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DETAILED SITE PLAN

DSP-03034

Application	General Data
Project Name: Golden Triangle, Hilton Garden Inn, Lots 24 and 25 Location: Northwest quadrant of the intersection of Walker Drive and Golden Triangle Drive Applicant/Address: Shamin Hotels 2000 Ware Bottom Spring Road Chester, VA 23836	Date Accepted: 10/13/2003
	Planning Board Action Limit: 1/5/2004
	Plan Acreage: 3.325
	Zone: C-O
	Dwelling Units: NA
	Square Footage: 144,851
	Planning Area: 67
	Tier: Developed
	Council District: 4
	Municipality: Greenbelt
	200-Scale Base Map: 210NE06

Purpose of Application	Notice Dates
Applicant requests approval of a 155-room hotel.	Adjoining Property Owners Previous Parties of Record Registered Associations: 7/15/2003 (CB-12-2003)
	Sign(s) Posted on Site: 10/29/2003

Staff Recommendation		Staff Reviewer: Susan Lareuse	
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, DSP-03034
Golden Triangle, Hilton Garden Inn, Lots 24 & 25

The Urban Design staff has completed its review of Detailed Site Plan DSP-03034 for Golden Triangle, Lots 24 and 25 for a proposed 155-room hotel. 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. The Zoning Ordinance.
- b. Preliminary Plan of Subdivision 4-85060.
- c. The requirements of the *Landscape Manual*.
- d. 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-03034, is for the review of a 155-room hotel on 3.36 acres, located in the southeast quadrant of the intersection of Kenilworth Avenue (MD 201) and the Capital Beltway (I-495). More specifically, the lot is located northwest of the intersection of Walker Drive and Golden Triangle Drive. The western boundary abuts Lot 24 that is developed as a hotel. The northern boundary of the property abuts Lots 27 that is approved as an office complex and is currently under construction. Access to the property is from a cul-de-sac at the west end of

Golden Triangle Drive; a secondary access is proposed on Walker Drive The hotel amenity package includes a fitness center, valet service, guest laundry, restaurant (with hot buffet and a limited menu), business center, indoor pool (if permitted) and a conference room.. 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	Hotel
Acreage	3.36 acres	3.36 acres
Lots	1	1
Parcels	0	0
Square Footage/GFA	0	92,839 square feet
Units:	0	155 rooms

Other Development Data

Total Parking Required	
One space per two rooms	78 spaces
Parking Provided	149 spaces
Handicap Spaces Required	5 spaces
Handicap Spaces Provided	5 spaces
Number of Loading Spaces required	1 space
Number of Loading Spaces Provided	1 space
Interior Green Required	
Eight percent of Parking Compound	4,320 sq. ft.
Interior Green Provided	4,400 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 (TCP II/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). TCP II/117/97 was approved, which replaced the previous TCP II. The new TCP II 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 Plan 4-85060 was approved by the Planning Board on July 18, 1985. The preliminary plan 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.

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 hotel is accessed by two access points, one off of Walker Drive and one off of Golden Triangle Drive. Internal circulation is barrier-free, providing access to all sides of the building. The plan layout provides for vehicular movement to all areas of the subject lot in a continuous, unobstructed circular loop. There is also a pedestrian walkway around the building and within the public right-of-way, and two pedestrian connections between the subject site to the public right-of-way.

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

Comment: The subject application is not adjacent to the Capital Beltway; therefore, landscaping of the site will not affect the appearance of the property from views from the Capital Beltway. However, it is anticipated that the proposed six-story building will be visible from the Capital Beltway, Greenbelt Road and Kenilworth Avenue. Therefore, staff is concerned about the appearance of the upper portions of the building as viewed from each of the arterial roadways (see discussion below regarding signs and Finding 7 regarding architecture).

5. Design of signs.

Comment: The sign detail plan includes a single freestanding sign and four building-mounted signs. In Section 27-614, Freestanding Signs, the requirements of the C-O Zone state that the sign must be located a minimum of 10 feet from the street-line, shall be no more than 25 square feet in sign area, no taller than eight feet in height, and allows for one sign on each street. The freestanding sign is proposed to be located within the right-of-way at the intersection of the two streets, is shown at approximately 32 square feet in size, is mounted on two 2 x 2 inch poles, and the height of the sign is approximately five feet high. The Urban Design Section recommends that the applicant revise the plans prior to signature approval to show the placement of the sign a minimum of 10 feet behind the front street line, the sign area be reduced to no more than the maximum allowed in the zone (25 square feet), and the plans be revised to improve upon the

signage details to include a brick base monument feature for this site.

In regard to the building-mounted signage, Section 27-613, Attached to a Building or Canopy, the requirements of the C-O Zone state that the maximum area of signage shall not exceed 100 square feet. The proposed signage appears to exceed this maximum requirement, but as of the writing of this report the actual dimensions of the proposed signage have not been provided. The architectural elevations indicate four locations for signage containing the words "Hilton Garden Inn," which will be located on all four sides of the building in the gables. The sign detail plan indicates that the signage is proposed to be internally lit red letters. The height of the building is higher than the surrounding structures in the area, including the Marriot at the intersection of Greenbelt Road and Kenilworth Avenue, the adjacent Residence Inn, and the adjacent four-story office buildings, currently under construction, so it is possible that the building signage will be visible from the Capital Beltway, Greenbelt Road and Kenilworth Avenue. The staff recommends that the architectural elevations and sign plan be revised so that the total area of building signage shall 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 the review of DSP-02017 that if the overpass is provided, it will be located to the north of the subject site and will not impact this application.

7. The Urban Design Section has reviewed the architectural elevations and finds the proposed hotel architecture to be a six-story building designed with a brick base for the first story of the building; the remaining portion of the building is proposed as EIFS, a dryvit-type material, in a two-tone color. Based on the height of the building, it is anticipated that the upper portions of the building will be visible from Greenbelt Road to the south, Kenilworth Avenue to the east and the Beltway, I-495, to the north. The Urban Design staff recommends that the architectural elevations be revised to incorporate more brick into the design of the exterior elevations, specifically in the areas of the building which are currently shown as EIFS-2. Providing brick in these areas will significantly improve the overall appearance of the building. The applicant has agreed in concept to this recommendation.
8. The Transportation Planning Section has reviewed the proposed application for Lots 25 and 26 of the Golden Triangle subdivision. The site is approximately 3.33 acres and zoned C-O. The subject property is located at the northwest corner of Walker Drive and Golden Triangle Drive, approximately 400 feet north of MD 193. The plan proposes a 155-room hotel.

In 1982, the Prince George's County Planning Board approved Preliminary Plan of Subdivision 4-81154 for Golden Triangle. Based on resolution PGCPB No. 82-20, the subdivision was approved with several conditions, including the following transportation-related condition:

- "4. 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.”

In July 1985 the Planning Board approved 4-85060 to resubdivide a portion of the Golden Triangle subdivision. The resulting resolution, PGCPB No. 85-228, reaffirmed the above condition. 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 no more than the equivalent number of vehicle trips—1,824 AM and 1,687 PM trips.

The following development has either been approved or constructed within the Golden Triangle site (not including Lot 8, which contains the above-mentioned existing auto dealership):

223,169 square feet of office space—Lots 10 and 17-A
79,800 square feet of office space—Lot 1
152-room hotel—Lot 2
120-room hotel—Lot 24
9,969-square-foot sit-down restaurant—Lot 19-A
176,806 square feet of office space—Lot 27 (approved but unbuilt)

These existing and approved uses total 1,220 AM peak-hour trips and 1,214 PM peak-hour trips.

The proposed development on Lots 25 and 26 of the Golden Triangle is for a 155-room hotel, and this use would generate 101 and 124 peak-hour trips during the AM and PM peak hours, respectively. The total approved development within the Golden Triangle would generate 1,321 AM and 1,338 PM trips, which is well within the approved cap for the site.

With the approval of the proposed Detailed Site Plan, the available AM and PM peak-hour trips for the undeveloped lots within Golden Triangle (Lots 7, 9 and 19-B) would be 503 AM and 349 PM trips. Given that Lot 7 is owned by the State of Maryland, Lot 9 is currently used for stormwater management, and Lot 19-B is relatively small and currently used for parking, it is unlikely that the trip cap will be reached.

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

9. The Environmental Planning Section has reviewed the above referenced Detailed Site Plan, DSP-03034, stamped as received by the Countywide Planning Division on October 20, 2003. The Environmental Planning recommends approval of Detailed Site Plan DSP-03034 and TCPII/167/03, subject to conditions.

The Environmental Planning Section previously reviewed this site in conjunction with Detailed Site Plan DSP-02017 in 2002. This application seeks the approval of a detailed site plan to establish a six-story hotel building on an undeveloped parcel in a C-O Zone. The subject property has an approved Stormwater Management Concept Approval Letter, #19323-2003-00, that expires on October 6, 2006. Currently, Lot 6 of this submittal has a numbered exemption letter (E-046-03) dated August 14, 2003, for the removal of woodland for an adjacent project. The 3.32-acre site is located on the northwest quadrant of the intersection of Walker Drive and Golden Triangle Drive, approximately 500 feet north of Greenbelt Road. A review of the information available indicates that Marlboro clay, steep and severe slopes, 100-year floodplain, wetlands, and streams are not found to occur on this property. The site is located in the Northeast

Branch watershed, which is a tributary to the Anacostia River Basin. The soil found to occur on this property according to the Prince George's County Soil Survey is Sunnyside urban land complex, which has significant limitations with respect to the development of this property. There are no rare, threatened, or endangered species located in the vicinity of this property based on information provided by the Maryland Department of Natural Resources-Natural Heritage Program. No historic or scenic roads are affected by this proposal. The site is located approximately 1,200 feet west of the Capital Beltway and approximately 500 feet east of Kenilworth Avenue, both major noise generators. The proposed use is not anticipated to be a noise generator. This property is located in the Developed Tier as delineated on the approved General Plan.

- a. The site is subject to the Woodland Conservation Ordinance because it is larger than 40,000 square feet and contains more than 10,000 square feet of woodland. A Forest Stand Delineation and a Type II Tree Conservation Plan are required. A Forest Stand Delineation was submitted with the review package and was found to address the requirements for a Forest Stand Delineation in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual.

Discussion: No further information is required.

- b. A Type II Tree Conservation Plan, TCPII/167/03, submitted with this application, has been reviewed and was found to require some revisions. The total gross tract area is not clear. It is also not clear where the off-site reforestation will be provided.

North of Lot 26 is Lot 27, which has an approved Type II Tree Conservation Plan (TCPII/39/02). The plan shows the clearing of 3,775 square feet of woodland on Lot 26 for construction proposed to occur on Lot 27. As part of that previous review, Lot 26 received a numbered letter of exemption from the Ordinance (E-046-03) on August 14, 2003, due to a cumulative disturbance of less than 5,000 square feet of woodlands. Presently, this numbered exemption letter is no longer valid and is being replaced by the submittal of TCPII/167/03 because the new TCPII reflects the previously approved clearing in addition to the clearing of the rest of the site.

Recommended Condition: Prior to certificate approval of the Detailed Site Plan, the TCP II shall be revised as follows:

- (1) The gross tract area of the subject property shall be consistent with the detailed site plan.
- (2) The revised plan shall be signed and dated by the qualified professional who prepared the plan.

Recommended Condition: Prior to approval of any permits, the location of the proposed off-site mitigation shall be established, and the TCPII number that contains the off-site mitigation shall be stated on TCPII/167/03.

- c. The Stormwater Management Concept Approval Letter dated October 6, 2006, includes the following condition of approval set as quotes in the memo: "The eastern infiltration trench shall be designed to treat the entire site water quality and channel protection volume. A flow splitter will be necessary to divert the design storms from the western side of the property. The adequacy of the downstream receiving stormdrain to be checked

at the time of technical approval.” The Department of Environmental Resources will meet the requirements for stormwater management through subsequent reviews.

Comment: No further information is required with regard to stormwater management.

10. The property is the subject of final plat VJ 187@65, a lot line adjustment plat in accordance with Section 24-108 of the Subdivision Regulations. The property is the subject of Preliminary Plan 4-85060, PGCPB Resolution 85-228. The site plan submitted for review does not provide bearings and distances on the property lines. The site plan should be revised to conform to the final plat of subdivision VJ 187@65.
11. The detailed site plan meets the requirements of the Zoning Ordinance for development in the C-O Zone.
12. The subject application is in conformance with the requirements of the *Landscape Manual*. It should be noted that the City of Greenbelt asked the applicant to move the public sidewalk from its normal location within the right-of-way to the property in order to protect the root system of existing street trees located in the right-of way. The landscape strip begins directly behind the public sidewalk.

The amount of landscaping proposed for the development far exceeds the requirements of the *Landscape Manual*. The applicant has provided high quality plant material and the overall design is such that the appearance of the development from the street will be superior compared to most office building development in the C-O Zone.

13. The grading of the front of the project, located along Golden Triangle Drive, is proposed to be steep, resulting in grades as steep as 50 percent. However, further up the slope, the grades flatten out. The staff recommends that the grading in this location be revised to incorporate a less steep slope near the street line and create a consistent rise in the topography. This will improve the appearance of that area as well as improve the ease of lawn and landscaping maintenance of this area.
14. Cross walks are proposed to connect the on site pedestrian system to the public right-of-way. Decorative pavers should be installed between the proposed sidewalks through the parking lot to connect the pedestrians to the adjoining businesses and restaurant, as was required for the office building complex located directly north of the subject property.
15. The lighting plans for this project indicate flood lighting proposed on the roof of the lowr level to illuminate the five-story portion of the front façade of the building. The staff does not have a problem with this concept; however, an indication of the amount of light to be projected onto the front façade should be provided. The applicant should submit this information prior to signature approval of the plans to assure that the amount of light is not excessive.
16. 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 August 28, 2003. The following excerpt is taken from the letter:

“The City of Greenbelt has reviewed the Hilton Garden Inn Detailed site Plan to place a 92,839 square foot Hilton Garden inn at 7810 and 7830 Walker Drive in the Golden Triangle development in Greenbelt.

“The City had several concerns regarding the conceptual site plan, however, the applicants have been very willing to work with city staff and these concerns have been addressed. The main concern was the originally proposed location of the sidewalk which would have necessitated the removal of several healthy Oak and Maple trees. The applicants have since agreed to move the sidewalk onto their property, thereby saving the trees, and grant to the city an agreement to maintain the sidewalk system.

“On August 28, 2003, the Greenbelt City Council voted unanimously to support the Hilton Garden Inn Detailed Site Plan with the following conditions/findings:

- “1. The applicants submit a sign plan to the City for review and approval.
- “2. The applicants provide proof of stormwater concept approval.
- “3. The applicants provide a detail for the dumpster enclosure.
- “4. The applicants sign a maintenance agreement or an easement with the City for the proposed sidewalk along Walker and Golden Triangle Drives that will include liability issues.
- “5. The applicants revise the detailed site plan to show five handicapped accessible parking spaces.
- “6. The applicants work with the City to address concerns relating to the proposed roof lighting.
- “7. The applicants submit a Tree Conservation Plan II to the City for review.
- “8. The landscaping on-site be irrigated and the landscaping and irrigation equipment be maintained.”

Comment: The staff has reviewed the plans in accordance with the suggested conditions of the City of Greenbelt and found that the applicant has submitted proof of a stormwater management plan, has provided a detail of the dumpster enclosure, and has revised the plans to provide for a minimum of five handicapped accessible parking spaces. The remaining concerns have been included in the Recommendation section of this report as conditions of approval.

17. 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-03034 and TCP II/167/03, subject to the following conditions:

1. Prior to certificate approval of the Detailed Site Plan, the TCP II shall be revised as follows:
 - a. The gross tract area of the subject property shall be consistent with the Detailed Site Plan.

- b. The revised plan shall be signed and dated by the qualified professional who prepared the plan.
2. Prior to approval of any permits, the applicant shall submit the TCPII to the City of Greenbelt for review, the location of the proposed off-site mitigation shall be established, and the TCPII number that contains the off-site mitigation shall be stated on TCPII/167/03.
3. Prior to signature approval of the detailed site plan, the plans shall be revised as follows:
 - a. The freestanding sign shall be relocated a minimum of 10 feet behind the front street line, the size shall be reduced to no more than 25 square feet, and the plans shall be revised to improve upon the signage details to include a brick base type monument feature.
 - b. The total area of building signage shall not exceed 100 square feet.
 - c. The architectural elevations shall be revised to incorporate more brick into the design of the exterior elevations, specifically in the areas of the building that are currently shown as EIFS-2 on the architectural elevations.
 - d. The site plan shall be revised to provide bearings and distances on the property lines in conformance to the final plat of subdivision VJ 187@65.
 - e. 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.
 - f. The grading in front of the parking compound and along Golden Triangle Drive shall be revised to incorporate a less steep slope near the street line and create a consistent rise in the topography as it approaches the parking lot.
 - g. A photometric indication of the amount of light to be projected onto the front façade of the building shall be provided in order to ensure that the amount of light is not excessive.
 - h. The plans shall be revised to add a note indicating the landscaping on-site will be irrigated and the landscaping and irrigation equipment shall be maintained.
4. Prior to the issuance of any sign permits, the applicant shall provide a detailed sign plan including location, size, letter height, type, and color, in accordance with the conditions above, for review and approval by the City of Greenbelt.
5. Prior to release of a building permit, the applicant shall sign a maintenance agreement or an easement with the City of Greenbelt for the proposed sidewalk along Walker and Golden Triangle Drives that will include liability issues.