The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

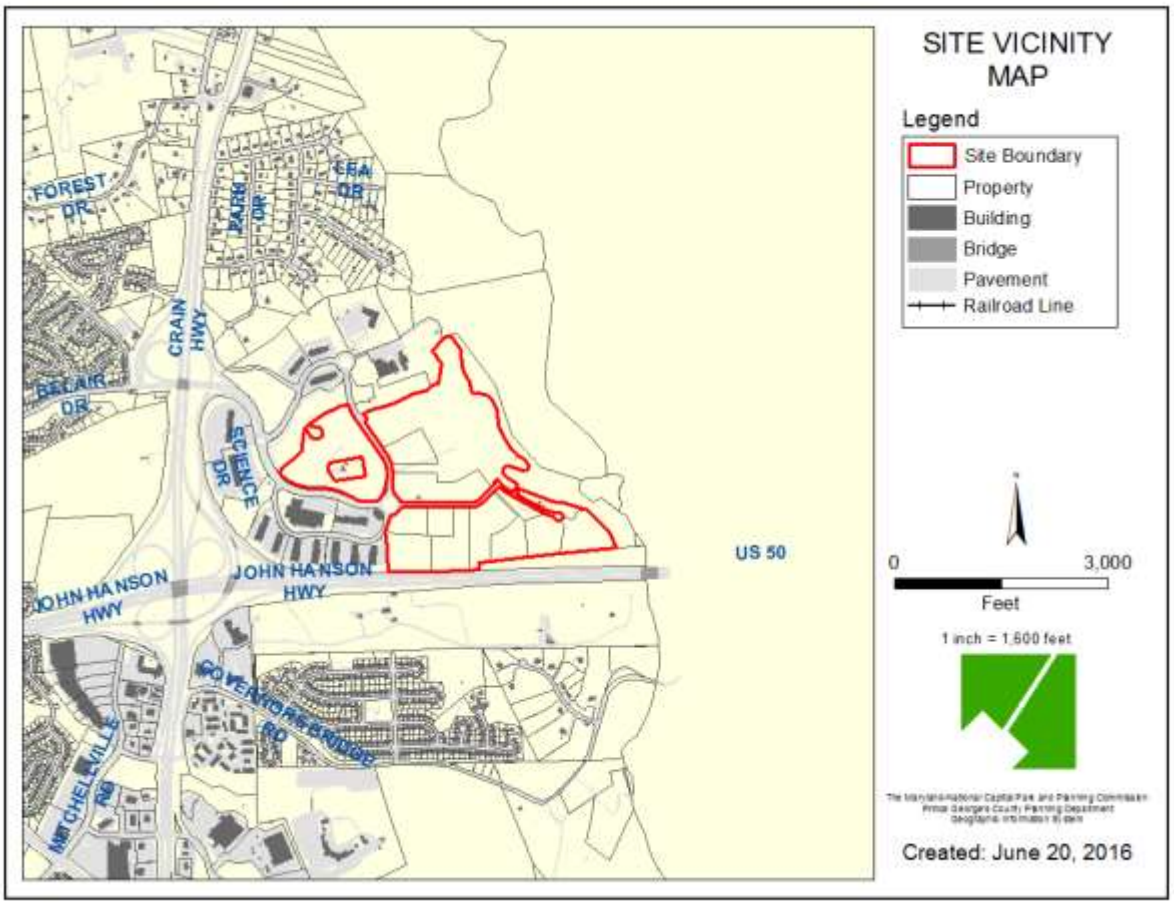
Note: *Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.*

Detailed Site Plan DSP-11018-02

Application	**General Data**	
Project Name: Melford Village Thrive **Location:** Northeast quadrant of the intersection of Melford Boulevard and Curie Drive. **Applicant/Address:** Thrive Development Partners 171 17th Street N.W., Suite 1500 Atlanta, GA 30363	Planning Board Hearing Date:	09/29/16
	Staff Report Date:	09/15/16
	Date Accepted:	06/23/16
	Planning Board Action Limit:	10/04/16
	Plan Acreage:	158.37
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	116,081 sq. ft.
	Planning Area:	71B
	Council District:	04
	Election District	07
	Municipality:	Bowie
	200-Scale Base Map:	207NE15

Purpose of Application	**Notice Dates**	
Request for approval of a 116,081-square-foot, 140-unit assisted living facility	Informational Mailing:	04/20/16
	Acceptance Mailing:	06/22/16
	Sign Posting Deadline:	08/30/16

Staff Recommendation			**Staff Reviewer:** Jill Kosack, RLA, ASLA **Phone Number:** 301-952-4689 **E-mail:** Jill.Kosack@ppd.mncppc.org
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		


SITE VICINITY MAP
Legend
Site Boundary
Property
Building
Bridge
Pavement
Railroad Line
FOREST DR
PARK DR
CRAIN HWY
BELAIR DR
SCIENCE DR
US 50
JOHN HANSON HWY
GOVERNORS BRIDGE RD
MITCHELLVILLE RD
0
3,000
Feet
1 inch = 1,600 feet
Created: June 20, 2016

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-11018-02
Type II Tree Conservation Plan TCPII-36-99-10
Melford Village Thrive

The Urban Design staff has reviewed the revision to a 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 technical staff report.

EVALUATION

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

a. The requirements of the Mixed-Use Transportation-Oriented (M-X-T) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;

b. The requirements of Zoning Map Amendment A-9613-C, as amended;

c. The requirements of Conceptual Site Plan CSP-06002 and its subsequent revisions;

d. The requirements of Preliminary Plan of Subdivision 4-07055;

e. The requirements of Detailed Site Plan DSP-11018 and its subsequent revisions;

f. The requirements of the 2010 *Prince George's County Landscape Manual;*

g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;

i. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for a detailed site plan (DSP) for a 116,081-square-foot, 140-unit assisted living facility located on 3.14 acres of land within Melford Village.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use(s)	Commercial	Commercial and Assisted Living Facility
Total DSP Acreage	158.37	158.37
Acreage of Proposed Development	3.14	3.14
Building Gross Floor Area	745,321	861,402 (116,081 new)

OTHER DEVELOPMENT DATA

Parking Spaces Required* 1 space per 3 residents	47 spaces
Parking Spaces Provided	
Standard Spaces	37 spaces
Compact Spaces	9 spaces
ADA Spaces (Total)	4 spaces
ADA Spaces (Van-Accessible)	2 spaces
Total	**50 spaces**
Loading Spaces Required*	**2 spaces**
Loading Spaces Provided	**2 spaces**

Note: * The applicant did not submit documentation to obtain a reduction in the required parking or loading spaces as allowed in the M-X-T Zone per Section 27-574 of the Zoning Ordinance. Although the site is part of a larger, future M-X-T Zoned development known as Melford, only one use is proposed at this time, and the minimum parking and loading spaces are being provided in accordance with the Zoning Ordinance requirements. However, the applicant submitted exhibits showing the anticipated build-out of the adjacent Melford Village and the potential shared public parking available within walking distance of the proposed development.

3. **Location:** The entire Melford property is located in the northeast quadrant of the intersection of Robert Crain Highway (MD 3) and John Hanson Highway (US 50/301), in Planning Area 71B and Council District 4. The specific 3.14 acres affected by this DSP revision are located in the northeast quadrant of the intersection of Melford Boulevard and Curie Drive, within the municipal boundary of the City of Bowie.

4. **Surrounding Uses:** The overall Melford site is bounded to the north by Sherwood Manor, an existing subdivision of single-family detached dwelling units in the Residential-Agricultural (R-A) Zone, and a vacant property, known as the Patuxent River Park, owned by The

Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved-Open-Space (R-O-S) Zone,; to the east by the Patuxent River and the U.S. Air Force transmitter station located in Anne Arundel County; to the south by the John Hanson Highway/Robert Crain Highway (US 50/301) right-of-way and a small vacant property in the Open-Space (O-S) Zone; and to the west by the Robert Crain Highway (MD 3) right-of-way. The specific proposed parcel is surrounded by vacant land within Melford to the north, east and west across Curie Drive. To the south, across Melford Boulevard are commercially-developed parcels within Melford.

5. **Previous Approvals:** On January 25, 1982, the Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9401 for the subject property, with ten conditions (Zoning Ordinance 2-1982). The zoning map amendment rezoned the property from the R-A and O-S Zones to the Employment and Institutional Area (E-I-A) Zone. On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Prince George's County Planning Board decision (PGCPB Resolution No. 86-107), for the Maryland Science and Technology Center, with 27 conditions and two considerations.

The 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (Bowie Master Plan and SMA) rezoned the property from the E-I-A Zone to the Mixed-Use Transportation-Oriented (M-X-T) Zone. Conceptual Site Plan CSP-06002 was approved by the Planning Board on January 11, 2007 for a mixed-use development consisting of hotel, office, retail, restaurant, research and development, and residential (366 single-family detached and attached units and 500 multifamily units) uses. On May 11, 2009, the District Council approved Conceptual Site Plan CSP-06002 with four modifications and 29 conditions, rejecting the residential component of the proposed development. Over the years, numerous specific design plans (SDPs) and detailed site plans (DSPs) have been approved for the subject property in support of the office, flex, hotel and institutional uses, although not all have been constructed.

On May 6, 2014, the Prince George's County Council approved the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), which created new center designations to replace those found in the 2002 Prince George's County Approved General Plan, and classified the Bowie Town Center, including the subject site, as a "Town Center." The subject site retained its status as an "Employment Area" in the plan.

Subsequently, Conceptual Site Plan CSP-06002-01 was approved by the Planning Board on December 4, 2014 (PGCPB Resolution No. 14-128) to add: 2,500 residential units, including 500 townhouses, 1,000 age-restricted multifamily dwelling units, and 1,000 multifamily dwelling units; 268,500 square feet of retail uses; and 260,000 square feet of office space to the previous conceptual site plan development. The CSP was appealed and heard by the District Council on February 23, 2015. The District Council subsequently issued an order of approval on March 23, 2015 supporting the development as approved by the Planning Board.

County Council Bill CB-56-2014 was adopted by the County Council on September 23, 2014 to permit an assisted living facility use in the M-X-T Zone subject to three footnotes (14, 15 and 16), which are applicable to this DSP. This is discussed further in Finding 7(a) below.

The site also has an approved City of Bowie Stormwater Management Concept Plan, 01-0114-207NE15, which is valid until March 10, 2017.

6. **Design Features:** The subject DSP proposes the development of an 116,081-square-foot, four-story, approximately 83-foot-high assisted living facility with 140 units on a 3.14-acre parcel

within the larger Melford development. The proposed parcel is located to the northeast of the intersection of the existing public rights-of-way of Melford Boulevard and Curie Drive within the City of Bowie. The single proposed building is located in the northwest corner of the site, with the covered main entrance and drop-off area facing onto Melford Boulevard. Access will be provided via two two-way driveways off of Melford Boulevard with some parking between the right-of-way and the building, and the remainder of the parking provided at the east end of the site. A loading area, trash enclosure and some parking is provided in the far northeast corner of the proposed parcel. The site was previously cleared and graded under previous approvals and will use existing stormwater facilities within the Melford property. One approximately six-foot high, 44-square-foot, freestanding, monument sign is proposed for the facility along the Melford Boulevard frontage.

The architectural elevations depict a four-story building with a gabled roof, a porte-cochere, and exterior finish materials shown as stone veneer, brick veneer and cementitious siding in shades of brown, cream and gray. The building has multiple articulations on all sides through which the materials vary. The main roof is finished with gray architectural asphalt shingles. Galvanized steel, standing seam, metal roofs are shown on dormers and other entrance features. Large aluminum storefront windows, columns, chimneys, and cross-gables with round windows add to the variety of the architecture and provide accents for the important areas. All elevations include a large amount of fenestration and detailing, including those elevations that are oriented toward the two exterior courtyard areas. A freestanding, approximately 46-foot-high clock tower along the western end of the site, with stone veneer, timber elements and cementitious-clad columns similar to the main building, will serve as a landmark feature in this part of the Melford development. A full recreational amenity package is provided for the residents to be located internal to the building and in the exterior courtyards and terraces. A single, six-foot-high freestanding sign is proposed along Melford Boulevard.

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance as follows:

   a. The proposed assisted living facility is a permitted use in the M-X-T Zone, subject to the requirements of Footnotes 14, 15 and 16 of Section 27-547(b), which read as follows:
   Footnote 14

   Provided the property was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012. Permitted subject to the guidelines for development set forth in Section 27-464.04(a)(1)(A)(i) through (v), and the requirements set forth in 27-464.04(a)(2)(A) and (E). The facility shall not be more than six (6) stories in height and may be placed above podium parking. (CB-56-2014)

   Comment: The subject property was rezoned from the E-I-A Zone to the M-X-T Zone through the 2006 Bowie and Master Plan and SMA. The proposed facility is four stories high and conforms to the guidelines for development set forth in Section 27-464.04(a)(1)(A)(i) through (v), and the requirements set forth in 27-464.04(a)(2)(A) and (E) as follows:

   (a) An assisted living facility permitted (P) in the Table of Uses shall be subject to the following:

(1) Guidelines for development.

(A) The following guidelines shall be considered:

(i) If more than one (1) building is proposed, residential units should be clustered together in small to medium size groups to give a more residential character to the site.

Comment: Only one building is proposed.

(ii) The entry to the assisted housing site should provide easy recognition of the facility and a safe and unambiguous vehicular route to the building entry and passenger drop-off area.

Comment: The main building entry and passenger drop-off area is located facing Melford Boulevard with a direct vehicular route to it.

(iii) The radius and width of the entry drive should allow cars and vans to maneuver easily.

Comment: The entry drive is 24 to 30 feet wide and all radiuses meet the applicable County requirements.

(iv) The drop-off area should be close and convenient to the building entry, but should be spacious enough to accommodate wheelchairs, open car doors, and passing cars.

Comment: The proposed drop-off area is a 24-foot-wide, two-way drive aisle with a canopy that is adjacent to a paved entrance area and within 20 feet of the main entrance. The drop-off area is spacious enough and convenient to the proposed use.

(v) A canopy or cover offering protection from the weather should normally be provided over the building entry and passenger drop-off area.

Comment: A canopy is provided over the building entry and passenger drop-off area that offers protection from the elements.

(2) Requirements.

(A) A recreational facilities plan shall be submitted demonstrating that sufficient recreational facilities or opportunities are provided to serve the prospective resident population. Facilities may be provided on site or within adjoining development. In any case, but particularly if on

adjoining property, there shall be a staging plan for the facilities constructed. Recreational areas should be clustered together to increase levels of activity, use of amenities, and the sense of vitality of the community.

Comment: The submitted plans include a list of the proposed recreational facilities on-site for both indoor and outdoor activities. Interior facilities include an exercise room, an activities room, a multi-purpose room, a library and lounge. Outdoor facilities include a front patio with seating and fireplace; a dining courtyard with a walking path, a synthetic lawn activity area, movable furniture and a private dining pavilion; an activities courtyard with a walking path, water feature, and garden space for residents; and a terrace area on the memory care floor with a walking path, stand-up garden boxes, a gazebo and moveable furniture. The applicant also provided details about their activities director who will coordinate entertainment, parties, group classes, gardening, community outings and spiritual activities. These facilities, mostly clustered on the first floor, will provide a wide range of opportunities for the residents and the dedicated activities director will help create a sense of vitality of the community.

(E) A Detailed Site Plan shall be approved for the facility in accordance with Part 3, Division 9, of this Subtitle.

Comment: The subject application was submitted in conformance with this requirement.

Footnote 15

Subject to Detailed Site Plan approval pursuant to Part 3, Division 9 of this Code. Notwithstanding any other provision of this Code, a Conceptual Site Plan shall not be required and any previously approved Conceptual Site Plan shall not be of any force or effect where the subject property on which the use is located was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012. (CB-56-2014)

Comment: The subject DSP application was submitted in conformance with this requirement. As previously stated, the subject property was rezoned from the E-I-A Zone to the M-X-T Zone through the 2006 Bowie Master Plan and SMA. Therefore, no Conceptual Site Plan is required for this site and the previously approved CSP-06002-01 does not have any force or effect on the subject application.

Footnote 16

An assisted living facility located on property rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012 may also include semi-independent living units which may include permanent provisions for living, sleeping, eating, cooking and sanitation. (CB-56-2014)

Comment: The subject application does not include semi-independent living units.

b. The subject application is in conformance with the requirements of Section 27-547(d) of the Zoning Ordinance, which governs the required mix of uses in all mixed-use zones. The overall Melford Village development, which includes the subject site, was approved for a mixed-use development consisting of retail, office, hotel, and residential uses. The subject DSP, which proposes an institutional use, contributes toward the overall diversity and mix of uses on the site if the remainder of the overall development, existing and proposed, is taken into consideration.

c. The DSP is consistent with Section 27-548, Regulations of the Zoning Ordinance of the ten requirements, only Section 27-548(a) and 27-548(g) are applicable to this DSP. The following discussion is provided:

(1) The subject DSP meets the requirements of Section 27-548(a) as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR; and

(2) With the use of the optional method of development—8.0 FAR

Comment: The subject DSP falls within the maximum FAR allowed without the use of the optional method of development, 0.40, as follows:

Uses	**Square footage**
Existing/Approved Buildings	745,321
Proposed Facility	116,081
Total	861,402
Net Site Area of DSP-11018:	6,603,906
Proposed FAR	**0.13**

**The notes provided on the DSP need to be corrected to reflect these numbers.

As discussed above, Footnote 15 of Section 27-547(b) states that any previously approved Conceptual Site Plan shall not be of any force or effect on the subject property. However, the subject property is still part of the land area associated with CSP-06002-01 and, per Section 27-548(e), the floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan. Therefore, future DSPs for the remainder of the Melford Village property, covered by Conceptual Site Plan CSP-06002-01, should continue to include the land area and building square footage proposed with this DSP in the calculation of the final total FAR, which was approved at a maximum of 1.40.

(2) Developments in the M-X-T Zone are required to have vehicular access to a public street in accordance with Section 27-548(g) as follows:

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access

rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

Comment: In conformance with this requirement, the subject site has frontage on and proposes direct vehicular access to Melford Boulevard, a constructed public right-of-way.

d. If approved with conditions, the DSP will be in conformance with the applicable site design guidelines contained in Section 27-274. For example, the majority of the proposed surface parking is proposed to the side of the structure, the loading area is tucked back into the rear of the site, and the proposed architecture is a varied building form with a harmonious use of materials.

e. Section 27-546, Site Plans, has additional requirements for approval of a DSP in the M-X-T Zone as follows:

(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

Comment: The purposes of the M-X-T Zone as stated in Section 27-542 are as follows:

(a) The purposes of the M-X-T Zone are:

(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

Comment: The subject DSP proposes the development of an institutional use located on the Melford property at the major intersection of US 50 and US 301. The placement of the assisted living facility on the subject site will expand the mix of uses, both existing and planned, for the Melford development and will provide a desirable living opportunity for the senior population in the County.

(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;

Comment: The previously approved Conceptual Site Plan CSP-06002-01 implemented recommendations in the General and Master Plan for a walkable mixed-use community with a mix of office, commercial, and residential uses and recreational spaces. The DSP proposal adds to this mix with an institutional use. The future development of the adjacent properties will complete the envisioned compact, walkable community through the sharing of parking, open spaces and pedestrian improvements.

(3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;

Comment: The overall Melford site already has a large amount of existing office uses, as well as proposed residential and retail uses. By adding an institutional use, as proposed with this DSP, the potential of the development is maximized by adding to the use mix of the larger development.

(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;

Comment: The location of the property in the vicinity of the proposed residential and the existing and proposed commercial uses, with sidewalks, and future bikeways will help to reduce automobile use.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

Comment: The existing Melford property includes office, research and development and proposed residential and retail uses. By adding an institutional use, the DSP contributes to a true 24-hour environment, both for employees and future residents of Melford Village.

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

Comment: The proposed institutional use, in conjunction with the remainder of the approved Melford Village covered by Conceptual Site Plan CSP-06002-01, will create a harmonious horizontal mix of uses.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

Comment: The visual character and identity of the proposed building is a function of the architecture of the building, entrance feature, and landscape plantings, which has been designed with high quality detailing and variety. This creates a distinctive visual character which will need to be maintained through the future development of the immediately adjacent Melford Village parcels to the north and east.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

Comment: The proposed institutional use, in conjunction with the remainder of Melford Village, promotes optimum land planning by consolidating necessary public facilities and infrastructure at an existing major intersection on a major interstate highway.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

Comment: The subject DSP incorporates a flexible response to the market by proposing an institutional use into a currently predominant employment area. By adding uses that do not currently exist on the property, the applicant will strengthen the overall community, which is planned to include retail and residential uses.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

Comment: The subject application will have a high level of architectural design as proposed and will be in keeping with the level of architectural design proposed in Melford Village, as approved in Conceptual Site Plan CSP-06002-01.

(2) For Property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan or Sectional Map Amendment Zoning Change;

Comment: This requirement does not apply to the subject DSP, as this property was placed in the M-X-T Zone through a zoning map amendment originally approved prior to October 2006.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

Comment: The proposed structure has been placed to face Melford Boulevard, with portions of the building located close to the right-of-way along the majority of the Curie Drive and intersection frontage. This arrangement will integrate this building well with the existing commercial buildings to the south of Melford Boulevard and will help to catalyze the development of Melford Village to the north and east.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

Comment: From the time of the rezoning of the subject site to the M-X-T Zone, the Melford property has been planned for a moderate- to high-density mix of office, employment, retail, hotel, residential, and parkland/open-space uses. The proposed assisted living facility will add a compatible, complementary use to the existing office and planned residential and retail uses in the vicinity.

(5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

Comment: The proposed development will add to the diverse mix of land uses in the vicinity, and the arrangement and design of the building are cohesive with the adjacent proposed and the existing development, creating an independent environment of continuing quality and stability.

(6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;

Comment: The proposed development is not proposed to be staged.

(7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;

Comment: The development will include sidewalks connecting to a larger existing and proposed pedestrian network within the Melford development.

(8) On the Detailed Site Plan, 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, high quality urban design, and other amenities, such as the types and textures of

materials, landscaping and screening, street furniture, and lighting (natural and artificial); and

Comment: There are no specific areas proposed for public pedestrian activities or as gathering places that merit special attention. The private gathering places included in this DSP indicate adequate attention to high-quality design.

(9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

Comment: This requirement is not applicable to this DSP.

(10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.

Comment: The Transportation Planning Section noted that the most recent adequacy finding for the overall M-X-T site was made in 2014 for Conceptual Site Plan CSP-06002-01. Additionally, this DSP falls within the allowed trip cap from the Preliminary Plan of Subdivision 4-07055 (approved in 2008), which conditioned certain transportation improvements, all of which have been completed in the field.

(11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

Comment: The subject DSP does not propose a mixed-use planned community.

8. **Conceptual Site Plan CSP-06002 and its subsequent revision:** As discussed above in Finding 7(a), Footnote 15 of Section 27-547(b), removes the requirement for a Conceptual Site Plan and renders any previously approved Conceptual Site Plan of no force or effect on the subject

property because it was rezoned from the E-I-A Zone to the M-X-T Zone through the 2006 Bowie Master Plan and SMA. Therefore, conformance with the applicable Conceptual Site Plan for the property, CSP-06002-01, is not required.

9. **Preliminary Plan of Subdivision 4-07055:** The DSP is in conformance with Preliminary Plan of Subdivision 4-07055 and the applicable conditions of approval. Preliminary Plan 4-07055 was approved on May 29, 2008. The resolution of approval (PGCPB Resolution No. 08-86) with 34 conditions, was adopted by the Planning Board on June 19, 2008. The following conditions of approval of the preliminary plan relate to the review of this DSP, which is located within the land area known as Pod P2,:

2. A Type II tree conservation plan shall be approved in conjunction with detailed site plans.

Comment: The Environmental Planning Section recommends approval of the Type II Tree Conservation Plan submitted in conjunction with the proposed DSP.

3. Development of this site shall be in conformance with the Stormwater Management Concept Plan #01-0907-207NE15, issued by the City of Bowie and any subsequent revisions.

Comment: A Stormwater Management Concept Approval 01-0114-207NE15 was issued by the City of Bowie Department of Public Works on March 10, 2014, and is valid until March 10, 2017. The City of Bowie granted a waiver to allow the development of Melford, Phase 2 (Pods, 1, P2, 5 and 7) to proceed in accordance Stormwater Management regulations in effect prior to 2009 under waiver criteria of implementing reasonable efforts to incorporate Environmental Site Design (ESD) into future phases. Quantity requirements have been provided for the entire site in existing regional facilities, and therefore, no additional quantity control will be required.

4. Total development within the subject property shall be limited to uses within the M-X-T Zone that generate no more than 392 AM trips and 875 PM trips for Pod 1, and 874 AM trips and 1272 PM peak trips for Pods 5, 6, 7, 7B and P2 combined. Any development with an impact beyond that identified herein above shall require a revision to the CSP and a new preliminary plan with a new determination of the adequacy of transportation facilities.

Comment: The proposed assisted living facility is located within the previously designated Pod P2. There is a trip cap of 874 AM and 1,272 PM peak trips for Pods 5, 6, 7, 7B, and P2 combined. The total trips to be generated by Pods 5, 6, 7, 7B, and P2, based on previously approved plans, are 825 AM and 806 PM peak trips respectively. The proposed facility will generate 25 AM and 41 PM peak trips, therefore, the proposed facility falls within the trip caps.

7. At the time of detailed site plan review for any land within Pod 1, the roadways, building layout and scale shall be as depicted on the approved CSP-06002. The character of the buildings fronting the roadways adjoining the historic site shall be complementary and architecturally compatible with the historic Melford structure, and evaluated at the time of review of the detailed site plan(s).

Comment: The subject application is within Pod P2, not Pod 1. Therefore, this condition is not applicable.

10. As part of the submission package of each detailed site plan, information addressing the use of low impact development techniques such as bioretention, green roofs, reductions in impervious surfaces, cisterns, and water recycling shall be included, or a justification as to why these techniques cannot be implemented on this project shall be submitted.

Comment: The applicant submitted a narrative regarding the proposed low impact development techniques, which include ten micro-bioretention facilities and a site design technique to reduce impervious areas, and justification as why the other mentioned techniques could not be implemented. In summary, there are few flat roof areas that could be used for a green roof and the compact nature of the design of the site, with multiple road frontages, and utility locations does not allow room for a cistern or any other water recycling facility on-site.

11. Detailed site plans for the development shall include a statement from the applicant regarding how green building techniques and energy efficient building methods have been incorporated into the design.

Comment: The applicant submitted a statement regarding how green building techniques and energy efficient building methods have been incorporated into the design. Examples of this include the use of low volatile organic compound (VOC) products and prohibiting smoking to improve indoor air quality, Energy Star rated appliances, adjustable lighting controls including motion-sensor in some areas, proper insulation, and other maintenance techniques to ensure efficient operation of the building systems.

12. The DSP shall demonstrate the use of full cut-off optics for all commercial and industrial lighting fixtures and for the proposed street lighting.

Comment: The lighting fixture specification provided on the landscape plan indicates the use of full cut-off optics.

31. In conformance with the Adopted and Approved Bowie and Vicinity Master Plan, prior approvals for the Maryland Science and Technology Center, and CR-11, the applicant, the applicant's heirs, successors, and/or assignees shall provide the following:

a. Construct the master plan trail along the Patuxent River in conformance with Department of Parks and Recreation guidelines and standards. Connections from development Pod 7 to the master plan trail will be evaluated at the time of detailed site plan.

Comment: The subject development is in Pod P2, not 7. Additionally, conditions regarding the timing of the construction of the specified trail were included in the CSP-06002-01 approval, and will be enforced with the construction of that portion of the development.

b. Parkland dedication shall be in conformance with the Department of Parks and Recreation Exhibit A to accommodate the ultimate extension of the master plan trail to the north and the south.

Comment: The specified parkland dedication along the eastern end of the Melford property has already occurred.

c. Provide standard sidewalks along both sides of all internal roads, in keeping with Development Guideline 3 of the Adopted and Approved Bowie and Vicinity Master Plan (Master Plan, page 13). In areas of high pedestrian activity, wide sidewalks shall be considered at the time of detailed site plan.

Comment: Sidewalks are provided along the adjacent public rights-of-way and connections from those to the main building entrance are also provided.

d. Curb extensions, curb cuts, crosswalks, pedestrian refuges, and other pedestrian safety features will be evaluated at the time of DSP.

Comment: The submitted DSP provides for curb cuts and crosswalks across both of the main entrances, along with other appropriate areas. No other improvements are recommended at this time.

e. Connector trails shall be provided to complement the sidewalk network and provide access between uses and development pods. Priority shall be given to providing trail and sidewalk access to the existing trail around the Lower Pond. Trail connections necessary to supplement the sidewalk network will be evaluated at the time of detailed site plan.

Comment: Currently, there is no proposed development immediately adjacent to the subject site. Pedestrian connections to existing development to the south, and the Lower Pond to the northwest, will be temporarily served by the existing sidewalk system along Melford Boulevard and Curie Drive. Further connections will be evaluated as the rest of the surrounding area is developed.

32. Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of detailed site plans.

Comment: The subject application proposes an institutional use, not residential development. Therefore, this condition is not applicable.

34. "Share the Road" with a bike signs shall be provided along Melford Boulevard frontage at the time of Detailed Site Plan.

Comment: The previously approved CSP-06002-01 comprehensively addressed bike improvements within Melford Village, including those along Melford Boulevard. Those required improvements will be addressed through the Preliminary Plan and Detailed Site Plan associated with that proposal. Therefore, this condition is no longer applicable.

10. **Detailed Site Plan DSP-11018 and its subsequent revision:** The previous DSP-11018 and DSP-11018-01 were reviewed and approved at the Planning Director level for grading of the existing on-site stormwater ponds and have no conditions of approval. The subject application does not propose to change the improvements approved with these previous application, most of which have already been implemented. Therefore, the subject DSP is in conformance with previously approved Detailed Site Plan DSP-11018 and its subsequent revision.

11. **2010 Prince George's County Landscape Manual:** Per Section 27-548 of the Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone shall be provided pursuant to the provisions of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The proposed assisted living facility is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:

    a. **Section 4.2, Requirements for Landscaped Strips along Streets—**Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscaped strip should be provided on the property abutting all public and private streets. The submitted DSP has frontage on Melford Boulevard, Curie Drive and a future proposed roadway along the northern property line, which are subject to this section. The submitted DSP provides the appropriate schedules showing the requirements of this section being met. However, some of the required numbers of plant units have been rounded down instead of up, and some of the plants are provided along the wrong frontages. Therefore, a condition has been included in the Recommendation section of this report requiring this revision.

    b. **Section 4.3, Parking Lot Requirements**—Section 4.3 specifies that proposed parking lots larger than 7,000 square feet provide planting islands throughout the parking lot to reduce the impervious area. The DSP proposes one parking compound that is 28,464 square feet, and provides eleven percent interior planting area. The provided schedule is incorrect in again rounding down the required plantings to ten shade trees, instead of 11, as well as the majority of these trees are not actually located within the interior landscaped areas as required.

    The submitted DSP also includes a schedule regarding conformance with Section 4.3 regarding parking lot perimeter landscape strip. This part is applicable to areas where a parking lot is within 30 feet of an adjacent property line that is neither an incompatible use nor a public or private roadway. Staff is unclear what property line this refers to as the adjacent property to the east is incompatible and the property to the north is a planned future roadway. If it is applicable, the applicant should clarify the location of this landscape strip and locate the required plantings accordingly. Therefore, a condition has been included in the Recommendation section of this report requiring the plan be revised to fully meet the requirements of this section.

    c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The subject DSP provides loading spaces, which are screened by landscaping. The proposed trash area is noted to be in an enclosure, but details and specifications of the enclosure should be added to the plans prior to certificate approval.

d. **Section 4.7, Buffering Incompatible Uses**— The subject application requires a Type 'B' bufferyard, including a 30-foot building setback, a 20-foot-wide landscaped yard, and 80 plant units per 100 linear feet along the eastern property line, adjacent to the future townhomes, as proposed by CSP-06002-01. The required building setback has been provided on the proposed parcel, but the full landscape bufferyard width and plant units are provided on both the proposed parcel and the adjacent land area. This is acceptable as the entire property area is the subject of this DSP. The final provided buffer will have to be reanalyzed with the future DSP for the adjacent land use. At this time though, the landscape plan does not reflect the total number of plants reflected in the schedule for this section. Therefore, a condition has been included in the Recommendation section of this report requiring this revision.

e. **Section 4.9, Sustainable Landscaping Requirements—**The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The submitted DSP provides the appropriate schedule indicating that the plans meet and exceed the minimum requirements of this section with 90 percent native shade trees, 100 percent native ornamental and evergreen trees and 43 percent native shrubs.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, and has a previously approved Type II Tree Conservation Plan (TCPII). The subject application is not subject to the environmental regulations that came into effect on September 1, 2010 because the site has a previously approved preliminary plan and detailed site plan. The application is not subject to the provision of Subtitle 25, Divisions 2, which became effective September 1, 2010, because there are previously approved Type 1 and Type 2 tree conservation plans.

The overall woodland conservation requirement for the Melford site will be met with 64.79 acres of on-site preservation, 7.17 acres of on-site afforestation/reforestation and 0.27 acres of fee-in-lieu of woodland conservation. No on-site, off-site or fee-in-lieu of woodland conservation quantities are proposed to be provided with TCPII-036-99-10 or the current application. No revision to the TCPII is required with the current application.

Type II Tree Conservation Plan TCPII-036-99-10, has been found to be in general conformance with TCP1-044-98-03. The woodland conservation requirements for the current application will be satisfied off-site in other areas of the Melford development.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in tree canopy coverage. The subject property is 3.14 acres in size, resulting in a TCC requirement of 13,678 square feet. The subject application provides the required schedule showing the requirement being met on-site by the proposed landscape trees.

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

a. **Historic Preservation**—Due to its proximity to the Melford and Cemetery Historic Site (#71B-016), the DSP is scheduled to be heard by the Historic Preservation Commission

(HPC) at its September 20, 2016 meeting. The HPC's final decision will be presented at the Planning Board hearing. In a memorandum dated September 6, 2016, the Historic Preservation Section staff offered the following discussion, which will be presented to the HPC for their consideration:

(1) The developing property is within the viewshed of the Melford and Cemetery Historic Site (National Register/PG #71B-016). Built in the 1840s, Melford is a two and one-half-story brick plantation house of side-hall-and-double-parlor plan. The house is distinguished by a two-story, semi-circular bay and a parapetted, double chimney at the south gable end. Attached to the north gable end is a lower kitchen wing built of brick and stone. The interior exhibits fine Greek Revival-style trim. The house was built by Richard Duckett and later was home to three generations of the Hardisty family. The bay and chimney configuration makes Melford House unique in Prince George's County. The associated grounds include several early outbuildings and terraced gardens, and there is a Duckett family burial ground on a nearby knoll to the northwest. The property is also listed in the National Register of Historic Places.

The Melford and Cemetery Historic Site Environmental Setting is comprised of two parcels. The house, associated outbuildings and gardens are located west and north of the subject property within a partially wooded 2.71-acre parcel. The cemetery parcel is located further north and west of Melford House on a small (1.02-acre) parcel surrounded by woodland.

(2) Among those conditions approved by the District Council for CSP-06002-01, the following are applicable to the subject detailed site plan application:

"9. d. Applicable DSPs that may affect the historic vista of the Melford and Cemetery Historic Site (71B-016) shall demonstrate that any portion of a proposed building either partially or fully within the designated view corridors established in Conceptual Site Plan CSP 06002-01 comply with the height requirements for buildings within the view corridors set forth in the design guidelines.

"9. e. Prior to approval of any DSPs that include any portion of the Melford and Cemetery Historic Site (71B-016) environmental setting and impact review area, the applicant shall demonstrate that the scale, mass, proportion, materials, and architecture for new construction in the proposed northwest and southwest neighborhoods appropriately relate to the character of the historic site."

(3) Historic Preservation Section staff met with the applicant's team to review proposed architecture for the Thrive facility in July 2016. Historic Preservation Section staff provided comments focused on the potentially visible features of the proposed construction from the designated view corridors for the Melford and Cemetery Historic Site including height, scale, mass, proportion, materials and architecture. The applicant agreed to study these issues and provide revised architecture for review by the Historic Preservation Commission at its September 20, 2016 meeting, in anticipation of a review of DSP-11018-02 by the Planning Board on September 29, 2016.

The Historic Preservation Section concludes that the applicant's proposed architecture, as revised, will have a minimal effect on the designated view corridors established with CSP-06002-01. The proposed height, scale, mass, proportion, materials and architecture, although modern in their appearance overall, include design elements such as roof dormers and fenestration of a traditional nature. In all likelihood, only the upper story and roof of portions of the proposed new construction will be partially visible from the Melford and Cemetery Historic Site's environmental setting and the associated view corridors. As such, there will be minimal impact on the historic site at the center of the Melford development as currently planned.

The Historic Preservation Section staff recommends that the Historic Preservation Commission recommend to the Planning Board that Detailed Site Plan DSP-11018-02, Melford Village Thrive, be approved without conditions.

b. **Community Planning—**In a memorandum dated July 21, 2016, the Community Planning Division provided the following summarized determinations:

This application is consistent with *Plan Prince George's 2035 Approved General Plan* (General Plan) policies for a Town Center. The General Plan created five new Town Center designations to replace those found in the 2002 *Prince George's County Approved General Plan*. Town Centers are focal points of concentrated residential development and limited commercial activity serving Established Communities. The proposed application is located within the Bowie Town Center. Town Center designations in the General Plan carry the following general guidelines and associated relevance to this application:

1. New housing mix: Low-rise apartments and condos, townhouses and small single family lots.

2. Average housing density of 10 to 60 dwelling units for new development.

3. Floor area ratios for new commercial development: 1 - 2.5 FAR.

4. Transportation Characteristics: Largely automobile-oriented with access from arterial highways. Limited bus service along with on-demand bus service.

The proposed application for assisted living is identified as an Institutional Use. This type of use contributes to the housing mix and thus, meets the intent of the General Plan. This use can provide housing for an aging population for Bowie and vicinity residents, who want to stay in the area, and attract new residents, visitors, and jobs to the area.

This application is consistent with the policies for Melford in the 2006 Bowie Master Plan and SMA, as amended by Plan Prince George's 2035.

Community Planning staff noted the following strategies that are identified specifically for the Melford development in the Bowie Master Plan and SMA (pages 12-29) and are relevant to the review of this application:

"(5) The community shall contain additional linked open space in the form of squares, greens, parks, and trails that are accessible, safe and comfortable. The open space should provide a variety of visual and physical experiences. Some of these open spaces should be bordered by

buildings and be visible from streets and buildings.

"(12) Development plans shall show the minimization of impervious surfaces through various phases of the project. Early phases of the project may use surface parking and later phases of development will seek to reclaim the surface parking by the use of structured parking to the maximum extent possible.

"(13) 50 percent of parking for multifamily uses shall be structured parking.

"(14) The design of the stormwater management ponds shall show them as amenities with gentle natural slopes and extensive native planting.

"(15) Streams shall have a 100-foot natural buffer and a 150 foot-wide building and parking setback. There shall be a 150-foot buffer on the 100-year floodplain. If a utility must be extended into any buffer, then an equal area of natural buffer alternative shall be retained on the community property.

"(16) The following facilities shall be evaluated for transportation adequacy in all subsequent traffic analyses for the subject property:

"(a) MD 450/MD 3 intersection
"(b) US 301/Harbour Way-Governors Bridge Road
"(c) Belair Drive/northbound On-Off ramp to MD 3
"(d) Belair Drive/southbound On-Off ramp to MD 3"

"(29) The open space system, including but not limited to environmentally sensitive areas, shall extend through the site and link the uses. Portions of the open space system shall be visible to and accessible from public streets."

Comment: First, as Community Planning staff noted, there is no general or master plan conformance requirement for this DSP application. Regarding the specific strategies listed, the open space system was comprehensively reviewed with CSP-06002-01 and this application does not impair the implementation of that system. This application is not a multifamily use, is an early phase of development within Melford Village using surface parking, and does not propose any new stormwater ponds beyond those currently built on-site. The environmental and transportation issues associated with the larger Melford development were dealt with in previous approvals (PPS 4-07055 and TCPII-36-99-10).

Community Planning staff noted that the following strategies should be forwarded to the Historic Preservation Section for its review:

"(4) The community shall be focused upon an open space network consisting of the Melford house and its historic vista, and other public spaces which are surrounded by a combination of commercial, civic, cultural or recreational facilities. This network shall be designed with adequate amenities to function as a fully shared space for the entire community.

"(17) At the time of submission of the Detailed Site Plan application, the owner shall present a plan and timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford Historic Site for approval by the Historic Preservation Commission and the Planning Board.

"(18) Prior to the acceptance of building permits in the area in the immediate vicinity of Melford House labeled as POD 1, the owner shall begin the restoration of the Melford House and outbuildings. The restoration of Melford and outbuildings shall be completed prior to the release of any use and occupancy permit for POD 1.

"(19) Prior to submitting a Conceptual Site Plan, the applicant shall determine the extent of the land that should be the subject of a Phase I archeological investigation. The applicant's findings shall be submitted to the historic preservation staff of M-NCPPC for review and approval. Upon approval of this determination, plans may be approved and permits may be issued for any portion of the subject property excluded from the scope of the Phase I investigation. No plans may be approved and no permits shall be issued for the area subject to the Phase I investigation before satisfactory completion of the Phase I investigation, or if required Phase II and/or III.

"(20) Prior to the issuance of any building permits, a written agreement/MOU with the Historic Preservation (HPC) that defines/outlines responsibilities and timing for the maintenance/stabilization of all historic buildings within the Environmental Setting, to be followed by quarterly reports submitted by the property owner and/or developer, so that the HPC and staff may monitor the condition of the Melford House, grounds, and cemetery.

"(21) Any Detailed Site Plan shall demonstrate that proposed buildings do not obstruct the historic vista of the Melford House.

"(24) The 12.75-acre impact review area approved for the Melford Historic Site by the Historic Preservation Commission and the Planning Board (PGCPB No. 99-28A) should be integrated into a design plan that establishes viewsheds from the Melford Historic Site to the Patuxent River. Open space should be provided adjacent to the historic site that will allow it to be seen from greater distances within the Melford property. A dedicated pedestrian link between the Melford Historic Site and the cemetery should be created. Trails should be provided that connect it to the regional trail system.

"(25) Development abutting the Melford Historic Site, outbuildings, and cemetery should be compatible in scale, design, and character with the existing historical architectural character. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming and open space, should be incorporated into the proposal to minimize any adverse impacts to the historic site.

"(26) Appropriate signage should be placed near the historic site illustrating the history of the area.

"(27) Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested in cooperation with the appropriate utility."

Comment: The HPC will be reviewing the application at their September 20th meeting and will consider all issues with the Melford house.

Community Planning staff noted that the following strategies from the "Developing Tier" chapter of the 2006 Bowie Master Plan and SMA (pages 12–29) are relevant to the review of this application:

"Develop high-quality senior citizen housing:

"1. Active senior citizen developments should be provided according to the following design guidelines:

"a. Development should be located to provide easy access to commercial and cultural centers of the Bowie and vicinity planning area.

"b. Development should include linkages to shopping and services in the Bowie Regional Center or mixed-use activity centers.

"c. Development should be of sufficient size to provide amenities, such as indoor parking or garages, gardens, plazas, swimming pools, or common eating areas.

"d. Development should have direct access to a collector road or greater to allow easy access for emergency medical services.

"e. Development should be served by public transit or shuttle buses to shopping and services in the Bowie Regional Center or mixed-use activity centers.

"f. Prior to approval of new development, a market analysis should be conducted that evaluates and satisfactorily demonstrates the need for senior housing within one mile of a proposed site.

"g. Development should occur at locations in accordance with the guidelines of the Bowie and Vicinity Master Plan and SMA and/or at locations deemed appropriate by the District Council.

"h. Senior housing should be provided in locations proximate to existing residential communities.

"i. All such senior adult residential development shall be subject to a detailed site plan review.

"j. All such active senior adult developments may be included in mixed-use and multifamily zones."

Comment: Again, there is no requirement for a DSP to demonstrate conformance with master plan strategies and it should be noted that these strategies are directed towards "active senior citizen developments" and not assisted living facilities. Nonetheless, this site is within a short drive to multiple commercial centers south of US 50 and is adjacent to the future proposed Melford Village, which will include commercial and residential uses. The proposed development includes a garden, plaza, and common eating area, has direct access to a collector and a freeway, will provide a community van for outings to nearby services and activity centers, and is included in a mixed-use zone.

Community Planning staff commented that the following consideration should be given to:
Shared parking: Reduce parking lots through shared parking solutions, in surface and structured lots, to reduce single-use parking "minimize the expanse of parking lots through the use of shared parking, structured parking or decks, and/or landscape islands".

Buffer: A buffer should be provided along the back of the development to mitigate future impact of new development.

Comment: The applicant provided an exhibit showing the potential layout of the future Melford Village development immediately adjacent to this proposed facility to the north and east. The exhibit shows a road and greenspace immediately adjacent to this facility with townhouses beyond. While this DSP provides the required parking for the proposed use, this exhibit shows potential on-street parking nearby that could be shared by any overflow parking from this use and the proposed adjacent residential community. Additionally, since the exact development of the adjacent property is still to be determined, it would be most appropriate to determine any required buffering with future development.

c. **Transportation Planning—**The Transportation Planning section reviewed the applicable conditions of previous approvals that are incorporated into the findings above, along with the following comments:

- Assisted living facilities generally have to follow the guidelines listed in Section 27-464.04 of the Zoning Ordinance. These include providing a safe entry route, adequate corner radius and width of driveways, convenient and safe drop off areas. These guidelines have been followed by the applicant.

- Section 27-546 of the Zoning Ordinance includes requirements that should be met for site plans in the M-X-T Zone. One of these is that the proposed development will not exceed the capacity of existing and programmed transportation facilities. The proposed assisted living facility is not expected to exceed the capacity of surrounding roadways. Assisted living facilities are generally low traffic generators during the AM and PM peak hours; the proposed

facility will generate 21 AM and 41 PM peak trips. Multiple transportation improvements have previously been made at Melford Village to support previously approved development, including MD 3 ramps, US 50 improvements, intersection improvements, etc.

- Two commercial entrances are shown on Melford Boulevard. A convenient drop-off point is shown at the main entrance to the building. Parking and on-site circulation is adequate.

- Melford Boulevard is a master plan collector roadway listed in the 2006 Bowie Master Plan and SMA. The site is in the northeast quadrant of the intersection of Melford Boulevard and Curie Drive, which is not immediately adjacent to the master plan portion of Melford Boulevard. This section is shown with 60 feet of right-of-way.

Transportation Conclusion
Overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.

d. **Subdivision Review—**In a memorandum dated August 9, 2016, the Subdivision Review Section offered an analysis of the DSP's conformance with the PPS conditions, which is incorporated into Finding 9 above. Staff also provided the following discussion:

The abutting property to the north and east is not consistent with the applicable PPS 4-07055, which approved 56-foot-wide public streets abutting these two property lines. Staff is aware that the applicant intends to file for a new preliminary plan of subdivision in the near future for the adjacent property. However, the DSP should reflect the general layout and street pattern that is shown on PPS 4-07055 until such a time that a new preliminary plan is approved.

The DSP is in substantial conformance with the approved PPS if the above item is addressed.

Comment: The comment has been worded into a condition of approval included in this report.

e. **Trails—**In comments dated September 6, 2016, the trails coordinator provided the following analysis of the subject application:

The Transportation Planning Section has reviewed the detailed site plan application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements.

The Complete Streets Section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians:

POLICY 1:
Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2:
All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The subject site includes existing sidewalks along its frontages of both Melford Boulevard and Currie Drive. An existing decorative crosswalk and pedestrian refuge is provide at the crossing near the traffic circle. No master plan trails impact the subject site. The application is within the larger Melford mixed-use development and trails will be comprehensively addressed via the applicable Preliminary Plan application, as well as the previously approved CSP-06002-01. Appropriate bicycle pavement markings along Melford Boulevard will be addressed via the future Preliminary Plan, in consultation with the City of Bowie. The DSP also reflects a sidewalk along the front of the building and a sidewalk connection linking the building with the existing sidewalk along the road. No additional sidewalk connections are necessary. However, as the site is located near several bikeways that have been designated by the City of Bowie, as well as the trails network of the larger Melford development, a small amount of bike parking is recommended to accommodate employees and visitors to the site.

It should be noted that the future Preliminary Plan for Melford, which includes much of the larger overall Melford development, will be required to provide complete streets on-site and is currently designing an off-site sidewalk connection to link Melford with the City of Bowie at Belair Drive.

It is recommended that prior to signature approval, the site plan be revised to include a bicycle rack(s) accommodating a minimum of five bicycle parking spaces at a location convenient to the building entrance.

f. **Permit Review—**The Permit Review Section provided several comments which have been either addressed through revisions to the plans or are included as conditions of this report.

g. **Environmental Planning—**In a memorandum dated August 6, 2016, the Environmental Planning Section provided an analysis of the DSP's conformance with the PPS conditions, which is incorporated into Finding 9 above. They also provided the following discussion:

The overall Melford development is located in the northeast quadrant of the intersection of US 50 and MD 3/US 301, and contains 431.55 acres in the M-X-T Zone. A review of the available information indicates that streams, wetlands, 100-year floodplain and severe slopes are found to occur on this property. The predominant soils found to occur, according to the *Prince George's County Soil Survey*, include Adelphia, Collington, Mixed alluvial land, Ochlockonee and Shrewsbury. The Mixed alluvial land and the Adelphia soils have limitations with respect to high water tables and impeded drainage; the other soil series pose few difficulties to development. According to available information, Marlboro clay is not found to occur in the vicinity of this property. US 50 is

an existing freeway and traffic-generated noise impacts are anticipated. Based on information obtained from the Maryland Department of Natural Resources Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property; however, there are records of 'species of concern' known to occur within the vicinity of the site. There are no designated scenic and historic roads in the vicinity of this property. According to the 2005 *Approved Countywide Green Infrastructure Plan*, all three network features (Regulated Areas, Evaluation Areas and Network Gaps) are present on the site. This property drains to an unnamed tributary located in the Patuxent River basin and is located directly adjacent to the Patuxent River. The site is located within an Employment Center, the designated Bowie Town Center as shown on the Growth Policy Map, and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated, by *Plan Prince George's 2035 Approved General Plan*.

The specific site proposed for development is a rectangular parcel, 3.14 acres in area, located in the northeast quadrant of the intersection of Melford Drive and Currie Drive, and within the boundaries of Pod 2. The site has been previously graded and cleared, and the Natural Resources Inventory indicates that no regulated environmental features are present.

A revised Natural Resources Inventory, NRI-054-06-01, was approved by the Maryland-National Capital Park and Planning Commission (M-NCPPC) on March 1, 2016. It includes a review of floodplains, woodlands, soils, wetlands and topography that exist on the entire Melford property. This NRI updates the environmental conditions within the unpermitted/undeveloped areas of the site, which comprise 110.39 acres of the property and include the 3.14 acres that are the subject of this application. The NRI identifies the subject 3.14-acre site as having been cleared and graded. The property is an overgrown field that is to be removed, according to the plan; no woodlands exist on the site.

A revised Stormwater Management Concept Approval 01-0114-207NE15 was issued by the City of Bowie Department of Public Works on February 6, 2014, and is valid until March 10, 2017. The City of Bowie granted a waiver to allow the development of Melford, Phase 2 (Pods, 1, 2, 5 and 7) to proceed in accordance Stormwater Management regulations in effect prior to 2009 under waiver criteria of implementing reasonable efforts to incorporate Environmental Site Design (ESD) into future phases. Quantity requirements have been provided for the entire site in existing regional facilities, and therefore no additional quantity control will be required. Nine bioretention areas have been located on the Landscape Plan. No further action regarding stormwater management is required with this DSP.

The Maryland Department of Natural Resources (MDNR) Wildlife and Heritage Division issued a letter, dated May 18, 2001, stated that there are no records of rare, threatened or endangered (RTE) plants or animals within this project site. A more current MDNR database indicated that there were recent records of species of concern known to occur within the vicinity of the site; however, the portions of the subject property currently under review were not likely to support the species listed. All of the subject property has been disturbed over the course of the past decade.

The RTE site that is "in the vicinity" is likely the Nash Woods property located west of the subject property across US 301. This concern was resolved by the receipt of a revised letter from the Wildlife and Heritage Division, with the approval of revised NRI-054-06-01, indicating no RTE present on the site.

The Environmental Planning Section recommends Detailed Site Plan DSP-11018-02 and Type II Tree Conservation Plan, TCPII-036-99-10, be approved subject to no conditions.

h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide comments on the subject application.

i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)—**In a memorandum dated August 5, 2016, DPIE offered the following summarized comments on the subject application:

(1) The subject property is located on the northeast quadrant of the intersection of Melford Boulevard and Curie Drive, in the City of Bowie. Coordination will be necessary with the City of Bowie for right-of-way dedications and roadway improvements, and for the internal subdivision streets. This project does not impact any County-maintained roadways.

(2) Stormwater management concept plan approval is to be approved by the City of Bowie.

(3) The proposed development will require an approved DPIE site development fine grading permit.

(4) Floodplain delineation approval and floodplain easements are required.

Comment: All of DPIE's comments are required to be addressed prior to issuance of permits at the time of technical plan approvals.

j. **Prince George's County Police Department—**At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.

k. **Prince George's County Health Department**—The Environmental Engineering/Policy Program of the Health Department has completed a health impact assessment review of the DSP submission and has the following comments/ recommendations:

(1) Plans for the construction of the proposed assisted living facility must be reviewed and approved by the Maryland Department of Health and Mental Hygiene and the applicant must also apply for a permit to operate the facility from the State Office of Health Care Quality – contact 410-402-8201.

Comment: This is noted. The applicant is responsible for meeting all state-level requirements for the proposed use. However, a late referral was sent to the State Office of Health Care Quality, which may be presented at the Planning Board hearing.

(2) The applicant must submit plans for the proposed food service facility and apply to obtain a Health Department Food Service Facility permit through the Department of Permitting, Inspections and Enforcement (DPIE).

Comment: This is noted and transmitted to the applicant. The applicant is responsible for obtaining all required permits for the proposed use.

(3) The facility site is within close proximity of the intersection of US 50 and US 301–Robert Crain Highway. Several large scale studies demonstrate that increased exposure to fine particulate air pollution from traffic is associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure and coronary artery calcification.

Comment: This is noted. The applicant is encouraged to consider the indoor air quality of the building.

(4) During the construction phase of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: A general note indicates the applicant's intent to conform to the mentioned requirements.

(5) During the construction phase of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Comment: A general note indicates the applicant's intent to conform to the mentioned requirements.

l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated July 14, 2016, WSSC offered comments on needed coordination with buried utilities and WSSC easements, and the requirements for connection to the existing water and sewer lines.

m. **Verizon—**At the time of the writing of this technical staff report, Verizon did not provide comments on the subject application.

n. **Baltimore Gas and Electric (BGE)—**At the time of the writing of this technical staff report, BGE did not provide comments on the subject application.

o. **City of Bowie**—In a letter dated July 21, 2016 (Robinson to Hewlett), the City of Bowie provided comment on the DSP, summarized as follows:

On April 18, 2016, the Bowie City Council conducted a public hearing on the subject case. During the public hearing, the City Council focused its attention on the sufficiency of the number of on-site handicap parking spaces. At the conclusion of the public hearing, the Council voted unanimously to recommend APPROVAL of Detailed Site Plan DSP-11018-02 for the Thrive Tribute at Melford Assisted Living Facility with the

following conditions, which are intended to improve site aesthetics, and to conform to the City's Development Review Guidelines and Policies. The applicant' attorney stated his agreement with these proposed conditions at the City Council hearing as follows:

(1) A total of four on-site handicap parking spaces shall be provided. All handicap parking spaces shall be painted blue in their entirety, in addition to providing the standard pavement-painted symbol and signage located at the head of each space. A note shall be provided on the site plan reflecting this condition."

Comment: The submitted site plan proposes four on-site handicap spaces, but the requested note was not placed on the site plan. A condition has been included in this report to require the applicant to provide the requested note.

(2) Pavement-painted lines and directional arrows shall be provided at the two site driveway openings."

Comment: This requirement will be enforced at the time of permit.

(3) The width of the five-foot-wide portions of sidewalk on the property shall be increased to a width of six feet.

Comment: The submitted DSP still shows some five-foot-wide sidewalks on-site. Therefore, this has been included as a condition of approval in this report.

(4) On the western side of the north/south driveway, a segment of new six-foot-wide sidewalk shall be extended north to the loading area.

Comment: The submitted DSP does not show the requested sidewalk. This has been included as a condition of approval in this report.

(5) Lighting:

(a) Parking lot lighting shall use full cut-off fixtures that are fully shielded and directed downward to reduce off-site glare and light spill-over.

Comment: The submitted DSP indicates that all fixtures will use full cut-off optics.

(b) The combined height of the light poles and support base shall not exceed 25 feet.

Comment: The submitted DSP does not provide a detail of the specified light pole or a note regarding the height. A condition has been included to require the information.

(c) All building-mounted wall sconces shall be directed downward.

Comment: The submitted DSP includes details indicating that all building-mounted wall sconces are directed downward.

(6) Signage

(a) The material of the background of the monument sign shall be one of the same hard surface materials used on building, such as the manufactured stone or the Cherokee brick.

Comment: The submitted sign detail indicates a stone veneer as the background for the proposed monument sign.

(b) No flags, banners or large, inflatable forms of advertising shall be mounted, suspended or otherwise displayed from the building, or be permitted on the site, except one standard-size American flag. A note shall be provided on the site plan reflecting this recommendation.

Comment: None of the specified items is shown as proposed on the site plan. This issue will be regulated through future permit and inspection procedures.

(7) Trash Area

(a) The walls of the enclosure area shall have a minimum height of eight feet.

(b) The material used on the exterior walls of the trash area shall be the same manufactured stone (Tuscan Ridge) used on the retaining wall in the northeastern area of the site.

(c) Gates enclosing the trash area shall be visually solid and constructed of a faux lumber product, the color of which shall be compatible with the color of the manufactured stone of the trash area walls. A detail including these features shall be shown and noted on the plans.

Comment: The submitted DSP does not include details of the proposed trash enclosure. A condition has been included in this report to require the information prior to certification.

15. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan, if approved in accordance with conditions proposed below, 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.

16. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: In a memorandum dated August 6, 2016, the Environmental Planning staff indicated that there are no regulated environmental features existing on the subject property to be preserved and/or restored to the fullest extent possible.
The impacts on the current application are consistent with prior approved impacts.

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 Detailed Site Plan DSP-11018-02, Melford Village Thrive and Type II Tree Conservation Plan TCPII-36-99-10, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP) as follows or provide the specified documentation:

    a. Provide the setbacks from the building to each property line on the site plan.

    b. Provide all dimensions of the building either on the site plan or on a template of the building.

    c. Indicate the number of van accessible handicapped parking spaces.

    d. Clarify in notes on the plan that all units are to be one-bedroom.

    e. Revise the plan to reflect the general layout and street pattern that is shown on PPS 4-07055.

    f. Provide a bicycle rack, accommodating a minimum of five bicycle parking spaces, at a location convenient to the building entrance.

    g. Provide a note that all handicap parking spaces shall be painted blue in their entirety, in addition to providing the standard pavement-painted symbol and signage located at the head of each space.

    h. Increase the width of the five-foot-wide portions of sidewalk on the property to six feet.

    i. Extend a six-foot-wide sidewalk connection to the loading area on the western side of the north/south driveway.

    j. Provide a detail of the proposed light pole indicating a combined height of no more than 25 feet.

    k. Provide details of the proposed trash enclosure.

    l. Revise the notes regarding the required and provided FAR.

    m. Revise the landscape schedules to round up all numbers of required plants and provide the plants in the appropriate areas.

n. Revise the plans to clarify and fully meet the applicable requirements of Section 4.3 of the Landscape Manual.

o. Revise the number of plants on the landscape plan and landscape schedules to correspond as appropriate.