



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

DETAILED SITE PLAN

DSP-04046

Application	General Data
Project Name: METROPOLITAN BAPTIST CHURCH Location: SOUTHEAST CORNER OF THE INTERSECTION OF I-95 AND CENTRAL AVENUE (MD 214) Applicant/Address: METROPOLITAN BAPTIST CHURCH 1225 R STREET, N.W. WASHINGTON, D.C. 2009-4356	Date Accepted: 11/16/04
	Planning Board Action Limit: Waived
	Plan Acreage: 34.955
	Zone: C-O
	Dwelling Units: NA
	Square Footage: 142,157
	Planning Area: 73
	Tier: DEVELOPING
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 201NE08

Purpose of Application	Notice Dates
Construction of new 4,150-seat church	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 8/18/04
	Sign(s) Posted on Site and Notice of Hearing Mailed: 1/4/05

Staff Recommendation		Staff Reviewer: ADAMS, STEVEN	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 9, 2005

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Steven Adams, Urban Design Supervisor

SUBJECT: Detailed Site Plan, DSP-04046
Metropolitan Baptist Church

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of approval with conditions.

EVALUATION

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

- a. Conformance to the Zoning Ordinance for a church in the C-O Zone.
- b. Conformance to the Prince George's County *Landscape Manual*.
- c. Conformance to the Woodland Conservation Ordinance.
- d. Referrals.

FINDINGS

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

1. **Request:** DSP-04046 is an application to construct a new church with 4,150 seats and associated parking and recreation facilities.
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	C-O	C-O
Use(s)	Vacant	Church
Acreage	34.955 ac.	34.955 ac.

Lots	15	15
Parcels	N/A	N/A
Square Footage/GFA	0	142,157
Dwelling Units:	N/A	N/A

Parking Spaces:

Required:

Church:	1 space/4 seats (4,150 seats/4) =	1,038 spaces
	Of which are HC spaces	21 spaces
Provided:		1,038 spaces
HC		21 spaces

Loading Spaces:

Required and Provided:	2 spaces
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3. **Location:** The site is located in the southeast quadrant of the intersection of Central Avenue (MD 214) and the Capital Beltway (I-95/495) in Council District 06.
4. **Surroundings and Uses:** The site, previously known as the Northampton Business Park, borders the MD 214/I-95 interchange immediately to the west; further west beyond the interchange is the Hampton Mall. To the north across MD 214 are two hotels and other vacant land in the C-O Zone. Immediately east of the site is the Largo-Kettering branch library. To the south is Phyllis E. Williams elementary school. To the southeast along Harry S Truman Drive are townhouses in the R-30 Zone.
5. **Previous Approvals:** The site has final plats approved (NLP 137@84, NLP 145@73 and 74) that require submission of a detailed site plan to evaluate views from MD 214 and the Capital Beltway. The site also has an approved stormwater management concept approval No. 14034-2004-00.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application is in general conformance with the requirements of the Zoning Ordinance for a church in the C-O Zone. A few minor omissions in required information have been identified and are dealt with in the proposed conditions below.
7. **Landscape Manual:** The detailed site plan is subject to the requirements of Sections 4.2, 4.3, and 4.7 of the *Landscape Manual* and is generally in conformance with the applicable requirements. An alternative compliance request was submitted late in the review for reduction in the number of shade trees in the parking lot in exchange for preservation of existing specimen trees in the lot. The alternative compliance application is under review but that review has not been completed.
8. **Woodland Conservation Ordinance:** The Environmental Planning Section indicated that the property is subject to the provisions of the Prince George's County Woodland Conservation

Ordinance because the property is greater than 40,000 square feet gross tract area, there are more than 10,000 square feet of existing woodland, and more than 5,000 square feet of woodland clearing is proposed. A Type II Tree Conservation Plan (TCP/159/04) was submitted with the detailed site plan application and reviewed. Finding 19 below indicates that the submitted tree conservation plan is recommended for approval with conditions.

9. **Design Considerations:** The site is accessed from Harry S Truman Drive by way of Capital Lane and Capital Court. A surface parking compound occupies a large part of the northern half of the site, on both sides of Capital Court. A substantial area of wetlands occupies the central and southern portions of the site. The church building will be located along the western edge of the property. It will incorporate a variety of materials (limestone, limestone-faced pre-cast panels, metal panels, pre-cast concrete panels, large expanses of glass in an aluminum glazing system) in a modern composition of numerous irregular geometric shapes joined harmoniously together and topped by a tall stainless steel spire rising to 242 feet in height. Certainly the spire and probably portions of the main building will be visible from the two adjacent highways and will provide an impressive and attractive view from those roads. In addition, the church is providing a small recreational area at the southern tip of the property that will be accessed from Prince Place. The area will consist of a tennis court and a basketball court.

REFERRAL COMMENTS

10. In a memorandum dated February 8, 2005 (Masog to Adams), the Transportation Planning Section made the following comments:

The subject property is a part of a larger development of 58 acres that was the subject of preliminary plan 4-86201. There is one transportation-related condition on the underlying subdivision, and findings were made in approving the subdivision. The status of these are summarized below:

4-86201, Condition 6. Requires the provision of right-of-way along Harry S Truman Drive and MD 214 prior to the recordation of lots. The lots have been recorded, the right-of-way has been provided, and the road facilities have been constructed. OK.

The transportation staff made adequacy findings based upon the transportation impact of 1,255 AM peak-hour trips. This would be roughly equivalent to 627,500 square feet of general office space, which would generate 1,255 AM and 1,161 PM peak-hour trips.

SDP	Development Quantity	Status	AM Trip Generation	PM Trip Generation
DSP-88027	50,400 sq. ft. library	Built	53	357
DSP-01043	151 student day care	Built	121	124
Total			174	481

The subject application includes 142,157 square feet of church space. The resulting weekday peak-hour trip generation would be 13 AM and 19 PM trips. With the subject application and the previous approvals, the site would generate 187 AM and 500 PM weekday peak-hour trips. This is within the level of development that formed the basis for the adequacy findings in 1987.

It should be noted that the Sunday trip generation of this proposal could be up to 2,615 trips during the Sunday peak hour. Transportation planning staff is given no jurisdiction to address off-site transportation issues under Subtitle 27. Nonetheless, it is advisable that the Harry S Truman Drive/Prince Place intersection be signalized, and that the intersection include a northbound left-turn lane along Harry S Truman Drive and a two-lane approach along eastbound Prince Place. While the Planning Board cannot include these improvements as conditions of approval, they should be considered by the county Department of Public Works and Transportation through their permitting process if determined to be necessary and appropriate for a church of this size.

Access and circulation within the site are acceptable.

The subject property was the subject of a 1986 traffic study and was given subdivision approval pursuant to a finding of adequate transportation facilities made in 1987 for Preliminary Plan of Subdivision 4-86201. A review of the subject plan with the underlying subdivision indicates no issue with the approval of the plan from the standpoint of transportation.

11. In a memorandum dated November 29, 2004, the Subdivision Section indicated that the applicant must submit a vacation petition in order to abandon part of Capital Court as proposed on the plan, and subsequent to that a new final plat must be approved.
12. In a memorandum from the Community Planning Division (Washburn to Greene) dated January 31, 2005, that division indicated that the proposed church is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier. Further, it is not inconsistent with the land use recommendations of the *Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Master Plan* (1990), which recommends preservation of on-site natural features. The memorandum from the Environmental Planning Section in Finding 19 below discusses preservation of environmental features on the site.
13. In a memorandum dated December 20, 2004, from the trails planning staff of the Transportation Planning Division (Shaffer to Greene), the trails staff stated that the adopted and approved Morgan Boulevard and Largo Town Center Metro area sector plan identifies Harry S Truman Drive as a master plan bike/trail corridor. Currently, the road includes a standard sidewalk along the entire frontage of the subject site. It is envisioned that this road will ultimately include continuous sidewalks for pedestrians and in-road bicycle facilities for bicycle commuters, such as designated bike lanes. Staff recommends the provision of one "Share the Road with a Bike" sign to indicate that bicyclists may be using this road as an on-road bike route.

The trails planner further stated that the sector plan recommends a master plan trail from the end of Prince Place to the existing Southwest Branch Stream Valley Park and future extension of the stream valley trail. Portions of the Southwest Branch Stream Valley Trail exist south of the subject site. This connection will link the northern end of the planned trail extension with Prince Place at the southern end of the subject site. Trails planning staff recommend provision of a 35-foot-wide public use trail easement on top of the existing WSSC access easement. This easement should connect the end of Prince Place with the M-NCCPC property adjacent to the subject site.

Finally, the trails planner stated that sidewalks exist along the entire length of the subject site's frontages of Capital Court, Capital Lane, and Harry S Truman Drive. Staff supports the proposed sidewalks to be added as indicated on the site plan.

14. The Department of Environmental Resources/Concept Section stated that the site plan for the Metropolitan Baptist Church is consistent with approved stormwater concept No. 14034-2004.
15. The Washington Suburban Sanitary Commission/Development Services Group stated in a memorandum dated December 13, 2004, that the engineer's request to acquire a portion of WSSC's water main within the limits of the project is being reviewed.
16. The Permit Review Section identified several deficiencies on the plan that have either been corrected in the course of the review or are addressed in the proposed conditions below.
17. The State Highway Administration (SHA) in a memorandum dated December 2, 2004 (Foster to Greene), indicated that SHA has no objection to approval of DSP-04046.
18. At the time the staff report was written, no response had been received from the Department of Public Works and Transportation regarding the subject application.
19. The Environmental Planning Section in a memorandum dated February 9, 2005 (Finch to Adams), made the following comments:

The Environmental Planning Section has reviewed the revised detailed site plan and Type II tree conservation plan date stamped as received by the Environmental Planning Section on January 25, 2005.

The Environmental Planning Section recommends approval of detailed site plan DSP-04046 and Type II tree conservation plan TCP/II/159/04 subject to conditions contained within this memorandum.

BACKGROUND

The Environmental Planning Section has not reviewed any prior applications for this site.

Prior to the submission of revised plans, the Environmental Planning Section received additional information on January 14, 2005. This included a Natural Resources Inventory/Forest Stand Delineation dated April 2004; and "A Request for Jurisdictional Determination of Wetlands and Waters of the U.S." prepared by Haines Land Design, which was submitted to the Maryland Department of the Environment on November 24, 2003. A jurisdictional determination had not been granted as of that date.

The Environmental Planning Section (EPS) reviewed these supplemental submissions at the request of the Urban Design Section based on the previous comments of EPS, so that any outstanding deficiencies could be identified. Based on this review, additional information and revisions as listed in a memorandum dated January 19, 2005, were requested. It should be noted that without an accurate forest stand delineation (FSD) it was not possible to complete other aspects of the review previously.

SITE DESCRIPTION

This 35.02-acre site in the C-O Zone is located on the south side of MD 214 between I-95 and Harry S. Truman Drive. A review of the available information indicates that streams, wetlands and 100-year floodplain occur on this site. Several transportation-related noise generators have been identified in the immediate vicinity of this site, including I-95, MD 214, and Harry S.

Truman Drive. The soils found to occur according to the Prince George's County Soil Survey include soils in the Adelphia fine sandy loam, Aura gravelly loam, Aura and Croom gravelly loam and Matapeake silt loam soil series. Some of these soils have limitations with respect to the high water tables or impeded drainage that may affect the construction phase of the development but will not affect the proposed layout of the site during this review. According to available information, Marlboro clay is not found to occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads located along the frontage of this property. This property is located in the Southwest Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the adopted General Plan.

ENVIRONMENTAL REVIEW

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when and by whom.

- a. A natural resource inventory/FSD text was submitted on January 14, 2005, for consideration with the detailed FSD. A single-sheet plan, labeled "NRI/FSD," dated January 8, 2004, was previously received on November 19, 2004. During the November 30, 2004, and January 19, 2005, reviews it was identified that the FSD plan and TCPI plan were at 1 inch equals 60 feet, not at 1 inch equals 30 feet, which is the scale of the DSP.

The revised FSD plans submitted January 25, 2005, consist of five sheets, an overall sheet at 60-foot scale, and four sheets at 30-foot scale. All plans are dated August 18, 2004, and no revisions are noted on the plan sheets. A memorandum from Haines Land Design to the Urban Design Review Section dated January 19, 2005 indicates that thirteen revisions have been made to the FSD, although none are noted on the plans.

The field data has been provided, and narratives have been provided for the 12 forest stands identified. Although 12 forest stands were identified, only 10 have been labeled on the plan. The text does not include any stand summary sheets that identify priority ratings for retention. A "Significant Tree Summary" was included in the text that includes numerous trees that do not meet the county specimen tree standard of 30 inches diameter at breast height or 75 percent of the county Champion in order to be considered "specimen trees." The list on the overall plan sheet has been amended to include only those trees that are specimen trees. The FSD text should also be revised.

The plan includes wetland buffers, stream buffers, and combined wetland and stream buffers, which were previously requested to be removed. A delineation of the Patuxent River Primary Management Area has been added to the plan, which is inappropriate on an FSD. The plan sheets include no north arrow.

The plan has added categories of wetlands including perennial stream, ephemeral stream, and wetland/ephemeral stream. Wetlands should be labeled as wetlands. Streams of any type should be labeled in the legend as streams. If streams are ephemeral they should either not be shown or should be labeled as ephemeral and evidence provided that results in this determination. The wetland study shows the "ephemeral" streams as jurisdictional, so they should be shown simply as "streams."

The letter from Haines Land Design indicates that the 100-year floodplain (SD#87339A) was approved by the Department of Environmental Resources Watershed Protection Branch on December 12, 1987, and revised on August 2, 1988. The text and plan should be revised to reflect this new information.

The FSD should only identify the 15–25 percent slopes on-site if they are located on highly erodible soils (K factor greater than 0.35). Revise the legend to reflect this requirement, and correct the plan if necessary to limit steep slopes shown to those on highly erodible soils.

Recommended Condition: Prior to certificate approval of the detailed site plan, the revise all sheets of the FSD plan and the text as follows:

- (1) Include stand summary sheets in the text and identify priority ratings for retention areas.
 - (2) Revise the table in the FSD text from “Significant Tree Summary Tables” to “Specimen Tree Table” and identify specimen trees only (30+ inches DBH or 75 percent of County Champion).
 - (3) Label all 12 forest stands and boundaries on the plan sheet.
 - (4) Remove stream buffers, wetland buffers, and “combined wetland and stream buffer” from the plan as previously requested and label all streams and wetlands correctly.
 - (5) Revise the FSD plan and text to update and correct the source of the 100-year floodplain shown.
 - (6) Limit steep slopes shown on the plan to those on highly erodible soils, and reflect this limitation in the legend label.
 - (7) Note all revisions in a revision block.
 - (8) Add a north arrow to the plan.
 - (9) Revise the FSD text and plans as necessary to be consistent.
 - (10) Have the revised plans and text signed and dated by the Qualified Professional who prepared them.
- b. This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the property is greater than 40,000 square feet gross tract area, there are more than 10,000 square feet of existing woodland, and more than 5,000 square feet of woodland clearing is proposed. A Type II tree conservation plan (TCP/II/159/04) was submitted with the detailed site plan application and reviewed

A Type II tree conservation plan, TCP/II/159/04, submitted with the original application was previously reviewed and was found to require significant revisions as listed in a

previous memorandum dated November 30, 2004. This TCPII consisted of two sheets: an overall TCPII plan at 1 inch equals 60 feet scale, and a notes and detail sheet.

A revised TCPII was submitted on January 25, 2005, consisting of six sheets. An overall sheet at 1 inch equals 60 feet scale, four sheets providing greater detail at one inch equals 30 scale, and a detail and notes sheet.

The woodland conservation threshold for this site is 5.24 acres (15 percent of the net tract). The amount of required woodland conservation based on the amount of clearing currently proposed (20.11 acres) is 10.27 acres. The TCPII has proposed to meet the requirement with 6.49 acres of on-site preservation, 0.53 acre of on-site afforestation, and 3.25 acres of off-site mitigation.

To be credited as woodland conservation, woodland preservation areas must have a minimum width of 35 feet. "WCA #1," located in the northeast corner of the site, does not meet the minimum width requirement for woodland preservation in its southwest corner and southeast corner. In addition, the woodland preservation adjacent to Harry S Truman Parkway is narrow and unlikely to contain sufficient existing trees to qualify as woodlands. This area should not be counted as preservation, but incorporated into the adjacent reforestation area.

The TCPII plan identified woodland conservation areas in the legend and on the plan. This is confusing because it fails to identify the conservation methodology proposed (preservation, afforestation or reforestation). The plan legend and labels should be revised to correctly identify woodland preservation areas. The quantities associated with specific methodologies for woodland conservation should be removed from the legend and each area should be labeled with the acreage it provides.

Perennial and ephemeral streams listed in the legend should be combined under the single label streams. The wetland study indicates that these streams are not ephemeral because they have been found to be jurisdictional. The legend element "combined wetland and stream buffer" should be removed from the plan and legend because the proper delineation is that of the Patuxent River Primary Management Area.

Two-rail split fence is often used as a permanent protection device for afforestation areas. The TCPII submitted appropriately proposes the use of split rail fence around the afforestation area located in the northeast corner of the site, but split-rail fence is also proposed to protect preservation areas and also in locations where no woodland conservation is proposed, such as adjacent to the I-95 ramp. The applicant may want to consider reducing the amount of permanent tree protection fencing proposed to those areas where it is needed and beneficial. Likewise, the plan proposes, "combined tree protect/root prune trench w/signage" in locations where no trees are proposed to be retained. Within the parking lot there are several specimen and some "significant" trees that are proposed to remain in parking lot islands. This type of tree retention requires special care before, during and after construction. In addition, many of the parking lot islands proposed are too small to provide even a limited chance of survival for these trees.

Recommended Condition: Prior to certificate approval of the detailed site plan, all of the applicable sheets of the TCPII shall be revised as follows:

- a. All woodland conservation shall have a minimum width of 35 feet and a minimum area of 2500 square feet.
- b. Woodland preservation areas with less than the minimum width may be combined with adjacent afforestation/reforestation areas to meet the minimum width requirement, and the entire area should be credited as afforestation.
- c. Woodland conservation areas (WCA) shown on the plan shall be specifically identified by the method of woodland conservation proposed on the plan and in the legend.
- d. Quantities associated with specific methodologies for woodland conservation shall be removed from the legend and labels shall be added to each conservation area with the method and acreage provided.
- e. Provide a complete and corrected legend on all sheets.
- f. Provide a note regarding the presence or absence of rare, threatened or endangered species on the site.
- g. Delineate the Patuxent River Primary Management Area fully to incorporate a 50-foot-wide stream buffer around all identified streams.
- h. Label appropriately all wetlands and streams.
- i. Remove the element “combined wetland and stream buffer” from the plan and legend.
- j. Identify all “Waters of the U.S.” as streams on the plan and in the legend.
- k. Add all applicable standard TCPII notes and edge management notes.
- l. Provide complete planting schedules, notes, details, management plan, etc., necessary to implement afforestation/reforestation.
- m. Correct the TCP Worksheet if necessary to reflect all required revisions.
- n. Reevaluate the plan for the appropriate use of permanent tree protection devices to protect afforestation/reforestation and other sensitive environmental features.
- o. Reevaluate the plan for the appropriate use of root pruning and trenching related to the preservation of existing trees and woodlands.
- p. Address all other pertinent requirements listed in the “Type II Tree Conservation Plan Preparation and Review Checklist.”
- q. Add a north arrow to all plan sheets.
- r. Have the plan signed and dated by the Qualified Professional, Landscape Architect or Forester who prepared it.

- c. The TCPII and detailed site plan incorrectly delineates the 50-foot stream buffers required for streams located in the southeast area of the site on Sheet 5 of 6, and fails to include the 50-foot-wide stream buffers in the delineated PMA. The sports facilities located in this area impact the correctly delineated PMA.

The 50 foot-wide stream buffer and PMA have also not been correctly delineated on Sheet 3 of 6. Impacts to the PMA should be reduced to the greatest extent possible in this area through the relocation of facilities, the construction of retaining walls, or other design or construction techniques. After the PMA is correctly delineated, the TCPII shall be revised to eliminate impacts to the PMA because it is a priority area for woodland conservation.

Recommended Condition: Prior to certificate approval of the detailed site plan, the TCPII shall be revised to eliminate impacts to the PMA to the fullest extent possible as follows:

- (1) Relocate the proposed sports/recreational facilities so that there are no impacts to the PMA.
- (2) Eliminate the impacts to the PMA for the construction of the parking area on Sheet 3 of 6 through the relocation of facilities, the construction of retaining walls, or other design or construction techniques.
- (3) Have the revised plans signed and dated by the qualified professional who prepared them.

- d. Afforestation is proposed in order to partially fulfill woodland conservation requirements on this site. In order to protect the afforestation areas after planting, so that they may mature into perpetual woodlands, the afforestation must be completed prior to the issuance of building permits for the sites; and permanent tree protection devices shall protect all afforestation.

Recommended Condition: All afforestation/reforestation shall be installed prior to the issuance of the building permit. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

- e. The plan proposed to retain several significant and specimen trees in the parking lot. The retention of large trees in parking lots is not recommended unless the entire critical root zone is preserved, due to changes to the hydrologic regime and microclimate that rarely favor survival. As a rule of thumb the tree must be in good to very good health and 70 percent of the drip line/critical root zone (CRZ) must remain undisturbed. This can be increased depending on the species of tree involved and its preconstruction health. Trees with tuberous roots, such as tulip poplars, will tolerate almost no impact to their root zones, while oaks in good condition can tolerate more disturbance and survive long term. It is noted that the retention of these trees is not proposed for woodland conservation purposes; however, the trees are an asset to the site and should be treated appropriately.

Recommended Condition: Prior to certificate approval of the detailed site plan and TCPII, the applicant shall provide a report from a certified arborist or licensed forester regarding the current condition of the tree in question. Based on this information, the professional hired by the applicant shall provide consultation to the applicant regarding the retention of the subject trees. Revised plans should be submitted for review by the Urban Design Section in consultation with the Environmental Planning Section to evaluate the revised proposal for retention of significant and specimen trees in the parking lot. If the retention of individual trees is determined to be infeasible, they shall be labeled for removal and the parking lot shall be redesigned to provide for larger parking lot islands for the planting of landscape trees that will survive long-term. The islands shall be evenly distributed throughout the parking lot areas. If any of the trees are to remain, the TCPII shall be revised to provide detailed notes regarding the special treatments to be provided to the existing trees to remain in the parking lot areas, including but not limited to, provision of larger root zone spaces, root pruning, preconstruction pruning, installation of permanent fencing during the clearing operations, watering during draught, periodic inspections by a certified arborist, post-care treatments, and long-term maintenance programs.

- f. The site contains streams or wetland areas that may be impacted and may be regulated by federal and state requirements.

Recommended Condition: Prior to the issuance of any permits which impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

- 20. As required by Section 27-285(b), the detailed site plan 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-04046 and TCPII/159/04, subject to the following conditions:

- 1. Prior to certification, the plan shall be revised as follows or the specified information shall be provided:
 - a. A loading schedule shall be shown on the plan specifying the number of loading spaces required and provided.
 - b. The zoning and use of all adjoining properties shall be shown.
 - c. Documentation shall be provided for calculation of front, side and rear setbacks, including labeling of those yards and graphic depiction of the setbacks provided for each yard.
 - d. Provide information on the zoning and use of the property immediately to the west and provide the required bufferyard if determined to be necessary.

- e. Alternative Compliance from Section 4.3.c. of the *Landscape Manual* shall be obtained for interior parking lot shade trees, with final approval to be granted by the Planning Director as designee of the Planning Board.
 - f. A 35-foot-wide public use trail easement shall be shown and labeled on top of the existing WSSC access easement from the end of Prince Place to the adjacent M-NCPPC parkland.
- 2. Prior to issuance of any permits, the applicant shall submit for review and approval a vacation petition for part of Capital Court and a new final plat of subdivision.
 - 3. Prior to approval of a new final plat, the following elements shall be added to the plat:
 - a. A note shall be added requiring, prior to issuance of the first building permit, payment by the applicants, their heirs, successors, and/or assignees of a financial contribution of \$210 to the Department of Public Works and Transportation for placement of appropriate signage designating Harry S Truman Drive a Class III bikeway.
 - b. A 35-foot-wide public use trail easement shall be shown and labeled on top of the existing WSSC access easement from the end of Prince Place to the adjacent M-NCPPC parkland.
 - 4. Prior to certificate approval of the detailed site plan, the revise all sheets of the FSD plan and the text as follows:
 - a. Include stand summary sheets in the text and identify priority ratings for retention areas.
 - b. Revise the table in the FSD text from “Significant Tree Summary Tables” to “Specimen Tree Table” and identify specimen trees only (30+ inches DBH or 75 percent of county Champion).
 - c. Label all 12 forest stands and boundaries on the plan sheet.
 - d. Remove stream buffers, wetland buffers, and “combined wetland & stream buffer” from the plan as previously requested and label all streams and wetlands correctly.
 - e. Revise the FSD plan and text to update and correct the source of the 100-year floodplain shown.
 - f. Limit steep slopes shown on the plan to those on highly erodible soils and reflect this limitation in the legend label.
 - g. Note all revisions in a revision block.
 - h. Add a north arrow to the plan.
 - i. Revise the FSD text and plans as necessary to be consistent.
 - j. Have the revised plans and text signed and dated by the qualified professional who prepared them.

5. Prior to certificate approval of the detailed site plan, all of the applicable sheets of the TCPII shall be revised as follows:
- a. All woodland conservation shall have a minimum width of 35 feet and a minimum area of 2500 square feet.
 - b. Woodland preservation areas with less than the minimum width may be combined with adjacent afforestation/reforestation areas to meet the minimum width requirement, and the entire area should be credited as afforestation.
 - c. Woodland conservation areas (WCA) shown on the plan shall be specifically identified by the method of woodland conservation proposed on the plan and in the legend.
 - d. Quantities associated with specific methodologies for woodland conservation shall be removed from the legend and labels shall be added to each conservation area with the method and acreage provided.
 - e. Provide a complete and corrected legend on all sheets.
 - f. Provide a note regarding the presence or absence of rare, threatened or endangered species on the site.
 - g. Delineate the Patuxent River Primary Management Area fully to incorporate a 50-foot-wide stream buffer around all identified streams.
 - h. Label appropriately all wetlands and streams.
 - i. Remove the element “combined wetland and stream buffer” from the plan and legend.
 - j. Identify all “Waters of the U.S.” as streams on the plan and in the legend.
 - k. Add all applicable standard TCPII notes and edge management notes.
 - l. Provide complete planting schedules, notes, details, management plan, etc., necessary to implement afforestation/reforestation.
 - m. Correct the TCP Worksheet if necessary to reflect all required revisions.
 - n. Reevaluate the plan for the appropriate use of permanent tree protection devices to protect afforestation/reforestation and other sensitive environmental features.
 - o. Reevaluate the plan for the appropriate use of root pruning and trenching related to the preservation of existing trees and woodlands.
 - p. Address all other pertinent requirements listed in the “Type II Tree Conservation Plan Preparation and Review Checklist.”
 - q. Add a north arrow to all plan sheets.
 - r. Have the plan signed and dated by the qualified professional, landscape architect or forester who prepared it.

6. Prior to certificate approval of the detailed site plan, the TCPII shall be revised to eliminate impacts to the PMA to the fullest extent possible as follows:
 - a. Relocate the proposed sports/recreational facilities so that there are no impacts to the PMA.
 - b. Eliminate the impacts to the PMA for the construction of the parking area shown on Sheet 3 of 6 through the relocation of facilities, the construction of retaining walls, or other design or construction techniques.
 - c. Have the revised plans signed and dated by the qualified professional who prepared them.
7. All afforestation/reforestation shall be installed prior to the issuance of the building permit. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
8. Prior to certificate approval of the detailed site plan and TCPII, the applicant shall provide a report from a certified arborist or licensed forester regarding the current condition of the tree in question. Based on this information, the professional hired by the applicant shall provide consultation to the applicant regarding the retention of the subject trees. Revised plans should be submitted for review by the Urban Design Section in consultation with the Environmental Planning Section to evaluate the revised proposal for retention of significant and specimen trees in the parking lot. If the retention of individual trees is determined to be infeasible, they shall be labeled for removal and the parking lot shall be redesigned to provide for larger parking lot islands for the planting of landscape trees that will survive long-term. The islands shall be evenly distributed throughout the parking lot areas. If any of the trees are to remain, the TCPII shall be revised to provide detailed notes regarding the special treatments to be provided to the existing trees to remain in the parking lot areas, including but not limited to, provision of larger root zone spaces, root pruning, preconstruction pruning, installation of permanent fencing during the clearing operations, watering during draught, periodic inspections by a certified arborist, post-care treatments, and long-term maintenance programs.
9. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.