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DETAILED SITE PLAN 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, Planner Coordinator

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

The Urban Design staff has completed its review of Detailed Site Plan SP-02017 for Golden Triangle, Lot 27. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report. The City of Greenbelt has also reviewed the application.

EVALUATION

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. Conformance to the Zoning Ordinance.
- b. Conformance to Preliminary Plan of Subdivision, 4-85060.
- c. Conformance to the requirements of the *Landscape Manual*.
- d. Conformance to the requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments.

FINDINGS

Based upon the foregoing evaluation and analysis of the subject application, the Urban Design staff finds:

1. This Detailed Site Plan, DSP-02017, is for the review of two 4-story office buildings on a 9.32-acre lot, located in the southeast quadrant of the intersection of Kenilworth Avenue (MD 201) and the Capital Beltway (I-495). The lot has frontage on Kenilworth Avenue and the Kenilworth Avenue eastbound ramp onto I-495, which form its western and northern boundaries. The eastern boundary

abuts parkland owned by the City of Greenbelt and a developed C-O property. The southern boundary of the property abuts Lots 24 and 26, both in the C-O Zone. Access to the property is from a cul-de-sac at the northern end of Walker Drive. The Detailed Site Plan includes the site plan, landscape plan, tree conservation plan and architecture

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	C-O	C-O
Use	Vacant	Office
Acreage	9.32 acres	9.32 acres
Lots	1	1
Parcels	0	0
Square Footage/GFA	0	176,804 square feet
Dwelling Units:	0	0

Other Development Data

Parking Required	
Building 1 (88,402 square feet)	
1 space/250 sq. ft for the 1 st 2000 sq. ft. of GFA	8 spaces
1 space/400 sq. ft above the 2000 sq. ft. of GFA	<u>216 spaces</u>
Total	224 spaces
Building 2 (88,402 square feet)	
1 space/250 sq. ft for the 1 st 2000 sq. ft. of GFA	8 spaces
1 space/400 sq. ft above the 2000 sq. ft. of GFA	<u>216 spaces</u>
Total	224 spaces
Total parking on-site required	448 spaces
Parking Provided	660 spaces
Handicap Spaces Required	12 spaces
Handicap Spaces Provided	12 spaces
Number of Loading Spaces Required	
Office	3 spaces
Number of Loading Spaces Provided	
Office	4 spaces
Interior Green Required	
Office (10 percent of Parking Compound)	22,200 sq. ft.
Interior Green Provided	
Office	22,500 sq. ft.

3. The 1989 Master Plan for Langley Park, College Park and Greenbelt recommends that the subject property be developed for office/commercial uses. The 1990 Sectional Map Amendment rezoned the property from C-2 to C-O. The proposed use is in keeping with the intent of the master plan.

4. In July 1990, Detailed Site Plan DSP-90042 was approved for construction of an office building and parking garage on Lot 20, with grading extending onto Lots 21, 22 and 23. Due to the adoption of the Woodland Conservation Ordinance in 1989, the DSP was required to fulfill the requirements of the ordinance. A Type II Tree Conservation Plan (TCPII/6/90) was approved for the four lots. No construction occurred under the Detailed Site Plan, which subsequently expired.
5. In 1997, Detailed Site Plan DSP-97054 was approved for Golden Triangle, Lots 24 through 27 (previously Lots 20 through 23). TCPII/117/97 was approved, which replaced the previous TCPII. The new TCPII was based on a 15 percent woodland conservation requirement in the C-O Zone and a replacement requirement for clearing which was adopted in the 1993 revisions to the Woodland Conservation Policy Document.
6. Preliminary Plat 4-85060 was approved by the Planning Board on July 18, 1985. The Preliminary Plat was approved with conditions that required Detailed Site Plan review prior to the issuance of permits, as follows:

a. Approval of a site plan by the Prince George's County Planning Board for each lot prior to the approval of building permits. The site plan review shall include:

1. Site analysis in regard to natural development constraints.

Comment: The Natural Resource Inventory submitted fulfills the requirement for a site analysis in regard to natural development constraints. The Natural Resource Inventory indicates that the site is relatively free of "natural development restraints," containing no streams, wetlands, 100-year floodplain, hydric soils, and only isolated areas of severe slopes. Two natural development constraints have been identified by the Environmental Planning Section: priority woodlands located in the northeast corner of the site; and the possible presence of two rare, threatened or endangered species, which will be discussed later in this memorandum.

2. General location of proposed land uses on the site.

Comment: Staff has reviewed the general location of proposed land uses for the subject site and supports the layout shown on the plan.

3. Relationship of the proposed uses to access, internal circulation, parking and open space.

Comment: The proposed uses are provided access by one point off of Walker Drive. Internal circulation is barrier-free throughout each building. The plan layout provides for vehicular movement generally to all areas of the subject lot in a continuous unobstructed circular loop around the entire site. There is also a centrally located pedestrian strip with landscaping that connects the subject site to the adjacent uses to the south.

The proposed building structures are in a centralized location on the lot with the rest of the site areas devoted to parking. The dominant feature of the development will be the twin structures on the site and the parking surrounding the buildings. Since the parking lots encompass a major portion of the development area, only small open green spaces exist at the site's perimeter.

4. Landscaping proposals with particular regard to visibility of the property from the Capital Beltway.

Comment: The applicant has demonstrated through an illustrative section of the property that visibility from the Capital Beltway (I-495) will be mostly obstructed through the preservation of dense vegetation along the north property line between the parking lot edge and I-495.

5. Design of signs.

Comment: The subject plan proposes a single freestanding sign and building-mounted signs for both office buildings. The ground-mounted entrance feature sign is the subject of a Departure from Sign Design Standards, currently submitted and pending review by the City of Greenbelt. The Urban Design Section has no objection to the proposed freestanding sign. In regard to the building-mounted signage, both of the proposed buildings are set back a significant distance from the main entrance drive off of Walker Drive and will most likely be visible from the Capital Beltway. The architectural elevations indicate a specific location at the top the building for the proposed signage area. The staff recommends that all sign permits be reviewed for conformance to the applicant's proposed sign locations as shown on the architectural elevations and that the total area of building signage not exceed 100 square feet, in accordance with the C-O Zone.

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.

Comment: It was determined in past reviews of development of the area of the preliminary plan that if the overpass is provided, it will be located to the southeast of the subject site and does not impact this application.

7. The Urban Design Section has reviewed the site plan and finds the proposed office buildings' architecture to be attractive four-story buildings. Although the office buildings are sited at the northernmost part of the Golden Triangle commercial development and probably will not be visible from Greenbelt Road to the south, the structures are located in relative proximity to the Beltway, I-495, and the upper stories will be visible to all motorists who travel that thoroughfare. As long as signage is limited to the panels as shown on the architectural elevations, the appearance will be acceptable. The proposed building is designed with horizontal glass window banding that wraps around the entire structure at each floor. Brick masonry bands are used as accents between each band of glass walls at every floor, with intermediate bands of contrasting brick placed within the main bands of brick to provide some relief. The front entrance is defined with a two story glass entry.
6. The Transportation Planning Section has reviewed and submitted Detailed Site Plans for the proposed two 4-story office buildings totaling 176,806 gross square feet of floor area, to be located on Lot 27, Block Q, of the Golden Triangle Subdivision.

On February 4, 1982, the Prince George's County Planning Board approved the Preliminary

Plan of Subdivision, 4-81154, for a total of 36 acres of C-2-zoned land, also known as Golden Triangle. Based on the PGCPB Resolution No. 82-20, the submitted Golden Triangle Subdivision Plan was approved with several conditions, including the following transportation-related condition:

- A4. In addition to the existing auto dealership, total development of the Golden Triangle be limited to 912,000 square feet of gross floor area or a combination of office and other uses which would generate equal or less traffic impacts than 912,000 square feet of gross office floor area.**

Subsequently, on July 18, 1985, The Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-85060 for 21.25 acres of the Golden Triangle subdivision. Based on the PGCPB Resolution No. 85-228, the submitted "Golden Triangle Subdivision Plan" was approved with several conditions, including the same transportation-related condition as stated above.

Therefore the total development, in addition to the existing auto dealership, of the entire area known as the Golden Triangle is limited to 912,000 square feet of gross floor area or a combination of office and other uses which would generate equal or less traffic impacts than 912,000 square feet of gross office floor area.

In an effort to address this development cap condition stated above, the applicant's traffic consultant has provided staff with traffic data indicating the development square footage and related number of peak hour trips that have occurred on the subject site and subsequent to the Preliminary Plan approval. Based on the traffic data provided by the applicant and in support of the proposed Detailed Site Plan application dated September 13, 2002, the approved 912,000 square feet of gross office floor area is the equivalent of 1,824 AM peak hour trips and 1,687 PM peak hour trips. Staff has also learned that the site thus far has been developed with 302,969 square feet of office space, 9,969 square feet of commercial retail (a sit-down restaurant) and two hotels (Marriott Hotel with 152 rooms and Brentwood Hotel with 120 rooms). These existing uses total 875 AM peak hour trips and 887 PM peak hour trips.

The proposed development on Lot 27 of the Golden Triangle is for a total of 176,806 square feet of additional office space, which would generate 345 and 327 peak hour trips during the AM and PM peak hour, respectively. By approving the proposed Detailed Site Plan, the available AM and PM peak hour trips for the Golden Triangle undeveloped lots (Lots 9, 19B, 25, and 26) would be reduced to 595 and 473, respectively. It is important to note that Lot 7 is owned by the State of Maryland and is not subject to these trip caps.

The internal circulation and parking layout within the submitted Detailed Site Plan are acceptable.

Based on the preceding findings, the Transportation Planning Section concludes that the proposed development of 176,806 square feet of office space on Lot 27 of the Golden Triangle, as submitted by Detailed Site Plan DSP-02017, will meet the circulation requirements and is in conformance with the approved Preliminary Plan Transportation Requirements.

9. The Environmental Planning Section has reviewed the revised Detailed Site Plan, Forest Stand Delineation and Tree Conservation Plan, stamped as received by the Countywide Planning Division on October 24, 2002. The Environmental Planning Section recommends approval of DSP-02017 and TCPII/39/02 subject to conditions.

The site does not contain streams, nontidal wetlands, or 100-year floodplain. The site is located in the Northeast Branch watershed, which is a tributary of the Anacostia River. There are two areas of severe slopes (greater than 25 percent) located on the property. Adjacent to the Capital Beltway ramps there are severe slopes within a slope easement obtained by SHA in conjunction with construction of I-495. The second area of severe slopes is in the southwest corner of the site, adjacent to Lot 24, which may have been the result of previous grading in the area. Sunnyside is the principal soil series on this site, which poses few difficulties to site development.

The sewer and water service categories are S-3 and W-3. According to information obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Program, an evaluation area for two rare, threatened, or endangered (RTE) species is found to occur in the vicinity of this lot, but a subsequent survey revealed no evidence of the presence of either plant.

There are no scenic or historic roads in the vicinity of this site. The parkland abutting this site is owned by the City of Greenbelt, part of the Greenbelt National Historic Register District, and contains the Walker Family Cemetery (Historic Site 67-4-3). The cemetery consists of a 40-foot by 60-foot area enclosed by chain-link fence. The western corner of the cemetery appears to be located on the subject property.

Although located adjacent to I-495, which is classified as a freeway, due to the commercial zoning of the site, noise impacts will not be a concern.

The Woodland Conservation Policy Document indicates that the presence of identified priority elements can elevate the woodland conservation retention priority of a stand of woodlands. In order to evaluate the existing woodlands in more detail, and determine an appropriate environmental setting for the existing historic site, a detailed survey of all trees located within 200 feet of the boundary of the National Historic Landmark District was requested. A revised Forest Stand Delineation was submitted, fulfilling this request.

Comment: No further revisions to the Forest Stand Delineation are needed.

The site is subject to the Woodland Conservation Ordinance because it is greater than 40,000 square feet in size, there are more than 10,000 square feet of woodlands on the site, and there are previously approved Tree Conservation Plans for the site. A revised Type II Tree Conservation Plan (TCPII/37/02) was submitted with the application. The minimum woodland conservation requirement for this site is 1.40 acres (15 percent of the Net Tract). The plan proposed to clear 7.03 acres of woodlands on-site, resulting in an additional requirement due to removal of woodland, for a total minimum requirement of 4.09 acres. The plan proposes to meet the requirement with 0.15 acre of on-site preservation and 4.10 of off-site mitigation, for a total of 4.25 acres of woodland conservation. The additional acreage proposed for off-site mitigation causes some confusion with regard to the use of the on-site preservation area. This needs to be clarified as stated below.

The options for meeting the Woodland Conservation Ordinance requirements were discussed several times with the applicant. The revised Tree Conservation Plan shows priority woodlands that exist on-site being preserved to a greater extent than the first submission of the plan; however, all of the

priority woodlands on-site have not been shown to be preserved. Staff has requested that the Ordinance requirements be met on-site to the greatest extent possible, through the use of preservation and reforestation.

Some revisions to the Tree Conservation Plan are still needed to bring the plan into conformance with the Ordinance and to clarify how the requirements will be met. The following conditions address the need for woodland conservation on-site, the preservation of priority woodlands, and the need for clarification of the information provided on the plan.

Recommended Condition: Prior to certificate approval of the TCPII, the plan shall be revised to provide the maximum amount of woodland conservation on the subject property. The minimum amount of woodland preserved shall be the 0.15 acre shown on the TCP received October 24, 2002. In addition, the TCPII shall be revised as follows:

- a. The woodland conservation worksheet shall be revised to follow the standard worksheet format; to correctly identify the amount of woodlands preserved that are being used to meet the requirements; to correctly identify the amount provided through off-site mitigation; and to correctly identify the total amount of woodland conservation provided.
- b. The on-site preservation area shall be supplemented with abutting reforestation areas to meet the minimum width requirement of 35 feet wherever possible.
- c. Additional reforestation/afforestation shall be provided on-site in available locations. If the area adjacent to the I-495 ramp becomes a possible afforestation site, all existing utility easements shall be shown on the TCPII.
- d. All reforestation/afforestation areas shall meet minimum stocking levels.
- e. Tree Preservation Note 7 shall be revised to indicate that signage shall be provided every 50 feet and remain in place in perpetuity.
- f. The TCPII shall be revised to provide the location(s) of the proposed off-site mitigation. The off-site mitigation shall be provided on a site(s) per an agreement with the City of Greenbelt, or, if no such site(s) can be found, the applicant may request permission from the Planning Board or its designee to fulfill off-site woodland conservation in alternative locations within the Anacostia River watershed.

Recommended Condition: Prior to the issuance of permits, TCPIIs shall be approved for off-site mitigation sites, appropriate easements shall be recorded, and required bonding shall be posted with the Department of Environmental Resources.

The Wildlife and Heritage Office, Maryland Department of Natural Resources, requested a field survey of the site for the possible presence of two rare, threatened or endangered (RTE) species. The “highly rare” Purple Passionflower (*Passiflora incarnata*) and the “state endangered” Woodland Agrimony (*Agrimonia striata*) were known to occur within the vicinity of the project site. These species could potentially occur on the project site, especially in areas of appropriate habitat. The primary habitat for Purple Passionflower is upland sandy woods and thickets; the primary habitat for Woodland Agrimony is upland thickets and woods. For both, the flower and fruit are needed for identification, with the recommended survey months being July and August.

This survey was undertaken during the appropriate survey months, and submitted to the Maryland Natural Heritage Program, who determined that the survey was adequate to ascertain the presence of either species on the site, and has no further concern with potential impacts of the project to the rare species. These results are stated in Note 10 on the Natural Resources Inventory/Forest Stand Delineation.

Comment: No further action is required.

A Stormwater Management Concept Approval Letter (25064-2001-01), approved on October 10, 2002, was submitted, which indicates that water quantity control will be provided by an underground stormwater management facility, shown on the DSP under the parking lot in the northern portion of the site. Water is proposed to be met through nine infiltration trenches. As a condition of approval, the letter states that:

A1) The applicant is to demonstrate the feasibility of infiltration trenches at the time of technical review. Otherwise, bioretention ponds are to be provided to address water quality control.

If stormwater management is addressed through bioretention rather than infiltration, this may affect the layout of the site, and provide additional opportunity for on-site woodland conservation.

Recommended Condition: At time of permit application, the approved Technical Stormwater Management Plans shall be submitted for review as part of the permit review package.

The Environmental Planning Section recommends approval of DSP-02017 and TCPH/39/02 subject to the condition as listed in the Recommendation section of this report.

10. The Historic Preservation Section provided the following analysis in their memo dated September 19, 2002:

The subject detailed site plan application to construct 176,804 GSF of office space and associated parking facilities is adjacent to the Walker Family Cemetery (Historic Resource 67-4-3a). The historic resource is also a contributing resource within the Greenbelt Historic District and the Greenbelt National Historic Landmark. The Walker Family Cemetery is one of three historic cemeteries that predate the planned community of Greenbelt that have been identified as historic features within the community since its establishment in the 1930s. The Walker Family Cemetery is substantially within a park owned by the City of Greenbelt, known as Indian Springs Park. A corner of the cemetery, which is enclosed by a low chain-link fence, is located within the property of the subject application. The Walker Family Cemetery/Indian Springs was once a portion of Greenbelt Lake Park but was separated from the park, and the planned community, by the construction of the Beltway in the 1960s. A mature stand of trees and an Indian burial ground in the vicinity were removed when the Beltway right-of-way was cleared.

The Walker Family Cemetery includes a stone and bronze marker commemorating Revolutionary War heroes Isaac and Nathan Walker (1756-1842) and includes a separate gravestone for Isaac Walker (1721-1807). Although not marked, the cemetery may contain other burials. The stone and bronze marker was designed by the federal government's Resettlement Administration as part of its design and construction of Greenbelt. The marker was placed by the Prince George's County Chapter of the Daughters of the American Revolution.

The Walker Family Cemetery is partially located within the subject property. As a contributing resource within a National Register Historic District, the property is defined as a Historic Site according to the Prince Georges County *Landscape Manual*.

The Walker Family Cemetery is located within a wooded area at the high point within Indian Spring Park. There are trees around the cemetery and within the area defined by the chain-link fence. The markers appear to be in good repair.

To the immediate north, east, and south, the cemetery is screened by woodland and the remainder of Indian Spring Park. At its westernmost point, the cemetery is located on the subject property (Lot 27), and currently screened by the wooded area at the eastern boundary of the subject property.

The proposed detailed site plan locates a surface parking facility just outside of a 40-foot “historic preservation setback” line from the western corner of the Walker Family Cemetery.

The Prince Georges County *Landscape Manual* requires that all development adjacent to a Historic Site must include a Level D Bufferyard (a 10-foot building setback and a 40-foot' landscape strip) along the entire shared property line.

The proposed site plan for Lot 27 includes a Level D bufferyard along the property line adjacent to the Walker Family Cemetery (67-4-3a) in compliance with the Prince George’s County *Landscape Manual*. The bufferyard will be made up of existing woodland that will be undisturbed in order to surround the cemetery with vegetation of a character consistent with the parkland adjacent to Lot 27. The western edge of the “historic preservation setback” line will be augmented with ornamental plantings that will be part of the landscape treatment encircling the surface parking areas on Lot 27.

Historic Preservation staff recommends that the Planning Board approve the revised site plan for Golden Triangle, Lot 27 (DSP-02017) as meeting the required setbacks and bufferyards adjacent to designated Historic Sites in compliance with the Prince George’s County *Landscape Manual*.

11. The Detailed Site Plan meets the requirements of the Zoning Ordinance for development in the C-O Zone.
12. The subject application will be in conformance with the requirements of the *Landscape Manual* if the conditions of approval contained in the Recommendation section of this report are adopted. Section 4.3(a) of the *Landscape Manual* requires landscaping along the right-of-way of a street if a parking compound is adjacent. Landscaping has been provided along Kenilworth Avenue and the ramp to I-495; however, the plans do not indicate that landscaping has been provided along the right-of-way of Walker Drive. The plans should be revised to incorporate shade trees and shrubs as required per Section 4.3(a).

The number of shade trees has been substituted with evergreen and ornamental plantings to an extent that is not acceptable to the staff. Substitution is acceptable and appropriate where overhead wires or other factors must be taken into consideration. The staff recommends that the plans be revised to increase the number of shade trees along the right-of-ways (4.3[a]), within the perimeter strips (4.3[b]) and within the bufferyard (4.7) prior to signature approval of the plans.

13. The Detailed Site Plan was referred to all applicable agencies and divisions; no significant issues were identified.
14. The subject application was referred the City of Greenbelt. Staff has received a letter from Judith F. Davis, Mayor of the City of Greenbelt, to Elizabeth Hewlett, dated November 7, 2002, recommending DISAPPROVAL of the plans. The following excerpt is taken from the letter:

“The City of Greenbelt has been forwarded the detailed site plan for one of two remaining parcels in the Golden Triangle development. Upon review of this plan, and consideration of the likely impacts of the development as proposed would have on the site, the Greenbelt City Council has taken a position in opposition to this plan.

“Of concern is the amount of deforestation proposed in this site plan. The parcel contains both low and moderate priority woodlands. One stand of moderate priority woodlands is located adjacent to and surrounding the Walker Family Cemetery, an historic landmark on the National Register of Historic Places. The applicant is proposing to clear 7.03 of the 7.18 acres of forestland on this site, including in the moderate priority stand surrounding the cemetery. By doing so, they will be removing an excessive amount of valuable forestland.

“We understand the desire for economic development within Prince George’s County. However, we do not feel that environmental responsibilities can be ignored. This site need not be completely stripped of most of its forestland in order to create a successful office complex. The intent of the County’s Woodland Conservation/Preservation Policy is to conserve on-site the greatest amount of forestland possible. Only when all alternatives are exhausted should off-site mitigation be proposed as is in this case. We feel that the 1.4-acre threshold recommended in the policy for this site is possible and should be met.

“This property is one of the few remaining developable parcels in the City of Greenbelt. We would like to encourage responsible development that balances environmental and economic concerns. It is for this reason that the City has attempted to work with the applicant to come to a reasonable agreement. In this case, we believe the site plan does not respect the environmental and historic resources on-site and in the surrounding area. We therefore recommend that the proposed detailed site plan for this property be denied.

“The City Council would also like to transmit the following comments regarding the plan for the Planning Board’s information. If the plan is approved, we request these items to be added to the site plan as conditions of approval.

- “1. The plan should provide 1.4 acres of onsite forest preservation in accordance with the Woodland Conservation/Tree Preservation policy. All off-site afforestation/reforestation should occur with the City of Greenbelt City designated sites approved by the County.
- “2. The applicant should provide a detailed sign plan including location, size, letter height, type, and color at time of tenant selection for review and approval by the City.
- “3. The applicant should provide architectural plans to the City for review prior to building permit approval to ensure the development will be complimentary to existing development.
- “4. The applicant has submitted a graphic indication that the courtyard will be included in Phase 1 of the project. This must also be shown on a revised detailed site plan.

- “5. Decorative pavers (preferably brick) should be installed between the proposed sidewalks through the parking lot islands in the front parking lot to connect the traffic circle (and adjoining businesses) to the buildings.
- “6. Submit documentation showing that conditions of stormwater concept approval have been met and how they have been met.”

Comment: The staff recommends that conditions 2 through 6 be adopted by the Planning Board and have been included in the recommendation section of this report.

- 14. The Detailed Site Plan represents a reasonable alternative for satisfying the Site Design Guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the preceding evaluation and findings, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE DSP-02017 and TCP II/39/02, subject to the following conditions:

- 1. The minimum amount of woodland preserved shall be the 0.15 acre shown on the TCP received October 24, 2002. Additional woodland conservation shall be provided on site, where possible. Prior to certificate of approval of the TCPII, the plans shall be revised as follows:
 - a. The woodland conservation worksheet shall be revised to follow the standard worksheet format; to correctly identify the amount of woodlands preserved that are being used to meet the requirements; to correctly identify the amount provided through off-site mitigation; and to correctly identify the total amount of woodland conservation provided.
 - b. The on-site preservation area shall be supplemented with abutting reforestation areas as shown on the attached exhibit.
 - c. If the area adjacent to the I-495 ramp becomes a possible afforestation site, all existing utility easements shall be shown on the TCPII.
 - d. All reforestation/afforestation areas shall meet minimum stocking levels.
 - e. Tree Preservation Note 7 shall be revised to indicate that signage shall be provided every 50 feet and remain in place in perpetuity.
 - f. The off-site mitigation shall be provided on a site(s) within the City of Greenbelt, to be identified by the City of Greenbelt not more than 10 days after the Planning Board hearing. If these sites are not acceptable to Prince George’s County, the applicant may fulfill off-site woodland conservation in alternative locations within the Anacostia River watershed.
- 2. Prior to the issuance of permits, TCPIIs shall be approved for off-site mitigation sites, appropriate easements shall be recorded, and required bonding shall be posted with the Department of Environmental Resources.

3. At time of permit application, the approved Technical Stormwater Management Plans shall be submitted for review as part of the permit review package.
4. Prior to certificate approval the following revisions shall be made to the Detailed Site Plan:
 - a. The landscape plan shall be revised to indicate conformance to Section 4.3(a) along the right-of-way of Walker Drive.
 - b. The plans shall be revised to increase the number of shade trees along the right-of-ways, within the perimeter strips, and within the bufferyard.
5. Prior to the issuance of any sign permits, the signs shall be in conformance with the sign details shown on the architectural elevations. The architectural elevations shall be revised to limit sign area to 100 square feet or area.
6. Prior to the issuance of any sign permits, the applicant shall provide a detailed sign plan including location, size, letter height, type, and color at time of tenant selection for review and approval by the City of Greenbelt.
7. Prior to signature approval, the applicant shall submit a graphic indication on the site plan that the courtyard will be included in Phase 1 of the project.
8. Decorative pavers (preferably brick) shall be installed between the proposed sidewalks through the parking lot islands in the front parking lot to connect the traffic circle (and adjoining businesses) to the buildings.
9. Prior to issuance of a grading permit, the applicant shall submit documentation showing that conditions of stormwater concept approval have been met and how they have been met.