phase Site Plan	
03	DSP-14027 PGCPB No. 15-22	Lot 18 Hotel	1, 2, 11, 12
04	DSP-16011 PGCPB No. 16-88	Lot 1 and 2 Nordstrom Rack	1, 2, 6, 9, 16
05	DSP-17030 PGCPB No.	Lot 17 Children's Hospital	1, 2, 11, 12, 18, 19

All sheets of the plan set must be certified so that there is a complete set of certified plans for the current revision; however, copies of the previously certified sheets can be provided for certification of any unchanged sheets. The current revision appears to affect only sheets 1, 2, 11, 12, 18, and 19. The qualified professional certification shall be updated on all revised sheets. The current submission continues to show the original qualified professional certification information from 2009. All plan revisions are required to be certified by the qualified professional responsible for the revisions.

The Environmental Planning Section concluded that the Type II Tree Conservation Plan (TCPII-053-07-05), is consistent with the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.

14. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 6.94 acres in size, resulting in a TCC requirement of 30,056 square feet. The subject application provides 120,943 square feet in tree canopy coverage, exceeding the requirement for the site by using a combination of proposed landscape trees and preservation of existing woodland on the site.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—In a memorandum dated February 7, 2018, the Community Planning Division stated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, conformance to the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73*, is not required for this application.

This application is in the Established Communities of the Plan Prince George's 2035. The vision for the Established Communities is context-sensitive infill and low- to medium-density development.

The 1990 Approved Master Plan Amendment for Largo-Lottsford, Planning Area 73 recommends Mixed-Use Development land use designation on the subject property and retained the subject property into the M-X-T Zone.

This application is part of the Woodmore Towne Centre development. The Conceptual Site Plan (CSP-03006) for this development was approved in 2006 by the Planning Board and the Prince George's County District Council. Development proposals during the conceptual site plan are reviewed in accordance with the principles for the orderly, planned, efficient, and economic development contained in the General Plan, Master Plan or other approved plans and establishes standards and guidelines for DSP review and approval. As a result, conformance with master/sector plans is not a required finding during DSP.

- b. **Transportation Planning**—In a memorandum dated February 26, 2018, the Transportation Planning Section reviewed the applicable conditions of previous approvals that are incorporated into the findings above.

As far as the Departure from Design Standards (DDS-646) is concerned, the Transportation Planning staff stated the following:

Regarding the proposed Departure from Design Standards, the Transportation Planning staff sees no negative impact that would be created by slightly smaller parking spaces with a common dimension.

The County Code allows spaces of different sizes in order that compact vehicles can be accommodated. Specifically, it requires a standard space to be 19 feet by 9.5 feet, while allowing a compact space to be 16.5 feet by 8 feet. The applicant is proposing that all of the spaces in the parking lot be of a common dimension of 9 feet by 18 feet. While the proposed dimensions will be smaller than the County Code requirement, that deficiency will be outweighed by the fact that all of the spaces will be of the same size. Additional parking is available in the parking lot to the north and all of the spaces in that lot are also 9 feet by 18 feet as approved by Departure from Design Standards DDS-591 (PGCPB Resolution No. 09-02)).

The Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed medical office building as required in the Zoning Ordinance with one condition, requiring directional signage to be installed, to assist patrons to find the medical facility, that has been included in the Recommendation section of this report.

- c. **Trails**—In a memorandum dated February 22, 2018, the Trails Planner provided comments on this application as follows:

This parcel is part of the larger Woodmore Towne Centre. The surrounding roadways and sidewalks have already been constructed in the vicinity of this property. Furthermore, no master trail issues impact the site. Because there are no master plan issues and the road fronting the lot that has been constructed, there are no recommendations for sidewalk or

trail construction for this subject application. Wide sidewalks are shown around the perimeter of the building and a sidewalk will connect the building to the adjacent shopping center.

The trails planner recommends approval of this DSP with one condition requiring the installation of a bicycle rack that has been included in the Recommendation section of this report.

d. **Subdivision Review**—In a memorandum dated February 22, 2018, the Subdivision Review Section provided the following plan comments:

- (1) PPS 4-06016 and the record plat reflected an access easement from the adjoining Lot 10 to the subject site. This DSP retains and expands the access easement to the subject property in compliance with Section 24-128(b)(9) of the Subdivision Regulations. Staff finds that the proposed expansion of the access easement is in substantial conformance with the PPS.
- (2) The extension of the access easement to this parcel, including entrance improvements, is located off-site and covered by Detailed Site Plan DSP-07011. The applicant should revise DSP-07011 prior to signature approval of DSP-17030, to reflect the off-site improvements and access easement.

The Subdivision Section concluded that there are no other subdivision issues at this time and recommended approval of this DSP with one condition that has been included in the Recommendation section of this report.

e. **Environmental Planning**—In a memorandum dated February 16, 2018, the Environmental Planning Section has reviewed DSP-17030 and TCPII-053-07-05 and provided the following summarized comments:

The Environmental Planning Section previously reviewed Zoning Map Amendment A-9613-C, Conceptual Site Plan CSP-03006, Preliminary Plan of Subdivision 4-06016, Type I Tree Conservation Plan TCPI/13/05, Detailed Site Plan DSP-07011, and Type II Tree Conservation Plan TCPII/053/07.

Grandfathering

The project is grandfathered with respect to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012, because the project has a previously approved Preliminary Plan (4-06016).

Site Description

The subject 6.94-acre Lot 17 is within the larger 244.63-acre site in the M-X-T Zone, known as the 'Woodmore Towne Centre,' which is located in the northeast quadrant of the intersection of MD 202 (Landover Road), and the I-95/495 (Capital Beltway). The entire site was originally 94 percent wooded. Regulated environmental features are associated with the site including: streams, wetlands, 100-year floodplain, steep slopes with highly erodible soils and severe slopes. MD 202 (Landover Road), Ruby Lockhart Boulevard, and the I-95/495 (Capital Beltway), were identified and previously reviewed for transportation-related noise. Nine soil series are found to occur at the site according to the *Prince George's County Soil Survey*. These soils include: Adelphia, Bibb, Collington, Monmouth, Ochlochnee, Shrewsbury, Silty and Clayey Land and Sunnyside. Although

some of these soils have limitations with respect to drainage and infiltration those limitations will have the greatest significance during the construction phase of any development on this property and will not impact the layout of the proposed uses. Based on available information, Marlboro clay is not found at this location. There are no designated scenic or historic roads in vicinity of the site. According to available information from the Maryland Department of Natural Resources Natural Heritage Program staff, rare, threatened and endangered species are not found in vicinity of the site. According to the *Countywide Green Infrastructure Plan*, the site is not within the designated network. The site is located in the headwaters of Beaverdam Creek in the Anacostia River Basin; and also in the Bald Hill Branch and Southwestern Branch watersheds of the Patuxent River Basin. The site is located within the Largo-Lottsford Planning Area. The site is also located within the Landover Gateway Town Center and Environmental Strategy Area 1 as designated by *Plan Prince George's 2035 Approved General Plan*.

Review of Previously Approved Conditions

The Environmental Planning Section previously reviewed Conceptual Site Plan CSP-03006 and PPS 4-06016. No previously approved environmentally-related conditions are relevant to the current DSP application.

Stormwater Management Concept plan

An approved Stormwater Management Concept Plan (38074-2017-00) and approval letter were submitted with the subject application. The approved SWM concept plan shows the use of a bay filter, bioretention areas, and a bioswale. No additional information is needed for SWM.

The Environmental Planning Section recommends approval of the DSP and TCPII, subject to one condition consisting of six sub-conditions that have been included in the Recommendation section of this report.

- f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—As of the writing of this report, DPIE did not offer comments on the subject application.
- g. **Prince George's County Police Department**—As of the writing of this report, the Police Department did not offer comments on the subject application.
- h. **Prince George's County Health Department**—The Environmental Engineering/Policy Program of the Health Department provided comments on prior approvals. As of the writing of this report, the Health Department did not offer comments on the subject application.
- i. **Washington Suburban Sanitary Commission (WSSC)**—As of the writing of this report, WSSC did not offer comments on the subject application.
- j. **Maryland State Highways Administration (SHA)**—As of the writing of this report, SHA did not offer comments on the subject application.
- k. **The City of Glenarden**—As of the writing of this report, the City of Glenarden did not provided comment.

16. Based on the foregoing analysis and as required by Section 27-285(b) (1) of the Zoning Ordinance, the detailed site plan, if approved in accordance with conditions proposed below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
17. As required by Section 27-285(b)(2) of the Zoning Ordinance, the DSP is also in general conformance with the previously approved Conceptual Site Plan CSP-03006-02 for the proposed development on the subject property.
18. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:

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).

In a memorandum dated February 16, 2018, the Environmental Planning Section concluded that the above finding has been made and recommended approval of this Detailed Site Plan DSP-17030 and Type II Tree Conservation Plan TCPII-053-07-05.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends to the District Council APPROVAL of this application as follows:

- A. **APPROVE** Departure from Design Standards DDS-646 for Children's National Regional Outpatient Center, Woodmore Towne Centre at Glenarden, Lot 17, to allow a standard parking space size on Lot 17 of 9 feet by 18 feet.
- B. **APPROVE** Detailed Site Plan DSP-17030, Alternative Compliance AC-18001, and Type II Tree Conservation Plan TCPII-053-07-05 for Children's National Regional Outpatient Center, Woodmore Towne Centre at Glenarden, Lot 17, subject to the following conditions:
 1. Prior to certification of this detailed site plan (DSP), the following revisions or information shall be provided:
 - a. Obtain certification of Conceptual Site Plan CSP-03006-02.
 - b. Provide directional signage to Lot 17 and the associated parking.
 - c. Revise the Type II tree conservation plan (TCPII) as follows:
 - (1) Add an approval tracking table to the cover sheet.
 - (2) Submit all sheets within the plan set for certification, with all revised sheets signed by the qualified professional responsible for the plan revisions.

- (3) Show all required information, including but not limited to the following:
 - (a) the proposed building footprint;
 - (b) proposed parking/ paving, and roads;
 - (c) proposed grading;
 - (d) proposed stormdrain and stormwater management features; and
 - (e) proposed water and sewer connections;
- (4) Show all noise contours as shown on the ‘-04’ version of the plan.
- (5) Revise the worksheet to reflect the information as shown on the ‘-04’ version of the plan and further revised to provide a column for the current application. The gross tract area of the current application, and all associated calculations within the column, shall be deducted from the column that was previously approved within the commercial/retail high-density residential and office space of Detailed Site Plan DSP-07011-01.
- (6) The following note shall be added below the revised worksheet:

“The ‘-05’ revision for Lot 17 reduced the area included in the column for the original DSP-07011-01 Commercial approval.”
- d. Provide a bike rack close to the main entrance of the building that can accommodate a minimum of three bicycles.
- e. Label the expanded access easement, serving the subject site, on the site plan with correct Liber and folio.
- f. Provide the total square footage for the proposed outdoor healing garden and provide benches, as appropriate, on the plans.
- g. Revise the landscape strip along the northwest boundary and label it as Section 4.3(c)(1) Perimeter Landscape Strip.
- h. Revise Line 6 of the Section 4.3(c)(1) (Northeast-A) schedule to indicate the total plant materials, including the 14 off-site shrubs. Revise the landscape plan to include the 14 shrubs.
- i. Provide a sidewalk connection from the subject site to the existing sidewalk system servicing the entire Woodmore Towne Centre development, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
- j. Provide additional evergreen trees to be planted in a staggered double row along the ramp to the I-95/495 (Capital Beltway), where the improvements have been shown.
- k. Provide the updated floor area ratio (FAR) chart on the DSP.

2. All buildings shall be fully equipped with automatic fire suppression systems in accordance with applicable National Fire Protection Association standards and all applicable County laws.
3. Prior to issuance of a building permit, the applicant shall revise Detailed Site Plan DSP-07011-01 to reflect the location of the off-site landscape strip, including planting materials, the off-site improvements, and access easement, as shown on Detailed Site Plan DSP-17030.