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DETAILED SITE PLAN

DSP-04086

Application	General Data
Project Name: Inglewood Business Community, Lot 43 Location: Southwest quadrant of Lottsford Road and McCormick Drive, 275 feet west of Caraway Court Applicant/Address: MTM Developer/Builders, Inc. 8800 Pennsylvania Avenue Upper Marlboro, MD 20772	Date Accepted: 5/3/05
	Planning Board Action Limit: Waived
	Plan Acreage: 3.69
	Zone: I-3
	Dwelling Units: NA
	Square Footage: 60,984
	Planning Area: 73
	Tier: Developing
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 202NE08

Purpose of Application	Notice Dates
A 60,984-square-foot, three-story office building	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 2/22/05
	Sign(s) Posted on Site and Notice of Hearing Mailed: 9/6/05

Staff Recommendation		Staff Reviewer: Edward Estes	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 21, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Edward Estes, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-04086, Inglewood Business Community, Lot 43

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 as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance.
- b. The requirements of Conceptual Site Plan CSP-80034.
- c. The requirements of Preliminary Plan of Subdivision 4-80086.
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan for a three-story office building in the I-3 Zone.

2. **Development Data Summary**

	Existing	Proposed
Zone(s)	I-3	I-3
Use(s)	N/A	Office
Acreage	3.69	3.69 acres
Lots	1	1
Parcels	1	1
Square Footage/GFA	N/A	60,984 square feet

Other Development Data

	Required	Provided
Total parking spaces	122	216
Of which standard spaces	117	209
Handicapped spaces	5	7
Loading Space	1	1

3. **Location:** The site is located in Planning Area 73, Council District 6. More specifically, it is situated at the southwest quadrant of Lottsford and McCormick Drive, 275 feet west of Caraway Court.

4. **Surroundings and Use:** The property in which the subject site is located is part of an assemblage of land known as the Inglewood Business Community. The subject site is part of Lot 20 of Conceptual Site Plan SP-80034. It is also Lot 22 of Preliminary Plan 4-80086; Lot 22 in an existing record plat, 5-84223, known as "Section Four"; and Lot 43 in an existing record plat, 5-85256, known as "Section Four"; resubdivision of Lots 16-20 "Section 3"; and Lots 22 through 24 "Section Four." Lot 43 is the subject site.

To the north of the site is Lot 25, which is improved as an office building; to its east is Lot 44, which is a cleared vacant lot; to its south is Lot 41, which is improved as an office building; and to its west is Lot 42 which is a cleared vacant lot.

5. **Previous Approvals:** The subject site has a previously approved Conceptual Site Plan, SP-80034, Preliminary Plan of Subdivision 4-80086, and Stormwater Management Concept Plan 329-2005-00.

6. **Design Features:** The proposed office building is a three-story steel frame building with a gross floor area of 60,984 square feet and a building height of 40 feet. It is located on the northern end of the site facing McCormick Drive and is surrounded on three sides by surface parking areas. The access to the site is provided by a single driveway from McCormick Drive.

The office building facade consists of two primary features. The main entrance of the building is composed of a three-story glass curtain wall of tinted glazing and spandrel glass panels that front McCormick Drive and is centered on the front elevation. The remaining front and sides of the building elevations are a composition of three continuous bands of tinted glazing that wrap all three facades combined with four bands of brick veneer panels. The roof of the building is a flat roof. The roofline is primarily a straight parapet with a slight bump up of the front parapet designed to articulate the building entrance glass curtain wall. The building is square in shape with equal lengths on each side. The brick banding is slightly detailed with soldier coursing but generally does not have any articulation of detail around the building facades. Signage is proposed to identify the future

tenants of the office building and placed on the front facade.

The Inglewood Business Community has evolved over the years and corporate and government agencies have recognized the need for aesthetically attractive and high performance commercial buildings that enhance the character and purpose of a corporate business park.

New office building development should integrate existing natural features, required open space, and existing historic structures or cultural resources located on-site into the overall design and layout of the development. Existing natural features, as well as the required common open space, should be used to create site amenities and provide physical separators and buffers from adjacent development, where needed.

The Inglewood Business Community should create office building developments with a recognizable image as a distinct place; vary massing to provide visual interest; as applicable, ensure compatibility with surrounding office buildings; and use building height and massing to emphasize important corners, designate points of entry, and create a visible skyline to differentiate the Inglewood Business Community office building areas from other activity nodes.

The staff is concerned that the proposed office building on Lot 43 of the Inglewood Business Community does not sufficiently demonstrate the building design characteristics and features necessary to provide the site layout and orientation, relationship to surrounding development, building massing and facade treatment, landscaping and screening, and architectural building lighting and signage that will accomplish the design intent desired to enhance the Inglewood Business Community. Conditions have been proposed below to address the identified deficiencies in the proposed architecture and site plan.

COMPLIANCE WITH EVALUATION CRITERIA:

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the I-3 Zone and the site plan design guidelines of the Zoning Ordinance.

Conformance with Section 27-471. I-3 (Planned Industrial/Employment Park)

The subject application is in general conformance with Section 27-471. Office parks are a permitted use in the I-3 Zone (Planned Industrial/Employment Park). Staff offers the following more detailed comments regarding compliance with the subject section:

The proposed project is in conformance with Section 27-471(a), Purposes. Likewise, the proposed project is generally in compliance with Section 27-471(b), Landscaping, Screening and Buffering (see more detailed discussion under “*Landscape Manual*” below). Section 27-471(c) prohibits outdoor storage, which should not be a problem given the proposed office use. Section 27-471(d) requires that both a conceptual and detailed site plan be approved for all uses and improvements on the subject property. Such a conceptual plan has been approved for the project. (Please see Finding 5, Previous Approvals) At time of detailed site plan review, Section 27-471(d) stipulates that landscaping and the design and size of lettering, lighting and all other features of signs proposed will be evaluated. Section 27-471(e) and the Table of Uses (Division 3, Part 7) include professional offices as a permitted use for the subject property. Section 27-471(f), Regulations, citing requirements in Divisions I and 5 of Part 7, the Regulations Tables (Division 4, Part 7), General (Part 2), Off -Street Parking and Loading (Part 12), and the *Landscape Manual* specifically requires that not

more than 25 percent of any parking lot and no loading spaces be located in the yard to which the building's main entrance is oriented, except a 15 percent increase may be approved by the Planning Board in accordance with guidance from the Zoning Ordinance. The site plan is in accordance with the 25 percent requirement. Additionally, Section 27-471(f), as applied to the subject application, prohibits the location of loading docks on any side of a building facing a street. Section 27-471(g) is inapplicable to the subject application as it establishes requirements for warehousing, not an anticipated use on the subject site. Section 27-471(h) reiterates and expounds on the requirements of 27-455.01 (infra.), stating that each planned industrial/ employment park shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least 70 feet. The proposed project meets the requirements of Section 27-471(i) since the proposed site measures in excess of 25 gross acres.

8. **Conceptual Site Plan SP-80034:** Conceptual Site Plan SP-80034, Inglewood Business Community, was approved by the Prince George's County Planning Board on June 26, 1980. The property is zoned I-3 and Section 27-396 of the Zoning Ordinance requires that a conceptual site plan be submitted for review by the Planning Board prior to approval of a preliminary plan of subdivision and site development plan. The conceptual site plan, consisting of 35 lots, was prepared and approved in accordance with Subtitle 27, Zoning, of the Prince George's County Code.

Condition 1 attached to the approval of Conceptual Site Plan SP-80034, which is applicable to the detailed site plan, requires the following finding:

A1. The concerns of the Environmental Planning Division and the SHA regarding stormwater management and flood plain delineation shall be addressed on the preliminary plan and/or site development plan.

Comment: The site has a separately approved stormwater management concept plan 329-2005-00. The subject detailed site plan is found to be consistent with the aforementioned SWM concept plan.

Per Section 27-285(b), Required Findings, the Planning Board may approve a detailed site plan if it finds that the detailed site plan is in general conformance with the approved conceptual site plan. A review of the subject detailed site plan indicates that it is in conformance with the previously approved Conceptual Site Plan SP-80034.

9. **Preliminary Plan of Subdivision:** The Preliminary Plan of Subdivision, 4-80086, is a resubdivision of Lots 33 and 36 in the Conceptual Site Plan SP-80034 into Lots 1 to 5, which was approved by the Prince George's County Planning Board on January 31, 1985.
10. **Landscape Manual:** The proposed development is in the I-3 Zone and is subject to the provisions of Section 4.3, Parking Lot Requirements, of the *Landscape Manual*.
 - a. The proposal meets the requirements of Section 4.3(a), Landscape Strip Requirements. Per Section 4.3(a), which governs the landscape strip treatment and planting to be provided on the property between the parking lot and public right-of-way when a parking lot is located adjacent to a public right-of-way, the parking lot should be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings. The site plan has approximately 337 linear feet of parking lot along McCormick Drive and has provided a 60-foot setback (required 60 feet for both building and parking lot) along the

property lines fronting onto McCormick Way with a total of 7 shade trees, 4 ornamental trees, 2 evergreen trees, and 95 shrubs.

The applicant also has proposed a Section 4.2 landscape strip along this side of the property. Because this property is in the I-3 Zone, Section 4.2 is not applicable. A condition has been proposed to revise the landscape plan.

- b. The application is only partially in conformance with the requirements of Section 4.3(b), Perimeter Landscape Requirements. Along its southern and eastern and western boundary lines, the subject site is adjacent to Lot 41, which is the existing Inglewood Business Park Office Building 7; Lot 42, which is the existing Foundation School; and Lot 43, which is primarily vacant with a small Metro substation building. Per Section 4.3(b), a minimum five-foot-wide landscape strip between the parking lots and adjacent property line shall be provided. One tree and three shrubs are required per 35 linear feet of parking lot perimeter, excluding driveway openings. An 11-foot-wide landscape strip has been proposed along the southern boundary line of the subject property. But the Southern landscape strip is cantilevered with a parking deck from Lot 41 that prohibits any trees underneath it, which fails to comply with the requirements along its southern property line. No alternative compliance from this requirement for the portion along the property line of Lot 41 has been requested.
 - c. The proposal meets the requirements of Section 4.3(c), Interior Planting. Per Section 4.3(c), the required interior planting area is eight percent of the total parking area when the parking lot size is between 7,000 and 49,999 square feet, which is 7,218 square feet in this case. The detailed site plan provides an interior planting area of some 12,809 square feet, which is an equivalent of 14.1 percent of the total parking area, with 43 shade trees.
12. **Woodland Conservation Ordinance:** The property on which the detailed site plan is proposed is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site has over 40,000 square feet of gross tract area and contains more than 10,000 square feet of existing woodland.
13. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
- a. The subject application was referred to the Subdivision Section, and in a memorandum dated May 19, 2005, the Subdivision staff noted that there are no subdivision issues related to this detailed site plan application.
 - b. The subject application was referred to the Community Planning Section, and in a memorandum dated August 16, 2005, the Community Planning staff noted that the site plan is acceptable from the standpoint of access and circulation. There is no trip cap that governs the traffic impact of this lot, nor any other unmet transportation conditions, on any underlying preliminary plan.
 - c. The Permit Review Section provided comments concerning the compliance with the applicable regulations and additional information being added to the detailed site plan in a memorandum dated May 24, 2005. The information has been provided and the questions

have either been addressed in the review process or included in the recommendation section of this staff report as conditions.

The Permit Review Section also reviewed the signage of the proposed office building. The signage review includes only building signs. In a memorandum dated May 24, 2005, the Permit Review Staff expressed concern with the compliance of the proposed sign designs with the applicable requirements of Section 27-471(d) and indicated that the site does not conform to Section 27-474 (b) Table 1—Setbacks, Footnote 3.

- d. The subject application was referred to the Transportation Planning Section, and in a memorandum dated May 9, 2005, the transportation staff noted that the site plan is acceptable from the standpoint of access and circulation. There is no trip cap that governs the traffic impact of this lot, nor any other unmet transportation conditions, on any underlying preliminary plan.
- e. In a memorandum dated June 20, 2005, the Department of Public Works and Transportation of Prince George's County stated that:

“The proposed commercial entrance on McCormick Drive is depicted on the detailed site plan at a width of 25 feet. The minimum width required for a commercial driveway entrance is 30 feet. The plans must be amended to reflect this.

“A bus stop, bus shelter pad, and street trees are located within close proximity of the proposed commercial entrance on McCormick Drive. It will be necessary to remove and relocate the bus stop and bus shelter pad to avoid a sight distance problem at the proposed commercial entrance.”

- f. In a memorandum dated May 4, 2005, the Department of Environmental Resources/Concept found that the site plan for Inglewood Business Community, DSP-04086, is consistent with the approved Stormwater Management Concept Plan 329-2005-00.
- g. The subject application was referred to the Public Facilities Section, and in a memorandum dated May 25, 2005, the Public Facilities staff noted that the site will be within the adequate coverage area of the nearest existing fire/rescue facilities for fire engines, ambulance, paramedic and ladder truck service.

The proposed development is within the service area for Police District II-Bowie. The police facility will adequately serve the population generated by the proposed business community development.

This is provided for informational purposes only as there is no requirement for a finding of adequate public facilities for a detailed site plan.

- h. In a memorandum dated June 16, 2005, the Special Hazards Section, Bureau of Fire Prevention, the Prince George's County Fire Department, provided all current regulations that are applicable to this application.
- i. In a memorandum dated June 1, 2005, The City of Glenarden had no opposition to the Inglewood Business Community, Lot 43, DSP-04086.

- j. The subject application was referred to the Environmental Planning Section, and in a memorandum dated August 16, 2005, the Environmental Planning staff noted that the certificate of approval for CSP-80034 includes the following environmental condition:

“The concerns of the Environmental Planning division and the SHA regarding stormwater management and floodplain delineation shall be addressed on the preliminary plan an/or site development plan.”

Discussion: The review of stormwater management and delineation of the 100-year floodplain was deferred until later development phases.

Conditions of Preliminary Plan Approval

The signature approval of Preliminary Plan 4-80086 indicates that the approval is subject to satisfying the concerns of the Environmental Planning Division regarding stormwater management. A memorandum in the preliminary plan file dated December 4, 1980, from Dominic Motta to Dean Johnson states the following:

“Nambu and I met today with Michael Roepeke of Greenhorne & O’Mara to discuss the requirement of stormwater management placed as a condition at the time of preliminary plan approval. Based on our discussion, the Environmental Planning Division recommends that the final plat for the referenced preliminary plan be approved provided that a note is included on the final plat which indicates that a stormwater management plan be approved by the Environmental Planning Division prior to any site plan approvals.”

Discussion: Record Plat 125-46 does not include a note concerning approval of a stormwater management plan prior to site plan approval. Since approval of the preliminary plan and conceptual site plan were approved in 1980, stormwater management ordinances have been enacted with requirements administered by the Department of Environmental Resources. A stormwater management concept approval letter (327-2005-00) was submitted with the current application. The application proposes to provide water quality control by on-site infiltration trenches; pretreatment to be provided by a water quality hydrodynamic structure; and water quantity volume control to be provided by a preexisting regional facility. As such, the issue of stormwater management provisions has been fully addressed.

Environmental Review

1. A forest stand delineation plan and text, stamped as received by the Environmental Planning Section on August 10, 2005, was submitted for the subject property. The FSD plan included some deficiencies that must be corrected prior to signature approval. The existing tree line should be shown as a continuous line and should be labeled in the legend as “existing tree line” as representative of existing conditions. Steep slopes (15-25 percent) should only be shown if located on highly erodible soils. Collington soils do not have a K-factor greater than 0.35 and are not highly erodible. The graphic element for “project limit of disturbance” should be removed from the legend, since it is not appropriate on an FSD. No graphic element has been included in the legend for contour lines.

2. 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 (TCPII/85/05) was submitted with the detailed site plan application.

The Tree Conservation Plan (TCPII/85/05) has been reviewed. The woodland conservation threshold for this site is 0.53 acres (15 percent of the net tract). Because the amount of existing woodlands (0.52 acres) is less than the threshold, the afforestation threshold of 15 percent must be achieved. The amount of required woodland conservation based on the amount of clearing currently proposed (which is the entire site) is 1.05 acres.

The TCPII has proposed to meet the requirement with the payment of fee in lieu for 1.05 acres of woodlands, which is the last possible option after all other options have been exhausted. When the required woodland conservation is one acre or greater in size, fee-in-lieu is not an option. The required woodland conservation should be provided in an off-site woodland conservation easement.

14. The detailed site plan, if revised in accordance with the proposed conditions, will represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development from its intended uses.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04086 and TCPII/85/05, Inglewood Business Community, Lot 43, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, the forest stand delineation shall be revised as follows:
 - a. Show the existing tree line as continuous line and labeled in the legend as "existing tree line" as representative of existing conditions.
 - b. Steep slopes (15-25 percent) on Collington soils are not highly erodible and should not be shown identified.
 - c. The graphic element for "project limit of disturbance" should be removed from the legend.
 - d. A graphic element should be added to the legend for contour lines.
 - e. A note should be added to the FSD plan regarding the presence of rare, threatened and/or endangered species on the site; and
 - f. Have the revised FSD signed and dated by the qualified profession who prepared it.
2. Prior to certificate approval of the DSP, the TCPII shall be revised as follows:

- a. Revise the woodland conservation worksheet to reflect the entire woodland conservation requirement to be provided in an off-site mitigation easement; and
 - b. Have the plan signed and dated by the qualified professional who prepared it.
3. Prior to signature approval of the detailed site plan, the following revisions shall be made to the detailed site plan, landscape plan and architectural elevations:
- a. Land Disturbance: Per Section 4.3(b), provide a minimum five-foot-wide landscape strip between the parking lot and adjacent property line on the southern boundary.
 - b. Pedestrian Access: Provide site walkways connecting parking areas to buildings with a five-foot minimum walkway with planting areas. This area shall be a minimum of 15 feet wide to accommodate car overhangs.
 - c. Site Amenities: Provide an exterior focal point to enhance the identity of the building entrance through the use of art, furniture, fountain(s) and open space plaza(s).
 - d. Building Facade Treatment: Provide a minimum wall articulation every 30 feet defined by pilasters, piers, or change in plane, texture or material no less than 12 inches wide; Change in wall plane with depth equal to three percent of building length and extending 20 percent the length of the facade; Four-sided design required.
 - e. Multistory Building Base and Top Treatments: Provide a building composition that:
 - i. Shall present a clearly recognizable base, middle, and top, or a clearly defined alternative building composition.
 - ii. A recognizable "base" may consist of, but is not limited to:
 - (a) Thicker walls, ledges, or sills;
 - (b) Integrally textured materials such as stone or other masonry;
 - (c) Integrally colored and patterned materials such as smooth-finished stone or tile;
 - (d) Lighter or darker colored materials, mullions, or panels; or
 - (e) Planters.
 - iii. A recognizable "top" may consist of, but is not limited to:
 - (a) Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials;
 - (b) Sloping roof with overhangs and brackets;
 - (c) Stepped parapets; or

- (d) Horizontal rhythms, such as openings and articulations, shall logically align between levels.
- f. Building Materials and Color: Submit a color palette and building materials board as part of their detailed site plan application.
- g. Building Primary Entrance: The primary building on the site, regardless of size, shall have clearly defined, highly visible main entrances featuring no less than three of the following:
 - i. Canopies or porticos
 - ii. Overhangs
 - iii. Recesses/projections
 - iv. Arcades
 - v. Raised corniced parapets over the door
 - vi. Peaked roof forms
 - vii. Arches
 - viii. Outdoor patios
 - x. Architectural detail such as tile work and moldings integrated into the building structure and design
 - xi. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- h. Screening at Rooftop Equipment: Provide screening for all rooftop equipment.
- i. Roof Design and Treatment: Provide parapets that will conceal the flat roof and rooftop equipment such as HVAC units from public view area. The average height of the parapets shall not exceed 15 percent of the height of the supporting wall and the parapets shall not at any point exceed one-third of the height of the supporting wall. The parapets shall feature three dimensional cornice treatments.
- j. Building Foundation Landscaping: Provide ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers at the building foundations.
- k. Service Area Screening: Provide screening materials that are of equal quality to the materials used for the primary building and landscaping at the truck parking, outdoor storage, trash collection, trash compaction, and other service functions.
- l. Architectural Building-Mounted Lighting: Provide building-mounted lighting to highlight specific architectural features or building entrances.
- m. Signage: On all street frontages, provide signage material that is integrated into the overall design of the building. Signs shall be located to complement the architectural features of a building such as above the building entrance or other similar feature.

