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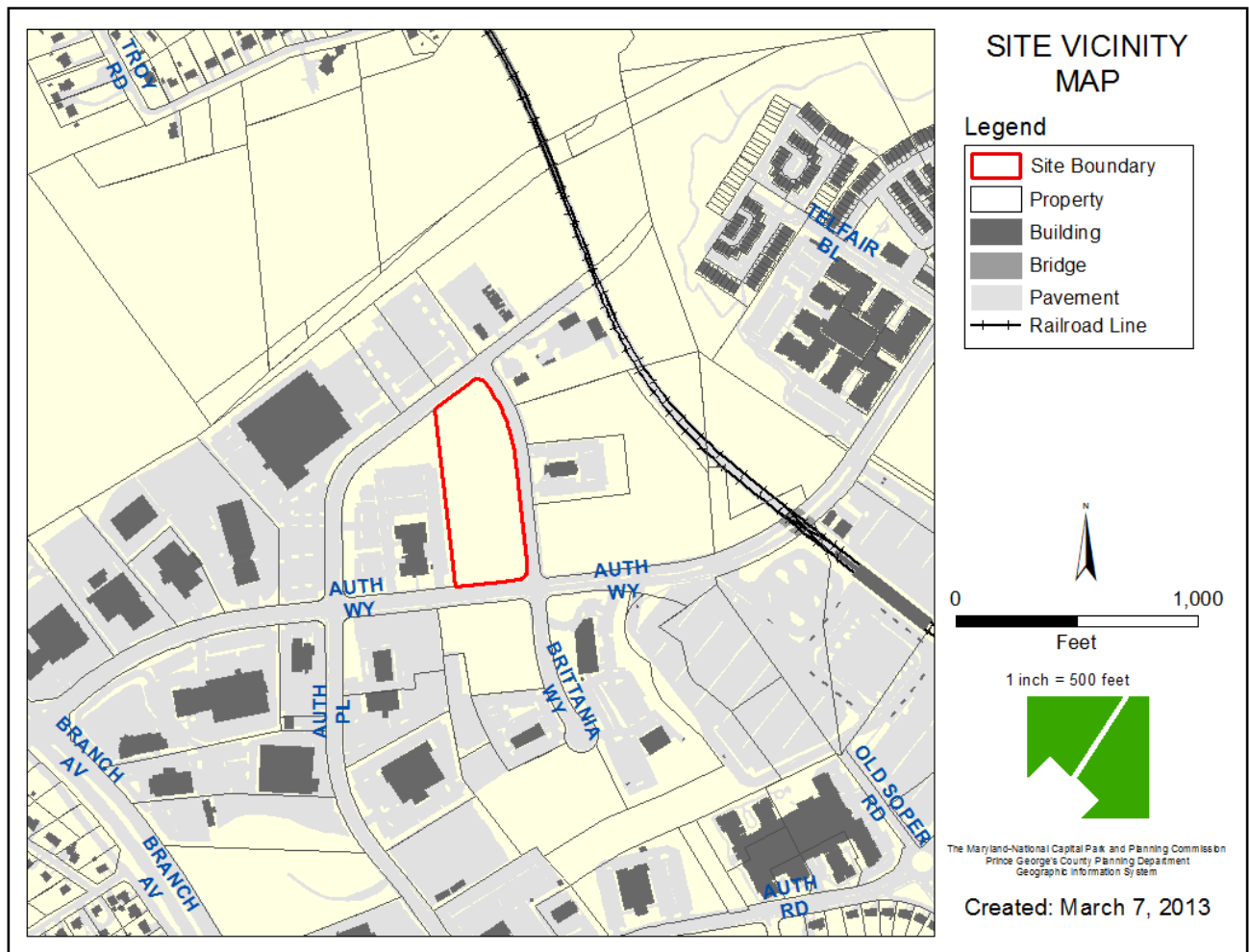
Detailed Site Plan

DSP-12056

Application	General Data	
Project Name: Strayer University Location: In the northwest quadrant of the intersection of Auth Way and Britannia Way, approximately 2,000 feet west of the Branch Avenue Metro Station. Applicant/Address: Campus Way, LLC 16501 Northcross Drive Huntersville, NC 28078	Planning Board Hearing Date:	04/11/13
	Staff Report Date:	03/26/13
	Date Accepted:	01/8/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	5.40
	Zone:	I-3
	Dwelling Units:	N/A
	Gross Floor Area:	38,000 sq. ft.
	Planning Area:	76A
	Tier:	Developed
	Council District:	09
	Election District	06
	Municipality:	N/A
	200-Scale Base Map:	206SE05

Purpose of Application	Notice Dates	
Approval of one 38,000-square-foot building and associated parking for Strayer University.	Informational Mailing:	11/16/12
	Acceptance Mailing:	01/07/13
	Sign Posting Deadline:	03/19/13

Staff Recommendation		Staff Reviewer: Henry Zhang, A.I.C.P Phone Number: 301-952-4151 E-mail address: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-12056
Strayer University
Type 2 Tree Conservation Plan TCP2-015-13

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance for the I-3 (Planned Industrial/Employment Park) Zone;
- b. The requirements of Conceptual Site Plan CSP-00022;
- c. The requirements of Preliminary Plan of Subdivision 4-12011;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince Georges Woodland and Wildlife Habitat Conservation Ordinance (WCO);
- f. Referral comments.

FINDINGS

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

- 1. **Request:** The subject application requests approval of a detailed site plan (DSP) for one 38,000-square-foot building for offices and classrooms and associated parking and site improvements for Strayer University.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	I-3	I-3
Use	Vacant	Private School
Site Acreage	5.4	5.4
Total Gross Floor Area (GFA) of the Building (Sq. Ft)	-	38,000

	REQUIRED	PROVIDED
Total Parking Spaces (Private School 1 per 3 Students)	150	384
Of Which Standard Parking Spaces	-	284
Compact Parking Spaces	-	91
Parking Spaces for the Physically Handicapped	8	9*

Note: * Two of the parking spaces for the physically handicapped are van-accessible (19'x16').

3. **Location:** The subject site is located on the north side of Auth Way, less than 2,000 feet west of the Branch Avenue Metro Station, in the northwest quadrant of the intersection of Auth Way and Britannia Way. The site is within the Town Center at Camp Springs, in Planning Area 76A, Council District 9, and in the Developed Tier.
4. **Surrounding Uses:** The subject property is bounded on the east side by the right-of-way (ROW) of Britannia Way, beyond which are developed properties in the I-3 Zone and vacant land in the M-X-T (Mixed Use-Transportation Oriented) Zone; on the west by a developed property in the I-3 Zone; on the north by the ROW of Auth Place, beyond which are properties in the C-M (Commercial Miscellaneous) Zone; and on the south, by the ROW of Auth Way, beyond which are properties in the C-O (Commercial Office) Zone.
5. **Previous Approvals:** The subject site was included in the October 1981 *Adopted and Approved Subregion VII Master Plan, Henson Creek (Planning Area 76A and 76B) and South Potomac (Planning Area 80)* and designated as employment use in the Planning Area 76A/Auth Road Employment Area. The subsequent November 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)* retained the property in the I-3 Zone. The site has a previously approved Conceptual Site Plan CSP-00022 (PGCPB Resolution No. 00-218) for a 20,944-square-foot building for classrooms and administrative offices for Strayer University. After the approval of CSP-00022, a Preliminary Plan of Subdivision 4-00037 was approved by the Planning Board On November 30, 2000 (PGCPB Resolution No. 00-220) for one parcel. The development limit included in 4-00037 contains a total enrollment of 2,000 students or different uses generating no more than 32 Am peak-hour trips. The approval of 4-00037 expired in 2003 without recordation of a final plat for the property. A new Preliminary Plan of Subdivision 4-12011 for two lots and a total of 38,000 square feet of gross floor area (GFA) of building space was approved by the Planning Board on March 21, 2013. The site also has a Stormwater Management Concept Approval 24639-2012-00, which is valid through October 22, 2015.
6. **Design Features:** The subject 5.4-acre property is currently vacant and wooded. The site is rectangular in shape with the long side fronting Britannia Way and short side fronting Auth Way. The proposed three-story building of 38,000 square feet has a rectangular footprint with the main elevation fronting on Auth Way and the side elevation fronting on Britannia Way. Two access points have been proposed, one each from Auth Way and Britannia Way, into the subject site. The proposed building is located at the southeastern corner of the site with a 32-foot setback from Britannia Way and 36-foot setback from Auth Way. An existing standard sidewalk is located on

both roadways bounding the subject site. Surface parking lots are located on the side (west) and the back (north) of the proposed building.

The building design is of typical office appearance with a portico fronting Auth Way, where the main entrance to the site is located, and another portico facing the surface parking lot to the north. The portico is finished with Exterior Insulation and Finish System (EIFS) and metal-wrapped columns. The building elevations are designed in a clear three-part composition with split-face concrete masonry units (CMU) at the base, brick veneer finished middle section, and a soldier-course cornice with metal coping on the top. The regular windows are accented with soldier-course brick lintels. The building is a typical Strayer University office building that has been constructed in various locations in the metropolitan area.

A total of seven signs have been included in the DSP. Two entrance monument signs are located at each entrance area. One double-sided directional sign is located at the northwest corner of the intersection of Auth Way and Britannia Way. Four building-mounted signs are proposed, one on the cornice of the portico that is oriented toward the internal surface parking lots (north side) and the other three on the top corners of the building elevations immediately below the soldier course cornice with metal coping. Total sign face area measures approximately 201 square feet. Sign face area breakdowns are as follows:

Type of Sign	# of Sign	Location	Sign Face Area (Sq. Ft.)
Directional Sign	1	NW corner	6
Entrance Monumental Sign-Auth	1	Auth entrance	47.5
Entrance Monumental Sign-Britannia	1	Britannia entrance	11.88
Building-mounted- Portico	1	Parking lot side	49.67
Building-mounted- Elevations	3	E, S &W elevations	200.19

For the building-mounted signs, Section 27-613(c)(4) of the Zoning Ordinance requires that in the I-3 Zone, the area of all of the signs on a building wall facing a street should not be more than one square foot for each linear foot of building width facing that street. The building is located at the intersections of Auth Way and Britannia Way. The site's frontage along Auth Way measures 265.9 feet, and along Britannia Way measures close to 900 feet. The sign face area proposed is within the permitted area limit. The proposed building-mounted signs are also consistent with the sign requirements of the Zoning Ordinance in terms of location and height. However, since the elevation facing the west parking lot does not have a street frontage, the building-mounted sign on that elevation should be removed. A condition has been included in the Recommendation Section to require the applicant to remove that sign prior to certification.

For freestanding signs, Section 27-614(c)(4) of the Zoning Ordinance, Freestanding signs, requires that in the I-3 Zone, the area of the sign should not be more than one square foot for each five linear feet of street frontage along the street on which the sign faces. As mentioned above, the site has frontage on both Auth Way and Britannia Way. The maximum freestanding sign face area along Auth Way is 53 square feet, and along Britannia Way is 180 square feet. The site plan shows that the entrance monument signs along the Auth Way (four feet high) and Britannia Way (eight feet high) frontages respectively are consistent with the requirements of the Zoning Ordinance in terms of location, height and sign face area.

Two types of lighting fixtures including building-mounted and pole lights serving the parking lot are proposed with this DSP. All lighting fixtures are full cut-off luminaires that will not spill light onto the adjacent properties. The lighting fixture details should be provided on the detail sheet. A condition has been included in the Recommendation Section of this report.

The subject development of an office building presents many opportunities for the application of green building technologies. However, no green technologies have been proposed in this application. The applicant should explore the application of green building techniques and other innovative environmental technologies in the building and site design to the extent possible.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for conformance with the requirements of the I-3 Zone and the site design guidelines of the Zoning Ordinance as follows:
 - a. The proposed private college and office use in this application are permitted uses in the I-3 Zone subject to DSP approval in accordance with Part 3, Division 9 of the Zoning Ordinance (Footnote 36 in Section 27-473 (b)).
 - b. The DSP is in conformance with the applicable site design guidelines as stated in Section 27-274 and cross-referenced in Section 27-283 regarding the location of parking, loading and circulation, lighting, green area, and grading.
8. **Conceptual Site Plan CSP-00022:** The Planning Board approved a conceptual site plan (CSP) for a 20,944-square-foot classroom and administrative office building for the subject site on November 30, 2000 with three conditions. Since the approval of the CSP does not have an expiration date, this CSP is still valid. However, the CSP has not yet been certified. Of the three conditions that were attached to the approval, Condition 1 and 2 are pertinent to the review of this DSP. Condition 3 relating to the issuance of a building permit will be enforced by the Department of Environmental Resources (DER) at time of permit review.
 1. **Prior to signature approval the Conceptual Site Plan shall be revised as follows:**
 - a. **The area proposed as a future expansion shall serve as an interim plaza/seating area. At time of review of the Detailed Site Plan, special attention shall be paid to, but not limited to, the following: paving, lighting, landscaping, furniture and trash receptacles.**

Comment: The subject DSP does not include a future expansion area as contemplated by this condition. However, with the main entrance of the proposed building facing the parking lot, a majority of the students will enter the building through the main entrance. Currently only an eight-foot-wide sidewalk has been provided in front of the main entrance. Given the large number of students using the area, and the lack of amenities provided on this campus, the Urban Design Section recommends that a modestly-sized pedestrian plaza with sitting areas be provided in front of the main entrance. This plaza would not only provide a small outdoor social space for the students, but will also provide space to install bicycle parking facilities. A condition has been included in the Recommendation Section to require the applicant to provide the plaza prior to certification, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

2. **Prior to approval of the Detailed Site Plan and or the Type II Tree Conservation Plan, the applicant shall identify the location of all off-site mitigation that will be provided to satisfy the Woodland Conservation requirements for this property.**

Comment: This condition will be carried forward to require the applicant to identify the location of off-site mitigation prior to certification of the DSP and provide a note of the location on the approved Type 2 Tree Conservation Plan TCP2-015-13.

9. **Preliminary Plan of Subdivision 4-12011:** The Planning Board approved 4-12011 on March 21, 2013 (PGCPB Resolution No. 13-25) with nine conditions and a variance for removal of four specimen trees. The conditions that are related to the review of this DSP are discussed below:

3. **Prior to signature approval of the preliminary plan of subdivision, the applicant shall obtain certification of previously approved Conceptual Site Plan CSP-00022.**

Comment: The Planning Board approved a 20,944-square-foot office building and associated parking for the subject site on November 30, 2000 with three conditions. Since the approval of the CSP does not have an expiration date, this CSP is still valid. However, at time of review of this DSP the CSP had not yet been certified. This condition will be included in this DSP as well to require the CSP certification prior to certification of this DSP.

4. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-024-00-01). The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-024-00-01), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

Comment: A Type 2 Tree Conservation Plan TCP2-015-13 has been provided with this DSP. TCP2-015-13 has been prepared in accordance with previously approved Type I Tree Conservation plan.

5. **Prior to approval of the detailed site plan and the Type 2 tree conservation plan, the applicant shall identify the location of all off-site mitigation that will be provided to satisfy the woodland conservation requirements for this property.**

Comment: A Type 2 Tree Conservation Plan TCP2-015-13 has been provided with this DSP. The applicant is in the process of identifying the location for off-site mitigation. The final location will be provided on the TCP2 plan prior to certification of the DSP and TCP2 plans. A condition to this effect has been included in this technical staff report.

6. **Total development within proposed Parcels A and B combined shall be limited to uses that would generate no more than 193 AM and 164 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: The DSP includes one building of 38,000 square feet. According to the review by the Transportation Planning Section, the proposed 38,000-square-foot community college use would generate 97 AM and 82 PM trips which is well within the trip cap.

7. **Development of this site shall be in conformance with Stormwater Management Concept Plan 24639-2012-00 and any subsequent revisions.**

Comment: The DSP is in conformance with Stormwater Management Concept Plan 24639-2012-00, which is valid through October 22, 2015.

8. **Residential development of the subject property shall require approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

Comment: The DSP includes 38,000 square feet of office use only. No residential use is proposed in this DSP.

10. **An automatic fire suppression system shall be provided in all new buildings on the property unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

Comment: A condition has been included in this DSP to require a site plan note stating the above requirement.

12. **Prior to detailed site plan approval, the applicant shall demonstrate to the satisfaction of the Department of Public Works and Transportation (DPW&T) adequate sight distance for the proposed access along Britannia Way.**

Comment: This requirement has been included in the DSP to require the applicant to obtain confirmation of adequate sight distance from the Department of Public Works and Transportation (DPW&T) prior to certification of this DSP.

10. **Prince George's County Landscape Manual:** The proposed DSP for Strayer University is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Perimeter Landscape Strip; Section 4.3, Interior Planting for Parking Lots; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*.

a. **Section 4.2 Requirements for Landscape Strips Along Streets**—The subject site is bounded on three sides by streets. Section 4.2 allows several options to fulfill the landscape requirements. The Landscape Plan provides Option 2, which is a landscape strip that is a minimum of ten feet wide and has an average width of at least 15 feet to be planted at the rate of one shade tree per 35 feet of frontage excluding driveway openings. The Landscape Plan meets the requirements.

b. **Section 4.3 Parking Lot Requirements**—Most of the subject site is covered with surface parking lot Section 4.3 (c) (1) (C) Option 3 requires the provision of a five-foot perimeter landscape strip along the perimeter of the parking lot to be planted with 15 shrubs per 35 linear feet of shared property line. The Landscape Plan meets the requirements.

Section 4.3 (c) (2) requires that for any parking lot which is larger than 7,000 square feet, a certain percentage of the parking lot should be an interior planting area. The site plan shows a parking lot of 161,570 square feet and the required interior planting area is 15 percent of the total parking lot area, which is approximately 24,236 square feet, to be planted with one shade tree for each 300 square feet. The Landscape Plan provides 17 percent or 28,243 square feet of interior planting area with the required trees, which exceeds the requirements.

c. **Section 4.9 Sustainable Landscaping Requirements**—In accordance with Section 4.9, a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees and shrubs) should be native species (or the cultivars of native species). The minimum percentage of plants of each plant type required to be native species and /or native species cultivars is specified below:

Shade trees	50%
Ornamental trees	50%
Evergreen trees	30%
Shrubs	30%

The Landscape Plan provides 100 percent native plants for all tree and shrub categories to be installed on the site, which exceeds the corresponding requirements of Section 4.9 of the Landscape Manual.

11. **Woodland and Wildlife Habitat Conservation Ordinance and Tree Canopy Coverage**

Ordinance: This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area of the site is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on the site, and there is a previously approved type 2 tree conservation plan covering the subject site.

a. The subject property has an approved Natural Resource Inventory, NRI-036-12, which was submitted with this application. There are no regulated environmental features on the site. The NRI shows acreage of woodland that is different from the number on the TCP2. The TCP2 should be revised in accordance with the review by the Environmental Planning Section.

b. The TCP2 submitted shows that all on-site woodlands will be cleared and the woodland conservation worksheet shows the woodland conservation requirements of 2.78 acres being met with off-site woodland conservation credits. The Environmental Planning Section supports the proposed plan because this proposal is consistent with the previous approval at the time of Conceptual Site Plan CSP-00022 which recommended off-site credits for the site.

The type 2 tree conservation plan with the required revisions is in compliance with the requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO).

- c. The Tree Canopy Coverage Ordinance (TCC) came into effect on September 1, 2010. All activities that require a grading permit after September 1, 2010 must provide the tree canopy coverage (TCC) percentages required by Section 25-128 of the Tree Canopy Coverage Ordinance. The required tree canopy for this site in the I-3 Zone is ten percent of the site area or a total of 0.543 acre (23,674 square feet). The proposed landscaping on the site provides approximately 24,285 square feet of tree canopy coverage, which exceeds the requirement for the site.
- d. Section 25-122(b)(1)(G) requires that specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure be preserved, and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance Technical Manual.

A variance request to Section 25-122(b)(1)(G) was submitted with the application and was received on January 8, 2013 for the removal of four specimen trees located on the subject property. The variance was also received with Preliminary Plan of Subdivision 4-12011 and Type 1 Tree Conservation Plan TCP1-024-00. Based on the Environmental Planning Section's review, the approval of the variance for the removal of specimen trees #1-4 is justified. The required findings of Section 25-119(d) have been adequately addressed by the applicant for the removal of all four on-site specimen trees. The Planning Board approved the variance along with the Preliminary Plan of Subdivision 4-12011 (PGCPB Resolution No. 13-25) on March 21, 2013.

12. **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 February 5, 2013, the Community Planning Division offered the following major determinations:
 - Conformance with the **2002 Prince George's County Approved General Plan:** This application is consistent with the 2002 Prince George's County Approved General Plan Development Pattern policies for Developing Tier Centers. The proposed office/institutional use and its intensity of development are consistent with the type of development envisioned for a Metropolitan Center.
 - Conformance with the **2000 Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)**

The Community Planning Division also indicates that the parking provided on-site seems excessive. However, the location of the building and the exterior finish of predominantly brick as well as the proposed architectural features are in line with the vision for the area. The siting of the building at the corner of Auth Way and Britannia Way will allow for future infill on the property.

- b. **Transportation Planning Section**—The Transportation Planning Section stated in a memorandum dated March 18, 2013 that site plan requirements for development in the I-3 Zone such as this DSP have very limited transportation-related findings, primarily

focusing on issues of access. The proposed access off Auth Way is acceptable. However, the Department of Public Works and Transportation (DPW&T) raised a concern that the access point on Britannia Way must have adequate sight distance. This concern can be fully addressed at time of access permit by DPW&T. Since this site also has a preliminary plan of subdivision (4-12011) including a traffic impact study that was approved by the Planning Board on March 21, 2013 (PGCPB Resolution No. 13-25), the Transportation Planning Section concluded that this application does generally conform to the approved subdivision plan and recommends the approval of this DSP with two conditions that have been included in this report.

- c. **Subdivision Review Section**—In a memorandum dated March 6, 2013, the Subdivision Review Section stated that the property is currently in the process of resubdividing under a new Preliminary Plan of Subdivision 4-12011 for a maximum total of 76,000 square feet of gross floor area. Section 27-270 of the Zoning Ordinance provides the order of approvals which requires the DSP to be approved after the approval of the Preliminary Plan of Subdivision 4-12011. The Subdivision Review Section recommends three minor revisions to the subject DSP that have been included in the Recommendation Section as conditions of approval for this DSP.
- d. **Trails**—In a memorandum dated March 5, 2013, the trails coordinator provided a review of the applicable policies included in the *Approved Countywide Master Plan of Transportation* (MPOT) that impact on the subject DSP. The trails planner also discussed the application of County Council Bill CB-2-2012 which will not be into effect until June 1, 2013 and recommended a pedestrian walkway along the proposed bioswales in the middle of the surface parking lot. The trails planner concluded that from the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, as well as prior conditions of approvals, and recommended five conditions of approval that have been included in the Recommendation Section.

Comment: Condition 5 proposed by the Trail Planner requires a pedestrian walkway along or parallel to bioswales 2, 7 and 11 through the surface parking lot in order to accommodate pedestrian access to the main entrance on the north side of the building. Given that the parking lot is narrow and long, this pathway is necessary. A minimum five-foot-wide pathway is recommended given the number of parking spaces it will serve. This pathway may necessitate a reduction in the number of surface parking space, of which there are more than two hundred in excess of the required number.

- e. **Environmental Planning Section**—In a memorandum dated March 8, 2013 the Environmental Planning Section provided recommendations concerning the TCP2, tree canopy coverage and NRI. The recommendations regarding revisions to the TCP2 have been included in the Recommendation Section of this report.

Comment: A NRI submitted by the applicant was found to be acceptable without any revisions necessary. However, the acreage of woodland in the NRI is different from that in the TCP2. The TCP2 should be revised, and this recommendation has been included as a condition of approval for this DSP. The applicant has also provided a tree canopy coverage (TCC) table and showed conformance on the submitted Landscape Plan.

- f. **Permit Review Section**—In a memorandum dated March 12, 2013, the Permit Review Section provided six comments on this application. The pertinent comments have been addressed by the applicant during the review process.

- g. **Prince George's County Police Department**—The Police Department, in a memorandum dated January 22, 2013, found no CPTED (Crime Prevention through Environmental Design)-related issues with this application.
- h. **Prince George's County Health Department**—The Health Department, in a memorandum dated February 1, 2013, provided comments on light pollution prevention and on mitigation of noise and dust impacts during the construction of the project.

Comment: The Prince George's County Health Department comment on light pollution has been addressed by the applicant by means of installation of full cut-off lighting fixtures on this site. Comments two and three from the Health Department will be addressed through the addition of site plan notes.

- i. **Fire/EMS Department**—In a memorandum dated January 29, 2013, the Fire/EMS Department identified regulations, Subtitle 11-276, Required Access for Fire Apparatus, Subtitle 11-277, Fire Lanes, and Subtitle 4-186, Section 1015.2, Location and Performance of Fire Hydrant, that will be applicable to fire prevention for the proposed Strayer University building on the site at the time of permit.
- j. **The Department of Public Works and Transportation (DPW&T)**—In a memorandum dated February 26, 2013, DPW&T provided standard conditions on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, and storm drainage systems and facilities in order to be in compliance with the requirements of DPW&T. In addition, DPW&T indicated that the proposed development is consistent the approved Stormwater Concept Plan 24639-2012. Those conditions will be enforced at the time of issuance of the DPW&T permit. The Department of Public Works and Transportation in the memorandum also required a traffic study for this DSP.

Comment: A traffic study is required at the time of preliminary plan of subdivision and is not required for the review and approval of a DSP. This site has a Preliminary Plan of Subdivision 4-12011 which was recently approved and with which a traffic study was submitted.

13. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the subject detailed site plan satisfies the site design guidelines as contained in Section 27-274 (cross-referenced in Section 27- 283) and represents a 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. In addition, as required by Section 27-285(b)(4) of the Zoning Ordinance, the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5). There are no regulated features on this site so it is not necessary to make this finding.

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-12056, Strayer University, and Type 2 Tree Conservation Plan TCP2-015-13, subject to the following conditions:

1. Prior to certificate approval of this DSP, the applicant shall:
 - a. Obtain certification of Conceptual Site Plan CSP-00022.
 - b. Add the preliminary plan of subdivision case number and approval date on the site plan.

- c. Label the ten-foot-wide public utility easement (PUE) along all public rights-of-way.
- d. Provide site plan notes as follows:
 - “An automatic fire suppression system shall be provided in all buildings proposed on the property unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.”
 - “During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
 - “During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified on Subtitle 19 of the Prince George’s County Code.”
- e. Identify the location of all off-site mitigation that will be provided to satisfy the Woodland and Wildlife Habitat Conservation Ordinance (WCO) requirements for this property.
- f. Revise the Type 2 Tree Conservation Plan TCP2-015-13 as follows:
 - (1) Provide a note on the TCP2 plan to identify the off-site mitigation location.
 - (2) Revise the Woodland Conservation Worksheet to match the NRI correct acreage.
 - (3) Revise the TCP2 to match the NRI correct woodland acreage.
 - (4) Revise the specimen tree chart to add one column labeled “Retain / Remove.”
 - (5) Remove all tree planting and tree save notes and details from Sheet 3.
 - (6) Revise the plan to correctly show all the required TCP2 notes as noted in the Environmental Technical Manual (ETM) using the appropriate plan number and applicable notes.
 - (7) Revise the approval block to include the Type 2 Tree Conservation Plan TCP2-015-13.
 - (8) Have the revised plan signed and dated by the qualified professional.
- g. Provide a seven-foot-wide sidewalk with brick paver edge details and a five-foot-wide planting strip within Auth Way, unless modified by DPW&T.
- h. Provide standard sidewalks along both Auth Place and Britannia Way, unless modified by DPW&T.
- i. Provide a marked crosswalk along Britannia Way at the site’s ingress/egress point, unless modified by DPW&T.
- j. Provide a bicycle rack(s) accommodating a minimum of 20 bicycles at a location convenient to the building entrance.
- k. Remove the building-mounted sign from the west elevation.
- l. Provide lighting fixture cut-sheets on the detail sheet of the Landscape Plan.

- m. Demonstrate to the satisfaction of DPW&T adequate sight distance for the proposed access along Britannia Way.
- n. Provide a plaza with sitting areas in front of the main entrance facing the parking lot on the north side of the building, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
- o. Provide a minimum six-foot-wide pedestrian walkway with additional low-level lighting along or parallel to bioswales 2, 7, and 11 in the middle of the surface parking lot, to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.