

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

DETAILED SITE PLAN DSP-02017

Application	General Data
Project Name GOLDEN TRIANGLE III, LOT 27 Location BETWEEN GREENBELT ROAD, KENILWORTH AVENUE, AND THE CAPITAL BELTWAY I-495 Applicant/Address 7850 WALKER DRIVE, GREENBELT, MD 20770	Date Accepted 04/03/2002
	Planning Board Action Limit waived
	ZHE Hearing Date NA
	Plan Acreage 9.32
	Zone C-O
	Dwelling Units NA
	Square Footage 176,804
	Planning Area 67
	Council District 04
	Municipality GREENBELT
	200-Scale Base Map 210 NE 06

Purpose of Application	Notice Dates
CONSTRUCTION OF 176,804 GSF OFFICE BUILDING COMPLEX	Adjoining Property Owners 3/27/02 (CB-15-1998)
	Previous Parties of Record 11/13/02 (CB-13-1997)
	Sign(s) Posted on Site 11/6/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: LAREUSE, SUSAN
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Urban Designer

SUBJECT: Detailed Site Plan, SP-02017
Golden Triangle, Lot 27

The Urban Design staff provides an additional finding and condition for consideration by the Planning Board in the review of Detailed Site Plan SP-02017 for Golden Triangle, Lot 27.

Finding

The Preliminary Plat of Subdivision included the following condition:

b. The site plan review shall also include:

- 1. Two easements of land be provided for access to a pedestrian/bicycle overpass in the event it is possible to bridge the Capital Beltway and Kenilworth Avenue. The Capital Beltway overpass should tie in with the Lakeside West Subdivision and the Board suggests this access be granted through the green area adjacent to the southwest corner of Indian Springs Park. The access on the Kenilworth Avenue side is to be determined at a future time.**

In the review of the previously approved Detailed Site Plan DSP-97054, the Planning Board included the following finding:

A determination as to whether it will be possible in the future to provide a pedestrian/bicycle overpass at Kenilworth Avenue, or at what point along Kenilworth Avenue this would occur has not been made at this point. Staff is not aware of any study that has occurred involving this issue. For these reasons, at this time it would be extremely difficult to precisely choose a location for the conditioned easement. Prior to submission of the final plan, the applicant presented a conceptual sketch plan to the City of Greenbelt in which the “preferred location for future pedestrian bridge” is designated just north of the property lines between the hotel, Lot 26, and the office building, Lot 27, in the southwest corner of Lot 27. Although not noted on the concept sketch plan, the required easement would be located in this general area. The City of

Greenbelt approved this location, and staff concurs with the City's assessment. In the preparation of the final plan the "preferred location for future pedestrian bridge" and the future easement location were omitted. Staff recommends that a note be placed on the plan locating the preferred location for future pedestrian/bicycle overpass and easement. This issue can be negotiated between the applicant and the City of Greenbelt at a later date.

The Planning Board included the following condition in the review of DSP-97054:

Prior to signature approval the following revisions shall be made to the Detailed Site Plan:

- b. Provide a note indicating, and showing graphically, the general location for the future pedestrian/bicycle overpass and easement.**

The previous Planning Board action was also reiterated in the Planning Board's subsequent action on Detailed Site Plan DSP-00044 for Lot 24, located directly south of the subject site. PGCPB No. 01-29 stated the following in regard to the easement:

The Planning Board supports reapproval of the previously approved "preferred location." Because that location is not within the boundaries of Lot 24 or the subject Detailed Site Plan, it is recommended that, for informational purposes only, the same proposed conceptual location for said easement should be shown north of the northernmost lot-line of Lot 24. Staff recommends that the exact location of said easement be determined at the time of the submittal of detailed Site Plan for Lot 26 and/or Lot 27.

In the same case, DSP-00044, the Planning Board included the following condition:

Prior to certificate approval the following revisions shall be made to the Detailed Site Plan:

- c. The plans shall be revised to show a proposed conceptual location of an easement for a pedestrian/bicycle overpass north of the northernmost lot line of Lot 24.**

Since the Planning Board acted consistently on each of the previously approved cases, DSP-97054 and DSP-00024, it is reasonable to add a condition to the approval of the subject application in order to identify on the site plan the same conceptual location for the possible future pedestrian/bicycle overpass and easement. The staff recommends that a similar condition be adopted by the Planning Board as follows:

Prior to signature approval, the plans should be revised to show graphically, the general location for the possible future pedestrian/bicycle overpass and easement.