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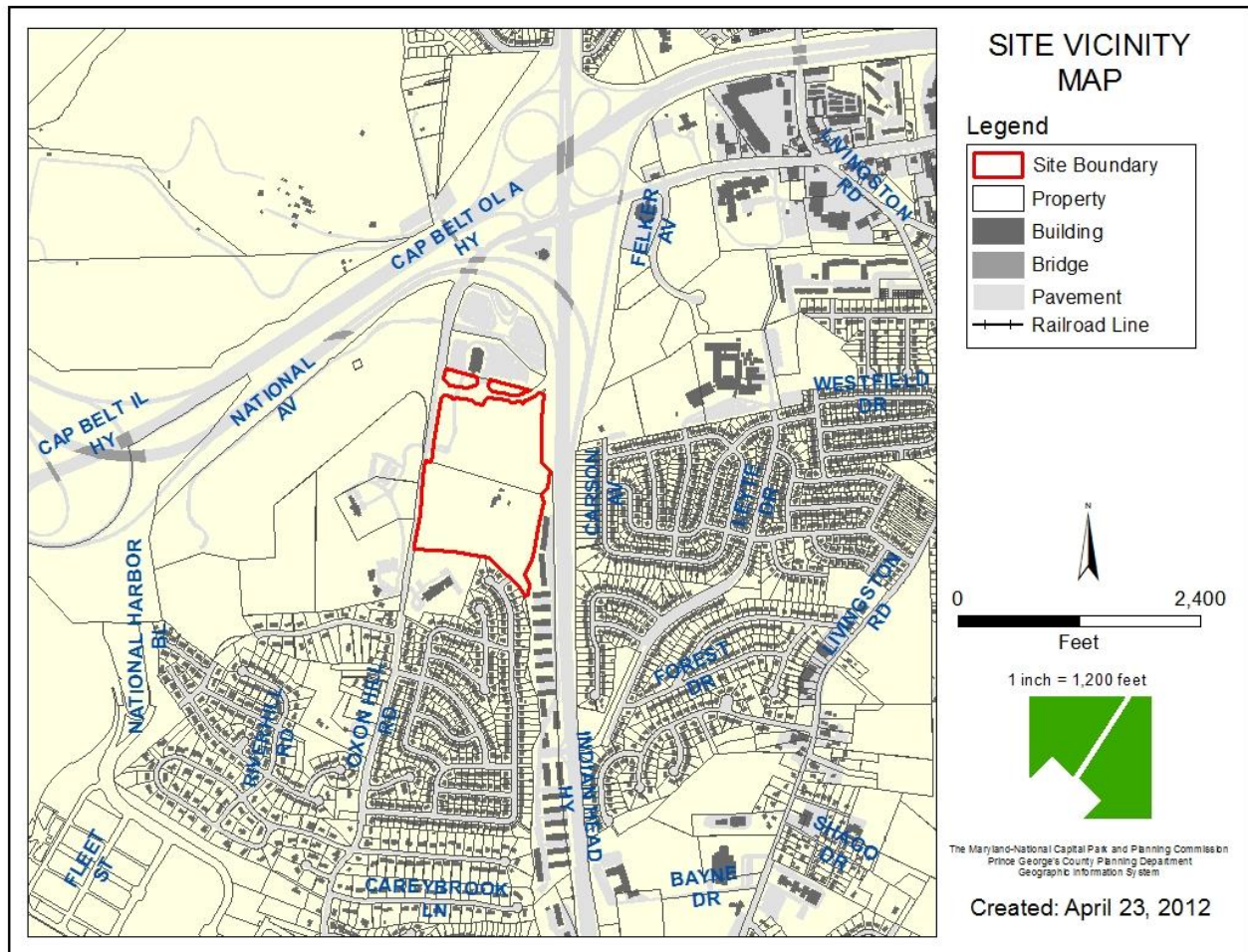
Detailed Site Plan

DSP-11025-01

Application	General Data	
Project Name: Salubria Center Location: The southeast quadrant of the intersection of Oxon Hill Road and Harborview Avenue. Applicant/Address: Pinnacle Harbor, LLC c/o Steve Green 12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033	Planning Board Hearing Date:	07/10/14
	Staff Report Date:	06/24/14
	Date Accepted:	02/26/14
	Planning Board Action Limit:	Waived
	Plan Acreage:	43.79
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	437,721 sq. ft.
	Planning Area:	80
	Council District:	08
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	209SE01

Purpose of Application	Notice Dates	
Approval of revised architecture for a 53,790-square-foot hotel with 100 rooms, as required by Condition 14 of Zoning Ordinance No. 15-2012 and Condition 6 of the District Council Order for DSP-11025.	Informational Mailing:	01/09/14
	Acceptance Mailing:	02/25/14
	Sign Posting Deadline:	06/10/12

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-11025-01
Type 2 Tree Conservation Plan TCP2-015-12-01
Salubria Center

The Urban Design staff has reviewed the detailed site plan for the proposed mixed-use development and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation Section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines.
- b. The requirements of Zoning Map Amendment A-9882-C (Zoning Ordinance No. 15-2012).
- c. The requirements of Conceptual Site Plan CSP-11006.
- d. The requirements of Preliminary Plan of Subdivision 4-11028.
- e. The requirements of Detailed Site Plan DSP-11025.
- 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 evaluation and analysis of the subject detailed site plan (DSP), the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of revised architecture for a 53,790-square-foot hotel with 100 rooms, as required by Condition 14 of Zoning Ordinance No. 15-2012 and Condition 6 of the District Council Order for DSP-11025. The overall DSP is approved for 437,721 square feet of retail, office, and hotel development in the Mixed Use–Transportation Oriented (M-X-T) Zone.

2. **Development Data Summary:**

	EXISTING	PREVIOUSLY APPROVED
Zone(s)	M-X-T	M-X-T
Use(s)	Commercial “Outlet Center”	Commercial “Outlet Center” inclusive of restaurant uses and a hotel
Gross Tract Area	43.79 Acres	43.79 Acres
Total gross floor area	371,931	437,721 square feet*
Commercial/Retail	368,676	380,676 square feet*
Office	3,255	3,255 square feet
Hospitality	0	53,790 square feet

*The total gross floor area and commercial gross floor area are inclusive of a 12,000-square-foot future extension of Building 6.

Floor Area Ratio (FAR) in the M-X-T Zone

Base Density	0.4 FAR
Total FAR Permitted	0.4 FAR
Total FAR Proposed:	0.24 FAR (based upon 42.04 net acres)

3. **Location:** The subject site is located in the southeast quadrant of the intersection of Oxon Hill Road and Harborview Avenue, between Oxon Hill Road and Indian Head Highway (MD 210), in Planning Area 80, and Council District 8.
4. **Surrounding Uses:** The site is bounded to the north by an existing office use in the M-X-T Zone; to the west by the Oxon Hill Road right-of-way; to the east by the Indian Head Highway (MD 210) right-of-way and multifamily development in the Multifamily Medium Density Residential (R-18) Zone (Wilson Bridge Condominiums); and to the south by the campus of Thomas Addison Elementary School, which is currently vacant, and single-family houses in the One-Family Detached Residential (R-55) Zone (River Ridge Estates).

The subject property is located across Oxon Hill Road from Oxon Hill Manor, which is a National Register of Historic Places site owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space (R-O-S) Zone.

5. **Previous Approvals:** The subject property is historically a combination of two parcels. The northernmost 21.23-acre parcel (Parcel A) was part of a 35-acre parcel previously zoned Planned Industrial/Employment Park (I-3) with an approved Conceptual Site Plan, SP-87024; Preliminary Plan 4-88087 (PGCPB Resolution No. 88-254); and Detailed Site Plan SP-88069 (PGCPB Resolution No. 88-424), which provided for the development of less than 250,000 square feet of office or 530,000 square feet of light industrial space without additional transportation

improvements. The remaining southernmost acres (Parcel 18) were previously zoned Rural Residential (R-R). In 1993, the Prince George's County District Council approved a rezoning (Zoning Map Amendment A-9882-C, Zoning Ordinance No. 35-1994) of the I-3 and R-R properties (totaling 54.7 acres) to the M-X-T Zone.

The M-X-T Zone requires that a conceptual site plan (CSP) and a DSP be approved for all uses and improvements. The applicant submitted Conceptual Site Plan CSP-11006 for the proposed mixed-use retail and hotel development on this site and the CSP was approved by the Prince George's County Planning Board on January 12, 2012 (PGCPB Resolution No. 12-04), and later by the District Council on October 16, 2012. Preliminary Plan of Subdivision 4-11028 was approved by the Planning Board on March 22, 2012 (PGCPB Resolution No. 12-26). Detailed Site Plan DSP-11025 was approved by the District Council on October 16, 2012.

Departure from Design Standards DDS-614 was previously approved to allow a reduced standard, nonparallel, parking space size of 9 feet in width by 18 feet in length to be used for all of the provided parking spaces.

6. **Design Features:** The applicant has constructed a regionally-competitive outlet center to serve the Washington Metropolitan region with associated surface parking on the subject site. In a later phase of development, a hotel use is proposed.

The hotel will have frontage on Oxon Hill Road and Harborview Avenue, with vehicular access from Harborview Avenue. Parcel 2, on which the 53,790-square-foot hotel building is proposed, is approximately one acre in size. The portion of Parcel 3, on which the parking for the hotel use is proposed, is approximately three-quarters of an acre in size and is separated from the hotel use by a driveway entrance into the existing office building site to the north on Parcel 92. While parking to serve the hotel is indicated on a separate lot from the hotel building, adequate additional parking is provided to serve the use on Parcel 2. The parking lot on Parcel 3 provides parking for 53 vehicles; this is in addition to the 1,617 parking spaces provided more proximate to the outlet center. The hotel and parking parcels are shown to be connected through a sidewalk system and crosswalks at the site's access on Harborview Avenue. The previous DSP proposed a pedestrian connection, inclusive of a crosswalk, indicated just north of the subject site on Parcel 92. If it can be arranged with the adjacent property owner, this additional pedestrian connection could be beneficial.

In addition to the vehicular entrances from Harborview Avenue, vehicular access to the hotel building is proposed from Parcel 92. This access is authorized by existing cross access easements on the property.

Discussion of the architectural proposal for the hotel is provided in Finding 8.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The requirements of the Zoning Ordinance:** The subject DSP has been reviewed for compliance with the requirements of the M-X-T Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-547, Uses Permitted, of the Zoning Ordinance. The three proposed uses in this application (retail, office, and hotel) are permitted uses in the M-X-T Zone. The amount of square footage devoted to each use is approximately 380,676 square feet for retail; 53,790 square feet for the hotel; and 3,255 square feet for the office uses located within the outlet center.
- b. The DSP is consistent with Section 27-548, Regulations, of the Zoning Ordinance. The revision to building architecture does not affect previously made findings regarding conformance to this section.
- c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance. The revision to building architecture does not affect previously made findings regarding conformance to this section.
- d. The DSP is in conformance with Section 27-574 of the Zoning Ordinance regarding parking. A parking analysis was previously completed and approved by the Planning Board. The subject proposal appears to indicate five fewer parking spaces than were previously approved. The minor changes to the parking count do not affect previously made findings regarding conformance to this section. Prior to certification of the DSP, the correct total parking count should be reflected on the DSP coversheet.
- e. Sections 27-613(f)(1) and 27-614(e)(1) of the Zoning Ordinance state that design standards for all signs attached to a building, and all on-site freestanding signs, shall be determined by the Planning Board for each individual development in the M-X-T Zone at the time of DSP review. Each DSP should be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment, and other information deemed necessary. A comprehensive signage plan for the outlet center has been previously approved.

This revised DSP for hotel architecture includes future sign locations. Building-mounted sign locations with an area of 78 square feet are proposed on each side of the hotel building. Staff recommends that individually-lit channel letters or logos be permitted in these areas, which is consistent with the building-mounted signage standards for the outlet center.

- f. The Planning Board previously found in its approval of DSP-11025 that the subject application complies with the requirements of Section 27-546(d) of the Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone. The subject revision to architecture required by Condition 14 of Zoning Ordinance No. 15-2012 and Condition 6 of the District Council Order for DSP-11025 does not affect the Planning Board's previous findings regarding conformance to this section. Staff recommends that the Planning Board incorporate, by reference, Finding 8(f) of PGCPB Resolution No. 12-40 for DSP-11025.
8. **Zoning Map Amendment A-9882-C:** The District Council approved Zoning Map Amendment A-9882-C, which rezoned approximately 54.7 acres of land in the I-3 and R-R Zones to the M-X-T Zone on May 24, 1994, with 16 conditions. On October 16, 2012, an amendment of A-9882-C was approved. That decision is contained in Zoning Ordinance No. 15 - 2012.

The following condition is pertinent to the review of this DSP:

14. **Prior to issuance of building permits for 1) the 12,000-square-foot future extension of Building 6, which is inclusive of the total gross floor area and commercial gross floor area, or 2) any proposed expansion of the outlet center beyond 383,931 square feet, the applicant shall submit a revised detailed site plan for the proposed hotel, for the purpose of providing an improved architectural product, due to the prominence of the proposed hotel location across from the outlet center and a major gateway into National Harbor, to be reviewed and approved by the Planning Board and the District Council. The revised detailed site plan for the proposed hotel shall, for each building elevation, incorporate quality architectural materials and a high level of architectural detail in keeping with the quality hospitality architecture that has been constructed in National Harbor. The building elevations shall be revised to provide a substantial emphasis on quality masonry materials, and the south building elevation (facing the outlet center) shall be designed to appear more like a front elevation with additional architectural features. All elevations shall demonstrate a high degree of architectural detailing.**

Comment: The subject application has been submitted to fulfill the requirements of the above condition. The application proposes an improved architectural product for the hotel. District Council review is mandatory for the subject revision.

At the time of approval of DSP-11025, the Planning Board made the following findings:

Architectural elevations have been provided for the hotel. The proposed hotel is a five-story building with 100 rooms. The exterior materials of the hotel include masonry at the first level of the building, and four levels of neutral-toned Dryvit above. Masonry pilasters are proposed along all building elevations and white pilasters are proposed at the main entrance (the north elevation) above a canopy feature.

Due to the prominence of the hotel location across from the outlet center and at a major gateway into National Harbor, the Planning Board finds that the architectural elevations shall be revised. The proposed hotel building will have multiple highly-visible sides, and each building elevation should incorporate quality architectural materials and a high level of architectural detail in keeping with the quality hospitality architecture that has been constructed in National Harbor....The building elevations shall be revised to provide a substantial emphasis on quality masonry materials, and the south building elevation (facing the outlet center) shall be designed to appear more like a front elevation with additional architectural features. All elevations shall demonstrate a high degree of architectural detailing.

Urban Design staff has reviewed the architectural proposal and recommends that the Planning Board find that an improved architectural product is provided. The designer of the proposed hotel is the firm Brown Craig Turner (BTC), which was the designer and architect for five waterfront buildings at National Harbor. The architecture is consistent with the quality and design of the hospitality architecture that has been constructed in National Harbor.

The building has been revised to include two fronts: the southern building elevation (facing the outlet center) and the northern elevation. Vehicular access for a drop-off is provided on the northern side of the building; yet, both the northern and southern elevations are designed with

similar visual prominence. The building elevations are primarily masonry; however, at the center of the northern and southern building elevations, metal panels are proposed to extend from the second story to the top of the building. This metal panel feature is similar to those incorporated into other buildings in National Harbor. The feature brings attention to the building fronts and the primary entrances.

The architectural elevations indicate the use of primarily masonry exterior finish materials. Cast stone is proposed along the first story of the five-story building. The installation of cast stone is proposed to include rustication via horizontal bands along the first story. Two colors of brick, Golden Buff and Burnt Almond, are proposed from the second to the fourth stories. The top level of the building includes a light-colored Dryvit which, along with the more substantial building cornice, adds definition to the top of the building.

Staff believes that the building elevations have been revised to provide a substantial emphasis on quality masonry materials, and all elevations have been designed to demonstrate a high degree of architectural detailing.

9. **Conceptual Site Plan CSP-11006:** Conceptual Site Plan CSP-11006 was approved by the District Council on October 16, 2012 (Zoning Ordinance No. 16 - 2012) with 15 conditions and two considerations. All of the conditions remain in effect, but none are specifically relevant to the review of the subject DSP for architectural modifications.
10. **Preliminary Plan of Subdivision 4-11028:** The site is the subject of approved Preliminary Plan of Subdivision 4-11028 and PGCPB Resolution No. 12-26 was adopted by the Planning Board on April 12, 2012. The preliminary plan is valid until December 31, 2015 pursuant to County Council Bill CB-70-2013. The resolution of approval contains 18 conditions. The following conditions in **bold** relate to the review of this application:

6. **Prior to approval of the detailed site plan, the landscape and lighting plans for the development shall show the use of full cut-off optic light fixtures, which shall be used throughout the development and shall be directed downward to reduce glare and light intrusion.**

Comment: The landscape and lighting plans include light fixtures for the outlet center and the proposed hotel. The provided lighting details indicate the use of full cut-off optic light fixtures for all lamp posts within the parking lots. The architectural elevations for the hotel indicate the use of a wall sconce and a metal halide uplight. Both lighting fixtures shown on the building elevations are mounted onto the building façade at the first level and are designed to provide some lighting in the area of primary building entrances. Staff believes that the lighting plan on the DSP conforms to the above condition.

10. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, and approved CSP-11006 (PGCPB Resolution No. 12-04), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan, unless modified by the Department of Public Works and Transportation (DPW&T):**
 - h. **Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.**

Comment: It is recommended that the applicant provide bicycle parking on the subject property because of the numerous bicyclists in the area. Ten bicycle parking spaces (equivalent to five u-shaped bicycle parking racks) should be provided in close proximity to the main hotel entrance. The bike racks should be anchored in concrete. The parking schedule should be amended to show the total amount of bicycle parking proposed, and details of the bicycle parking should be provided on the DSP.

11. **Detailed Site Plan DSP-11025:** The site is the subject of DSP-11025, which was approved by the District Council on October 16, 2012. The following condition is relevant to the review of the subject DSP:

6. **Prior to issuance of building permits for 1) the 12,000-square-foot future extension of Building 6, which is inclusive of the total gross floor area and commercial gross floor area, or 2) any proposed expansion of the outlet center beyond 383,931 square feet, the applicant shall submit a revised detailed site plan for the proposed hotel, for the purpose of providing an improved architectural product, due to the prominence of the proposed hotel location across from the outlet center and a major gateway into National Harbor, to be reviewed and approved by the Planning Board and the District Council. The revised detailed site plan for the proposed hotel shall, for each building elevation, incorporate quality architectural materials and a high level of architectural detail in keeping with the quality hospitality architecture that has been constructed in National Harbor. The building elevations shall be revised to provide a substantial emphasis on quality masonry materials, and the south building elevation (facing the outlet center) shall be designed to appear more like a front elevation with additional architectural features. All elevations shall demonstrate a high degree of architectural detailing.**

Comment: The above condition is identical to Condition 14 of Zoning Ordinance No. 15-2012. The subject application has been submitted in fulfillment of this requirement. For additional discussion of the application's conformance to this condition, see Finding 8.

12. **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). With the proposed limited revisions, the landscape plan continues to conform to these requirements.

The landscape plan has been revised to include more substantial and attractive landscaping at the southwestern corner of the proposed hotel building, which will be visible at the intersection of Oxon Hill Road and Harborview Avenue.

13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, contains more than 10,000 square feet of existing woodland, and has an approved Type 1 Tree Conservation Plan (TCP1-014-11-01). A minor revision to Type 2 Tree Conservation Plan TCP2-015-12 has been submitted. The Environmental Planning Section recommends approval of this minor revision to include a modified building footprint, with no conditions.
14. **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 permit. Properties that are zoned M-X-T are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 43.79 acres in size, resulting in a TCC requirement of 4.38 acres. The subject application indicates conformance to the Tree Canopy Coverage Ordinance.

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

- a. **Community Planning Division**—In a memorandum dated March 20, 2014, the Community Planning Division stated that the proposed development is located approximately eight miles northeast of the Mount Vernon National Historic Site located in Fairfax County, Virginia. Although the property is not located within the boundaries of the Mount Vernon Viewshed Area of Primary Concern, staff conducted a sight line analysis from Mount Vernon to the Salubria site to determine whether any portion of the development would be visible to Mount Vernon. The analysis shows that the Salubria development will be screened by tree canopy on the grounds of Mount Vernon and on two undeveloped properties south of National Harbor.
- b. **Environmental Planning Section**—The Environmental Planning Section did not provide a memo for this application for modification to building architecture and a building footprint. This Section recommends approval of a revised Type 2 tree conservation plan (TCP2) to show the minor changes to the building footprint and hotel layout, with no conditions.
- c. **Subdivision Review Section**—In memoranda dated April 21, 2014 and June 20, 2014, the Subdivision Review Section provided an analysis of the DSP as follows:
 - (1) The subject property is located on Tax Map 104 in Grid F-1, in the M-X-T Zone, and is 43.42 acres. The site is currently improved with an outlet center on Parcel 1.
 - (2) The site is the subject of approved Preliminary Plan of Subdivision 4-11028 and the resolution was adopted by the Planning Board on April 12, 2012 (PGCPB Resolution No. 12-26). The preliminary plan is valid until December 31, 2015 pursuant to Council Bill CB-70-2013. A final plat for the subject property must be accepted by M-NCPPC before the preliminary plan expires or a new preliminary plan is required. The DSP shows three proposed lots. The preliminary plan is approved for eight parcels. The DSP can show fewer parcels than the approved preliminary plan as long as the DSP is in conformance with the conditions of the preliminary plan.

Proposed Parcels 2 and 3, upon which the hotel development is proposed, do not have final plat approval. Parcel 1 was recorded in Plat Book MMB 237-68 on March 1, 2013 and is currently improved with an outlet center.
 - (3) In an e-mail dated June 6, 2014 (Green to Fields), the applicant indicated that the area of proposed Parcel 2 has a cross access easement with Parcel 92 to the north, recorded in Liber 7353 Folio 514 on June 26, 1989. The revised DSP shows two driveways with access to Parcel 92 on Parcel 2 with a note referring to the cross access easement. Preliminary Plan 4-11028 approved Parcel 2 with frontage and direct vehicular access to a public right-of-way, Harborview

Avenue, in accordance with the Subdivision Regulations. The revised DSP shows that Parcel 2 has frontage and direct primary access to Harborview Avenue. The cross access easement with Parcel 92 may be used as secondary access for proposed Parcel 2 and does not violate the requirement for direct access to a public street, which is provided. The cross access easement was not approved with the preliminary plan pursuant to Subtitle 24; therefore, it is a private agreement between Parcel 92 and proposed Parcel 2, and M-NCPPC is not a party to the easement. At the time of final plat, all existing easements with bearings and distances and liber and folio will be reflected on the plat as existing encumbrances on the subject property.

- (4) In an e-mail dated June 9, 2014 (Dunn to Fields), the applicant has indicated that there are two existing encroachment easements on the northern portion of Parcel 2 recorded in Liber 10440 Folio 17. The encroachment easements are for the office building on Parcel 92 north of the site. On the revised DSP, the existing encroachment easements are within the driveway and loading space for the proposed hotel on Parcel 2.

The applicant provided the following description of this easement and the proposal to reduce it:

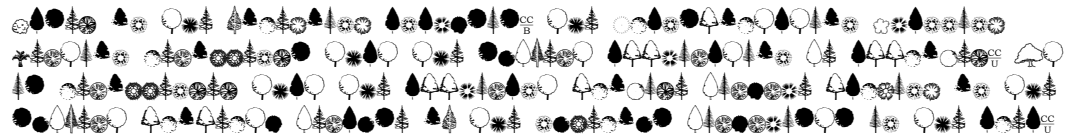
“The encroachment easement recorded at L 10440 F 17 for the existing gazebo and future structures was originally prepared to enable connecting elements , that would be structural in nature (generally a breezeway), to exist between buildings for the comfort and convenience of pedestrians. The idea for the encroachment easement was rooted in the original Office Park design that was approved under DSP-88069 so as to help create an integrated office park in anticipation of the potential for multiple property ownership.

“Given that the approved DSP for Parcel 2 now reflects a hotel use rather than an office park development, and that an off ramp for a state highway road now exists that separates the original property approved under DSP 88069 and provides a significant pedestrian barrier, it is the intent of the current developer of Parcel 2, which is also the applicant for DSP-11025, to adjust and/or reduce the encroachment easement (L 10440 F 17) as necessary for the purpose of developing a hotel site and associated infrastructure. This adjustment and/or reduction will occur at the time of the Record Plat for Parcel 2. The original need for the Encroachment easement no longer exists as DSP-11025 replaces the development intent of DSP-88069.”

Comment: This description of the encroachment easement is provided for informational purposes. The easement is a private agreement between two parties; M-NCPPC is not a party to the easement and therefore does not enforce the agreement as a private matter. Prior to M-NCPPC approval of building permits for the proposed hotel development, the applicant should obtain final plat approval for Parcels 2 and 3. The DSP is required to match the final plat; therefore, the DSP should be revised as necessary to accurately reflect the proposed limits of all on-site easements.

- d. **Trails**—In a memorandum dated June 16, 2014, the trails planner provided an analysis of the subject DSP. The DSP was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The site is on the eastern side of Oxon Hill Road, and north of Harborview Avenue.

Sidewalks have already been constructed along Harborview Avenue and Oxon Hill Road along the subject property frontages. These new sidewalks appear to be adequate for the proposed use. Sufficient dedication for bicycle lanes has been provided through previous plan approvals. Oxon Hill Road at the subject site is maintained by the Maryland State Highway Administration (SHA). The state has constructed bicycle lanes at this location. Marked crosswalks and pedestrian activated signals have been constructed across Oxon Hill Road.



- e. **Historic Preservation Section**—The Historic Preservation Section indicated no issues with the subject architectural revision.
- f. **Permit Review Section**—The Permit Review Section provided no comments on the subject architectural revision.
- g. **Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated April 2, 2014, DPIE indicated no objection to the revised architecture and building footprint for the hotel.

The site has an approved Stormwater Management Concept Plan (40537-2003-03), which has expired for the area of the hotel. DPIE will require environmental site design to the maximum extent possible on the subject site, unless additional evidence (such as evidence regarding a waiver) is provided.

Comment: A valid stormwater management concept plan or technical plan will be required by DPIE prior to issuance of permits on the subject site. This stormwater management concept should be approved prior to signature approval of the subject DSP.

- h. **Prince George's County Health Department**—The Environmental Engineering Program of the Prince George's County Health Department has provided a health impact assessment for the subject site. In a referral dated April 18, 2014, the Health Department provided the following information:

- (1) Per WSSC Amended Letter of Findings #2, the additional sewage flow for Salubria Center (WSSC Project No. DA3172Z01) has been transferred from Potomac Business Park (WSSC Project No. DA8212Z29), so that the Salubria Center project will not be dependent on the Broad Creek Waste Water Pumping Station Augmentation Project.

Comment: No further action regarding this item is requested.

- i. **Prince George's County Police Department**—The Prince George's County Police Department indicated no major issues with the proposal. The parking lot lighting indicated on the site plan is adequate.
- j. **Prince George's County Fire/EMS Department**—In a memorandum dated March 14, 2014, the Office of the Fire Marshall provided standard comments on the proposal.

Comment: The private drive aisles that service the hotel should be a minimum of 22 feet in width to serve the needs of the Fire/EMS Department, and meet the minimum width requirements of the Zoning Ordinance for access to a loading space. The current access drive appears to be 20 feet in width. Per Section 27-581 of the Zoning Ordinance, every loading space should be connected to a street by means of a driveway that is at least 22 feet wide, exclusive of curb returns and gutters. The site plan should be revised accordingly.

16. Based on the foregoing and as required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan will represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use, if approved with conditions.
17. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a detailed site plan:

- (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).**

The site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible in accordance with Section 24-130(b)(5) of the Subdivision Regulations. The on-site regulated environmental features include streams and their associated 75-foot-wide buffers, wetlands and their associated 25-foot-wide buffers, and 100-year floodplain. Impacts to the regulated environmental features have been limited to those that are necessary for the development of the property, and were previously approved by Detailed Site Plan DSP-11025. No additional impacts are proposed with the subject application.

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-11025-01 and Type 2 Tree Conservation Plan TCP2-015-12-01 for Salubria Center, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information shall be provided:
 - a. Provide the total revised parking count on the DSP coversheet.
 - b. Provide a note on the architectural elevations to indicate that individually-lit channel letters or logos are permitted for use in the designated signage areas on the hotel.
 - c. Delineate the existing or proposed limits of all easements on the DSP.
 - d. Delineate the width of the drive aisles that service the hotel and parking lot to meet the minimum widths contained in Part 11 of the Zoning Ordinance. Access to loading spaces shall be a minimum of 22 feet in width.
 - e. Show the bearings, distances, and boundary of Parcel 1 as reflected on the record plat.
 - f. On the one-inch=30 feet plan sheets, show the bearings and distances for the conservation easements as reflected on the record plat.
 - g. On the one-inch=30 feet plan sheets, delineate Archeological Site 18PR809 and the bearings and distances for the perpetual archeological conservation easement as reflected on the record plat.
 - h. Provide ten bicycle parking spaces (equivalent of five u-shaped bike racks) in close proximity to the main hotel entrance. Details of the bicycle racks anchored in concrete shall be provided.
 - i. The parking schedule shall be amended to show the total amount of bicycle parking proposed.
 - j. Provide a valid stormwater management concept plan and approval letter for the proposed hotel, and add the approval date to General Note 11.
2. Prior to Maryland-National Capital Park and Planning Commission (M-NCPPC) approval of building permits for the proposed hotel development, the applicant shall obtain final plat approval for Parcels 2 and 3. The final plat shall reflect all easements and encumbrances on the property.