



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

DETAILED SITE PLAN

DSP-06089

Application	General Data
Project Name: Fairwood Green Office Building Location: Approximately 170 feet northwest of Hillmeade Road and north of Fairway Parkway Applicant/Address: Fairwood Office, LLC 1 Texas Station Court, Suite 200 Timonium, MD 21093	Date Accepted: 6/26/2007
	Planning Board Action Limit: 10/05/2007
	Plan Acreage: 3.53
	Zone: M-X-C
	Dwelling Units: NA
	Square Footage: 50,000
	Planning Area: 71A
	Tier: Developing
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 207NE11

Purpose of Application	Notice Dates
Approval of a 50,000 square-foot office building and associated site improvements.	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/29/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 9/04/2007

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06089, Fairwood Green Office Building

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead 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 Zoning Map Amendment A-9894-C.
- b. The requirements of Comprehensive Sketch Plan CP-9504.
- c. The requirements of Final Development Plan FDP-9701.
- d. The requirements of Preliminary Plan of Subdivision 4-97024 and final plat.
- e. The requirements of Detailed Site Plan DSP-99034.
- f. The requirements of Infrastructure Detailed Site Plan DSP-99052
- g. The requirements of Detailed Site Plan DSP-03093
- h. The requirements of Zoning Ordinance in the M-X-C Zone.
- i. The requirements of the *Landscape Manual*.
- j. The requirements of the Woodland Conservation Ordinance.
- k. 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 50,000-square-foot office building within the Fairwood Green Community Shopping Center.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-X-C	M-X-C
Use(s)	Vacant	office
Acreage	3.5	3.5*
Parcels	2	2

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	128	236
Of Which standard parking spaces	128	154
Handicapped standard spaces	5	7
(Handicapped van accessible spaces)	1	4
Compact spaces	-	75**
Loading spaces	1	1

Note: * Part of a larger 14.4-acre community shopping center.

** The proposed compact parking spaces are more than 30 percent of the required number of parking spaces. A condition has been proposed in the recommendation section of this report.

3. **Location:** The subject detailed site plan covers a portion of the Fairwood Green Community Shopping Center that is located on the north side of Fairwood Parkway, within Phase I, Part 1, of the Fairwood project. The application is for a 50,000 square-foot office building, which is in the northeastern end of the center and is located on the west side of Hillmeade Road, in Planning Area 71A and Council District 6.
4. **Surrounding Uses:** Final Development Plan FDP-9701 designated the Shopping Center property including the subject site as “Nonresidential Area,” which includes the primary commercial component of the Fairwood Village Green Community Shopping Center. The subject site is bounded on the south side by an existing plaza and shopping center buildings; on the east side by another parcel in the shopping center; further east by the right-of-way of Hillmeade Road. To the west and north of the site are M-NCPPC parkland and an “Other Residential Area”—The Choice at Fairwood, which has been developed with townhouses but has been converted into condominiums according to the information provided by the applicant.
5. **Previous Approvals:** The subject site is a portion of a shopping center within a larger development with a total acreage of 1,057.69 known as Fairwood, which was rezoned from the R-E to the M-X-C Zone through Zoning Map Amendment A-9894-C, for 1,799 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office/service/institutional uses, and some other “community space.” It was approved by the District Council on May 9, 1994. The M-X-C Zone requires multistep reviews and approvals. On September 5, 1996, Comprehensive Sketch Plan CP-9504 for Phase I of the Fairwood development was approved by the Planning Board (Resolution PGCPB No. 96-241), consisting of 471 acres of land and approximately 1,000 units and 100,000 square feet of retail space and 250,000 square feet of office/service/institutional uses. On January 17, 2002, Comprehensive Sketch Plan CP-0101 was approved by the Planning Board (Resolution PGCPB No. 02-17(C)) for Phase II of the Fairwood development, consisting of 586.69 acres of land and approximately 1,000 units. The Preliminary Plan of Subdivision, 4-97024, for Fairwood, Phase I, Part 1, covering the subject property, was approved with 12

conditions by the Planning Board on July 17, 1997 (resolution adopted on July 31, 1997, PGCPB No. 97-194). The Final Development Plan for Phase I, Part 1, of Fairwood including the subject property, FDP-9701, was approved with four conditions by the Planning Board on July 17, 1997, (resolution adopted on September 11, 1997, PGCPB No. 97-218). The subject site is also covered by an infrastructure Detailed Site Plan, DSP-99052, for Phase I Part 1, which includes 223.7 acres of Phase I, was approved by the Planning Board on March 23, 2000, subject to six conditions (resolution adopted on April 13, 2000, PGCPB No. 00-37). DSP-99052 is limited to the proposed grading of the site, the installation of utilities, streets and the stormwater management ponds for a portion of Phase I, Part 1, including a Type II Tree Conservation Plan TCPH/12/00. On September 9, 2004, the Planning Board approved (PGCPB No. 04-207) the detailed site plan for Fairwood Village Green Community Shopping Center DSP-03093. The subject site was shown on the approved plan of DSP-03093 as a future development site for office use.

In addition, two previous approvals cover the entire Fairwood site and are still valid. DSP-01046 is an umbrella architecture scheme for all single-family detached houses in Fairwood, which was approved by the Planning Board on December 20, 2001 (Resolution PGCPB No. 01-258). Because the subject DSP is for nonresidential use, the conditions of DSP-01046 are not applicable to the review of this case. The other approval is DSP-99034 (a comprehensive signage plan), which was approved by the Planning Board (Resolution PGCPB No. 99-243) on January 6, 2000. The site also has an approved Stormwater Management Concept Plan # 12266-2007-01, which is good through May 14, 2010.

6. **Design Features:** The site is bounded immediately on the south side by the central plaza of Fairwood Village Green Community Shopping Center. The proposed office building will enclose the plaza on the north that has been flanked by the two main buildings of the shopping center. The proposed office building is surrounded on the other three sides by the proposed surface parking lot serving this building.

The vehicular access to this site is provided through a boulevard with a wide median off Hillmeade Road. Four curb cuts have been made along the northern lane of the boulevard that will provide accesses to the parking lot. Incoming vehicles will u-turn in front of the eastern side of the building and circulate back onto Hillmeade Road.

The proposed office building is designed in a symmetrical rectangular form with a prominent entrance pavilion that projects out of the main elevation plane fronting the shopping center plaza. Four pedestrian accesses will be provided on the south, north and west sides of the building. The proposed building is three stories in height with a hipped roof and is finished with brick. The elevations are designed in a three-part composition. Additional decoration such as precast accent bands, precast accent lintel, smooth face scored CMU base, single and double brick soldier courses, modular size brick band and E.I.F.S cornice with dentils have been provided on the elevations. Since the building is in a symmetrical composition, the north and south elevations and the west and east elevations are identical.

Due to its close proximity to the Freeway airport, the lighting is a very sensitive issue in Fairwood. In general, fully shielded lighting fixtures were required in all previous approvals. In this DSP, the applicant has shown a lighting fixture that looks like a fully shielded type. However, how the lighting fixture operates is unknown. A site plan note should be added to require a timing device be provided with the lighting fixture to automatically turn off the light when it is not needed.

At time of Fairwood Green Shopping Center approval, center-wide sign criteria for building-mounted signage were established by Detailed Site Plan-03093 and approved by the Planning Board. The tenant sign criteria are also in general compliance with previously approved requirements in DSP-99034. No signage has been proposed with this DSP. Any future signage to be put on this building will be reviewed for conformance with the approved sign criteria for the shopping center.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9894-C and the Accompanying Preliminary Development Plan:** Zoning Map Amendment A-9894-C and the accompanying preliminary development plan were approved by the District Council on May 9, 1994, subject to 22 conditions. Three conditions are applicable to the review of this detailed site plan for nonresidential use follow:

6. **Total development of this 1,058 acre site shall be limited to 1,799 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office/service/institutional uses, and such other “community space” determined to be appropriate during subsequent phase of approval.**

Comment: The development cap for Fairwood has been further broken down for Phase I at the time of Comprehensive Sketch Plan CP-9504 approval as contained in Condition 6 below. In addition to the above-mentioned square footage for each non-residential use, the new condition also contains a trip cap component as an option to the development cap. All nonresidential uses of the Fairwood Development are located in Phase I. The approved Fairwood Green Shopping Center (DSP-03083) includes 117, 691 square feet of retail, 8,400 square feet of office, a 3,531-square-foot bank, and a gas station with a 420-square-foot kiosk. The approved Fairwood Community Center (DSP-02052) has a total of 6,679 square feet of non-residential uses. According to the review of the Transportation Planning Section (Burton to Zhang, July 20, 2007), with the approval of the proposed 50,000 square feet of office in this DSP, the entire development is still within the trip cap established in Comprehensive Sketch Plan CP-9504. The addition of 50,000 square feet of office space will bring the total of office/service/institutional uses up to 69,030 square feet which is still below the 250,000 square feet of the development limit.

21. **Through the development review process and especially at the time of the Final Development Plan, the applicant shall incorporate concepts and techniques which will encourage the use of transit and other non-vehicular modes to reduce reliance upon single occupancy vehicle trips.**

Comment: The approved FDP-9701 contains a significant amount of information concerning how pedestrian and bicycle travel will be fostered, but there does not appear to be any information supplied on concepts and techniques which will encourage the use of transit. The larger shopping center site is located very close to the main entrance point to the Fairwood project just off Annapolis Road (MD 450) and is fronting Fairwood Parkway. Future transit service, especially bus service, will be easily integrated into the existing network. At the time of the shopping center approval, the applicant was required to provide a bus shelter along the frontage of the shopping center site. The bus service in front of the shopping center will also be utilized by the employees in the office building because the office is on the same shopping center site.

The Fairwood project has planned a community-wide trail system consisting of trails, bicycle paths, and pedestrian sidewalks that link the community center. The development of this office

component along with the commercial component will make the community center a destination for the Fairwood residents. To be consistent with the intent of the basic plan, a bicycle facility should be provided with the office building to encourage the use of other nonvehicular modes so as to reduce reliance upon single-occupancy vehicle trips. A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide two standard bicycle-parking racks around the building entrance area, accommodating a minimum of 20 bicycles.

22. The Nonresidential Area shall contain a balanced mix of those uses permitted by definition (Section 27-546.02(a) (2)).

Comment: The uses contained in Section 27-546.02(a)(2) for a nonresidential area consist primarily of private institutional, private educational, governmental administrative buildings, civic, judicial, office, retail, hotel, motel, and other commercial uses, including all other nonresidential uses set forth in Division 3 of Part 10 of the Subtitle, which is the permitted use table for Mixed-Use Zones. The approved FDP-9701 for Phase I further refines the preferred uses in the Fairwood Green Community Shopping Center as retail, office/community service and/or institutional, and other permitted uses. The DSP proposes 50,000 square feet of office space and is in general conformance with this condition.

8. **Comprehensive Sketch Plan CP-9504:** The Planning Board approved Comprehensive Sketch Plan CP-9504 on September 5, 1996, subject to eight conditions. The District Council affirmed the Planning Board's approval on February 24, 1997 with two additional conditions. None of the conditions is specifically applicable to the review of this detailed site plan, except for Condition 6, which sets a total level of development for Phase I.

6. Development of the subject property under Phase I shall be limited to a total of 1,000 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office and institutional uses, or any combination of these or other permitted uses which generate no more than 1145 AM and 1276 PM peak hour trips as determined under the Guidelines for the Analysis of the Traffic Impact of Development Proposals, as revised in April 1989.

Comment: The subject DSP proposes 50,000 square feet of office and thus is subject to the retail and office limit of the above condition. The Transportation Planning Section has made a thorough review of all the approved and pending development proposals of the Fairwood project so far and indicates that the development cap as shown in Condition 6 is a trip cap, which suggests that the development mix can vary, as long as the number of trips generated by the development is not exceeded. The Transportation Planning Section concludes that the current plan for development of the commercial center, in consideration of other approved and planned development within Phase I, is consistent with the limits established by the trip cap. (See Transportation Planning Section memorandum, Burton to Zhang, July 20, 2007, for a detailed discussion.)

9. **Final Development Plan FDP-9701:** Final Development Plan FDP-9701, constituting Part 1, Phase I, and encompassing 235 acres (a little more than half) of the land area approved under Comprehensive Sketch Plan CP-9504, was approved by the Planning Board on September 11, 1997, subject to four conditions. The District Council affirmed the Planning Board's approval on May 11, 1998. None of the conditions is specifically applicable to the review of this DSP.

But FDP-9701 provides a discussion, under the title of Non-Residential, on the concept and physical layout of the Fairwood Village Green Community Shopping Center and calls for a center

to meet everyday needs of residents. The FDP concept features a “green” surrounded by major buildings and along major pedestrian and vehicular axes. The Shopping Center as approved shows a layout that is a departure from the initial center green concept envisioned by FDP-9701, but keeps the pedestrian and vehicular axes concept. The new layout departs from the original inwardly focused prototype and creates a more permeable pattern by linking the center to the great expanse of green open space surrounding it. Two axes penetrate the site and end perpendicularly at a central plaza. The south-north pedestrian/vehicular axis leads to the center from the main entrance point at Fairwood Parkway and connects the center with Fairwood Allee, a green linear open space with a pedestrian trail parallel to Fairwood Parkway. The east-west pedestrian/vehicular axis further links the center to the existing Fairwood Community Center, Sycamore Club, to the east and future office campus to the north. The Planning Board found that the new layout fulfilled the intent of FDP-9701 by providing adequate facilities and amenities to meet the everyday needs of residents. With the approval of this office building, which will eventually enclose the plaza, the land use vision of Fairwood Village Green Community Shopping Center as envisioned in FDP-9701 and as modified by DSP-03093 will be fully realized.

10. **Preliminary Plan of Subdivision 4-97024:** Preliminary Plan of Subdivision 4-97024 was submitted and reviewed concurrently with FDP-9701. The Planning Board approved 4-97024 on July 17, 1997, subject to 12 conditions. The following one condition is relevant to the Detailed Site Plan review:

3. **Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, Concept #97800483; and prior to Final Plat, a fee-in-lieu of \$9,435 shall be paid to the Department of Environmental Resources (DER) for on-site attenuation control measures.**

Comment: The subject site has an approved stormwater management concept plan which was approved based on the previous concept approvals for the property. The subject site also has a recorded plat. This condition has been fulfilled.

12. **A Type II Tree Conservation Plan shall be approved, in conjunction with the Detailed Site Plans for Phase I, Part I, for the subject property.**

Comment: The subject site for Fairwood Green Community Center is a portion of a larger site covered in two previously approved Type II Tree Conservation Plans, TCPII/12/00 and TCPII/12/00-01. The subject application has been found to be consistent with the previously approved TCPII/12/00-01. No revisions to the previously approved plans are required.

11. **Detailed Site Plan DSP-99034:** DSP-99034 is a comprehensive signage program for the entire Fairwood project mandated by Condition 2 attached to the approval of Final Development Plan FDP-9701. DSP-99034 was approved by the Planning Board on January 6, 2000, with requirements on nonresidential signage, which includes commercial signage and office/institutional signage as follows:

Commercial Gateway Signs

Gateway signs will identify the entrances into commercial neighborhoods (Activity Centers). The text will include the name of the Activity Center. The maximum height will be ten (10) feet, and the maximum size of the text/logo area will be 30 square feet. These signs

will be monument style and will be illuminated internally or externally. Landscaping will include a combination of trees and shrub plantings.

Commercial Freestanding Identification Signs

This signage will be permitted on a limited basis for the identification of individual (retail) buildings including the supermarket and the various pad sites. The text will include the identifying logo and/or name of the individual business. Text for the service station, for example, will include gasoline prices and other information as required by regulatory agencies. This signage will have a brick base and will conform to the appearance and character of the other Fairwood signs. Illumination will be either internal or external. The maximum height will be six (6) feet and the maximum area of the sign will be 60 square feet.

Commercial Building-Mounted Identification Signage

Wall-mounted signage will be permitted for the identification of individual commercial buildings. Where a building faces two streets, one sign may be permitted facing each street. Roof-mounted signs or signs protruding above the roof line or the parapet wall are not permitted. The text will be limited to the name of the building or logo. The signage will be composed of individual dimensional letters. The specific sizes for an individual project will be established at the time of Detailed Site Plan submission. Where multiple tenants occupy a building, ground floor tenants may have individual signs of a standardized format located on the first level. At the time of Detailed Site Plan project-specific signs will be developed identifying standard sizes and designs.

INSTITUTIONAL/OFFICE SIGNAGE

Freestanding Identification Signs

Institutional/Office buildings within the Village Green (Activity Center) area will not be permitted signs that are freestanding. In Non-Residential areas outside the Village Green, a single freestanding sign similar to the format for commercial freestanding identification signs will be permitted for the identification of institutional/office uses. The text will be limited to the name of the building. The maximum height of the structure containing the sign will be six (6) feet and the maximum sign area will be 60 square feet.

Institutional/Office Building-Mounted Identification Signs

A single building mounted sign will be permitted for the identification of individual institutional/office buildings. Where a building faces two streets, one sign may be permitted facing each street. These signs will be located at the top of the building wall. Roof-mounted signs or signs protruding above the roof line or the parapet wall are not permitted. The signage is to be composed of individual dimensional letters and the text will be limited to the name and/or logo of the business or institution. At the time of Detailed Site Plan review the specific sizes for an individual project will be established. The maximum size of the letters will be limited to 24 inches and the maximum sign area will be limited to 100 square feet. On buildings with multiple tenants, small, individual, wall-mounted signs will be allowed for each tenant. The signage will be no larger than fifteen (15) square feet per sign, and will be located at the lower level and in relation to the front door of the institution or office. At the time of Detailed Site Plan review a program and format for these signs will be submitted

for approval. Tenants on upper levels will have identification signage on a directory only. Signs may be internally illuminated by backlighting an opaque face.

Comment: The subject DSP does not include any signage. Future signage will be reviewed in accordance with the above sign design standards and the sign criteria as established with the approval of Fairwood Green Shopping Center DSP-03093.

12. **Detailed Site Plan DSP-99052:** Infrastructure detailed site plan DSP-99052 covering the subject site is limited to the proposed grading, installation of utilities, streets and stormwater management ponds of Phase I, Part one. The Planning Board approved the detailed site plan on March 23, 2000, with six conditions. None of the conditions of approval is applicable to the review of this Detailed Site Plan.
13. **Detailed Site Plan DSP-03093:** Detailed Site Plan DSP-03093 for the 14.4-acre Fairwood Green Community Center contains the subject site. The Planning Board approved this detailed site plan on September 9, 2004 with three conditions. Condition 2 is specifically applicable to the review of this detailed site plan as follows:

2. **The design concept of the plaza approved with DSP-03093 shall govern the development of the property to the north of the commercial component.**

Comment: The design concept of the plaza included in DSP-03093 shows a rectangular building footprint that encloses the plaza on the north side. The site layout of the subject site plan provides an almost identical building in accordance with the design concept as approved in DSP-03093. The subject DSP conforms to this condition.

3. **This Detailed Site Plan shall be subject to the Department of Parks and Recreation's conditions as follows:**
 - a. **The applicant shall grant to the Commission a permanent public use and access easement over the entrance road to the shopping center for access to the parkland as shown in Exhibit "A". An easement document shall be submitted to DPR for their review and approved prior to issuance of the building permits. The applicant shall record the easement in land records of Prince George's County.**
 - b. **The applicant shall obtain a permanent public use easement over the planned private parking lot at the rear of the shopping center for public access to the park. An easement document shall be submitted to DPR for their review and approved prior to issuance of the building permits. The applicant shall record the easement in land records of Prince George's County.**
 - c. **Prior to signature approval of DSP-03093, the applicant shall enter into a mitigation agreement with the Commission providing for the installation of 6-foot-high black vinyl clad chain link fence along the north and west side of the Safeway building and a landscaping buffer on the parkland at that area as approved by DPR staff and as generally shown on Exhibit "C".**

- d. **Prior to use and occupancy permit for the shopping center, 6-foot-high black vinyl clad chain link fence, curb cut/apron and landscaping on parkland as described in mitigation agreement shall complete.**
- e. **Prior to issuance of a building permit for the proposed shopping center, the applicant shall submit detailed construction drawings for any improvements on parkland to DPR for review and approval.**
- f. **The applicant shall submit a performance bond, letter of credit or other suitable financial guarantee, for the improvements on parkland, in an amount to be determined by the DPR, within at least two weeks prior to applying for building permits.**
- g. **The Planning Board authorized the Executive Director to execute an easement agreement conveying a permanent easement over (1152 square feet) of parkland to the applicant for a truck turning area as shown on attached Exhibit B.**

Comment: According to the review by the Department of Parks and Recreation (DPR) (Solomon to Zhang, September 12, 2007), a 22-foot-wide easement was recorded in the Land Record of the Prince George's County on December 22, 2004. The above conditions have been fulfilled. The subject site plan shows an easement that traverses the parking lots in the northern part of the site. However, the site plan does not provide for a connection between the park site to the west and Hillmeade Road to the east of the site. DPR recommends one condition that includes four subconditions to be fulfilled prior to certification. The conditions have been incorporated into the recommendation section of this report.

14. **The Requirements of the M-X-C Zone (Section 27-546.07(b)):** In addition to the findings required for the Planning Board to approve a Detailed Site Plan (Zoning Ordinance, Part 3, Division 9), the Planning Board shall also find:

- (1) **The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone;**
- (2) **The arrangement and design of buildings and other improvements and the mix of uses reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**
- (3) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**
- (4) **In areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, the quality of urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting, both natural and artificial.**

- (5) **The Detailed Site Plan is in general conformance with the approved Final Development Plan. Where not defined in an approved Development Plan, the design standards of the zone most compatible with the M-X-C Zone shall be applicable.**

Comment: The subject application is a DSP for one office building within the Fairwood Village Green Community Shopping Center, the primary commercial component of the Fairwood Activity Center for the entire development. The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone, because the proposed use is an integrated portion of the community shopping center which is also a component of the larger project known as Fairwood. The proposed use was approved in both Final Development Plan FDP-9701 and Preliminary Plan of Subdivision 4-97024 and was further approved with the shopping center detailed site plan DSP-03093. The proposed development is also in general conformance with the approved Comprehensive Sketch Plan as discussed in Finding 8.

The subject site is the final element that encloses the central plaza. The plaza along with the entire shopping center will be served by a development-wide pedestrian and trails system. The pedestrian system consists of specially treated pedestrian crossings and sidewalks inside the shopping center and sidewalks along both sides of the external streets, Fairwood Parkway and Hillmeade Road; is convenient and is comprehensively designed to encourage pedestrian activity within the development; and is connected to the Fairwood area-wide existing trails network. In areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, the quality of urban design, and other amenities, such as the types and textures of paving materials, landscaping and screening, and lighting. The DSP is in general compliance with the requirements of the M-X-C Zone (Section 27-546.07(b)).

15. ***Landscape Manual:*** The interior of the Fairwood development is exempt from Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*. It should be noted that interior buffers are reviewed on a case-by-case basis when plans are submitted that would normally require a bufferyard. The proposed development is subject to Section 4.3 Parking lot requirements and Section 4.4 Screening Requirements of the *Landscape Manual*.
- a. Section 4.3(b), Perimeter Landscape Requirements, requires that when a parking lot is adjacent to a property line, a perimeter landscape strip shall be installed between the parking lot and the adjacent property. A minimum five-foot-wide landscaped strip is required for this site because it is over 10,000 square feet in size, and it is to be planted with 5 shade trees and 14 shrubs. The subject site has surface parking lots on three sides. The subject site is adjacent to a public park within the Fairwood development on the west and a vacant parcel of the shopping center on the east. The Landscape Plan shows a five-foot landscape strip along the western boundary, which meets the requirements of Section 4.3(b); but does not provide anything along the eastern boundary. There is no required landscape schedule either. A condition has been proposed in the recommendation section that requires the applicant to provide the required landscaped strip along the eastern boundary and the required Section 4.3 (b) schedules for both landscaped strips prior to certification.
 - b. Section 4.3(c) requires a certain percentage of the interior planting area to be provided within the parking lot. The site plan shows a parking area between 50,000 and 149,000 square feet. According to Section 4.3 (c), a minimum eight percent of the total area of the parking lot should be an interior planting area with one shade tree per each 300 square feet of interior planting area. The Landscape Plan provides enough interior planting area

and the required shade trees judging by the graphics of the plan. However, the Landscape Plan should be revised to show the breakdown of the shade trees that are provided for the fulfillment of Section 4.3 (c) and the required Section 4.3 (c) landscape schedule. A condition of approval has been proposed in the Recommendation section of this report.

- c. The subject site is adjacent to a public park and a residential pod (of townhouses) on the north that are within the Fairwood development. The Landscape Plan shows a 20-foot-wide bufferyard along the entire northern boundary line. The bufferyard consists primarily of evergreen trees. In addition, on the townhouse development site, there is another 15-foot-wide landscaped strip. The townhouses have a 25-foot-setback from the property line that is adjacent to the office site. The Urban Design Section believes that the proposed bufferyard between the subject site and the existing townhouse site is sufficient. However, Landscape Plans should be revised to label the bufferyard on the plan and provide information regarding the plant units within the bufferyard.
- d. In previous approvals for the Fairwood development, the Planning Board has encouraged the applicant to use as many native plants on the site as possible. As such a standard condition regarding the use of native plants has been carried forward with this DSP as a condition prior to certification as follows:

“In a good faith effort to increase the percentage of native plant species used on the site, revise the landscape plans to include calculations showing approximately more than 30 percent and as many as 50 percent native and/or native hybridized plant species.”

- 15. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there are previously approved Tree Conservation Plans, TCPI/27/96, TCPII/12/00 and TCPII/12/00-01.

The subject DSP is in conformance with the approved TCPII/12/00-01 according to the review by the Environmental Planning Section (Finch to Zhang, July 17, 2007). No revisions to the previously approved plans are required. There are no existing woodlands or Woodland Conservation Areas located within the limits of this application.

- 16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated August 2, 2007, the Community Planning North Division noted that the application is consistent with the 2002 General Plan Development Pattern Policies for the Developing Tier and is also in conformance with the 2006 Approved Master Plan for Bowie and Vicinity land use recommendation for mixed-use community land uses.
- b. The Transportation Planning Section, in a memorandum dated July 20, 2007, summarized the applicable conditions attached to previously approved Basic Plan A-9894-C, Comprehensive Sketch Plan CP-9504, Final Development Plan FDP-9701, and Preliminary Plan of Subdivision 4-97024. The staff has also explained the trip cap concept that was approved with both Basic and Comprehensive Sketch Plans because this application proposes 110,941 square feet of retail, which is above the number approved in Basic Plan A-9894-C, as follows:

“The development approved or pending is well within the limit on residential development for Fairwood. It should be noted that the development cap in the Comprehensive Sketch Plan is a trip cap, which suggests that the development mix can vary, as long as the number of trips generated by the development is not exceeded. The development cap for Phase I of Fairwood, as defined by CP-9504, is defined as 1,000 dwelling units, 100,000 square feet of retail space, 250,000 square feet of office and institutional uses, ‘or any combination of these or other permitted uses which generate no more than 1,145 AM and 1,276 PM peak-hour trips...’ The following development is approved, or pending:

Development Type	Development Quantity	Status	AM Trip Generation	PM Trip Generation
Single-family detached	273	DSP-01031/02015	205	246
Single-family detached	46	DSP-05069	47	57
Single-family attached	232	DSP-02036/03004	162	186
Single-family attached	87	DSP-05030	61	70
Multifamily	213	DSP-04025	111	128
Retail	120,691 sq. ft.	DSP-03093/01	79	348
Office	8,400 sq. ft.	DSP-03093/01	15	14
Bank	3,738 sq. ft.	DSP-03093/01	21	77
Gas Station	12 fueling positions	DSP-03093/01	43	58
Community Recreation	6,679	DSP-02052	11	11
Office	50,000 sq. ft.	This plan	100	93
Total			843	1,272

“The trip generation makes allowance for pass-by traffic, and it includes a ten percent reduction for internal trip satisfaction due to the mixed use nature of the Fairwood development. The mix of uses proposed is within the trip cap established by the Comprehensive Sketch Plan. However, it is also noted that Basic Plan A-9894 limits the Fairwood development to “1,799 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office/service/institutional uses.” Since both A-9894 and CP-9504 were reviewed by the District Council, and it was determined that CP-9504 was consistent with the Basic Plan, it is concluded that the Comprehensive Sketch Plan condition should govern. As CP-9504 includes the trip cap, it is determined that the current plan for development of the commercial center, in consideration of other approved and planned development within Phase I, is consistent with the limits established by the trip cap.”

The Transportation Planning Section concludes that the subject property is in general conformance with the approved Final Development Plan and with other previously approved plans.

In a separate memorandum from the Transportation Planning Section dated July 30, 2007, on detailed site plan review for master plan trail compliance, the trails planner noted that the submitted plan is not directly impacted by any of the trail or pedestrian facilities recommended at time of preliminary plan 4-97024 approval. There are no

master plan trail recommendations.

- c. In a memorandum dated April 27, 2004, the Subdivision Section staff noted that the DSP does not provide certain information. A condition of approval has been proposed in the Recommendation section of this report to request the information prior to certification.
 - e. The Environmental Planning Section, in a memorandum dated July 17, 2007, indicated that the DSP is in conformance with the previously approved TCPII/12/00-01.
 - f. The Permit Section, in a memorandum dated July 3, 2007, provided eight comments on the site plan regarding landscape bufferyard, access to loading spaces, parking, signage, and information on the plan. The questions raised by the permit staff either have been addressed in the review process or will be addressed by the conditions of approval that have been proposed in the Recommendation section of this report.
 - g. The Maryland State Highway Administration (SHA), in a memorandum dated July 18, 2007, noted that SHA has no objection to the approval of DSP-06089.
 - h. The Department of Parks and Recreation (DPR), in a memorandum dated September 12, 2007, provided a review of the previous conditions that are applicable to the DSP. DPR recommends one condition with four subconditions regarding a soccer field access easement that has been incorporated in the recommendation section of this report.
 - i. The Department of Public Works and Transportation (DPW&T), in a memorandum dated July 13, 2007, provided standard referral comments on the site plan regarding right-of-way dedication, frontage improvement, street trees and street lighting, sidewalks, storm drainage system, traffic impact study, and soil investigation for public streets pursuant to DPW&T's requirements. The reviewer also indicated that an approved SWM concept plan is required prior to approval of this plan. A condition to require the above-mentioned approval has been proposed in the recommendation section of this report.
 - j. The Pepco Utility Company in a memorandum noted that this DSP is outside of Pepco's service territory.
 - k. The Enterprise Road Corridor Development Review District Commission had not responded to the referral request at the time the staff report was written.
17. 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06089 for Fairwood Green Office Building, subject to the following conditions:

- 1. Prior to certificate approval of this Detailed Site Plan, the applicant shall

- a. Provide evidence that the subject DSP is consistent with the approved stormwater management concept plan for this site;
 - b. Revise the Landscape Plan as follows:
 - (1) Provide a five-foot-wide landscaped strip along the eastern boundary line and the corresponding 4.3 (b) landscape schedules for the two landscaped strips.
 - (2) Provide a 4.3(c) landscape schedule.
 - (3) Provide a landscape schedule for the proposed bufferyard along the site's northern boundary line.
 - c. Provide two standard bicycle racks around the building entrance area, accommodating a minimum of 20 bicycles.
 - d. In a good faith effort to increase the percentage of native plant species used on the site, revise the landscape plans to include calculations showing approximately more than 30 percent and as many as 50 percent native and/or native hybridized plant species.
 - e. Add a site plan note indicating that the fully shielded, full-cut-off, outdoor light fixtures will be equipped with timing devices to turn off or reduce the level of illumination (consistent with security requirements) when the building is not in use.
 - f. Reduce the number of compact parking spaces to no more than 30 percent (70 spaces) of the total required number of parking spaces for this DSP.
 - g. Relocate the "soccer field access easement" on the plans approximately four feet to the south to be aligned with the parking lot travel lane.
 - h. Remove all parking spaces that are currently located within the soccer field access easement.
 - i. Revise the plans to show a "landscaping island" on the western side of the property, directly south of the "soccer field access easement" as shown on DPR Exhibit A.
 - j. Revise plans to show curb cuts where the "soccer field access easement" meets Fairwood Community Park to the west and parcel A-10 to the east.
2. Prior to issuance of any building permit, the applicant shall either update the recorded easement documents to reflect the new location of the soccer field access easement or record the new easement in the Land Record of the Prince George's County.