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Detailed Site Plan

DSP-13008-01

Application	General Data	
Project Name: Gilpin Property Location: Southeast corner of Southern Avenue and Wheeler Road, 770 feet northeast of Southview Drive. Applicant/Address: Silver Branch, LLC 8627 16th Street Silver Spring, MD 20910	Planning Board Hearing Date:	12/17/15
	Staff Report Date:	12/03/15
	Date Accepted:	10/09/15
	Planning Board Action Limit:	12/18/15
	Plan Acreage:	14.44
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	157,262 sq. ft.
	Planning Area:	76A
	Council District:	07
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	206SE01/02

Purpose of Application	Notice Dates	
The construction of an additional 98,832 square feet of consolidated-storage use with an additional 948 interior and exterior-access units in one new building and three building expansions to the existing structure.	Informational Mailing:	06/09/15
	Acceptance Mailing:	10/07/15
	Sign Posting Deadline:	11/17/15

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		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13008-01
Type 2 Tree Conservation Plan TCP2-018-13-01
Gilpin Property

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

This revision to a detailed site plan (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements in the Light Industrial (I-1) Zone and the site plan design guidelines of the Zoning Ordinance;
- b. The requirements of Preliminary Plan of Subdivision 4-15017;
- c. The requirements of Detailed Site Plan DSP-13008;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Tree Canopy Coverage Ordinance; and,
- g. Referral comments.

FINDINGS

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

- 1. **Request:** The subject application requests approval for the construction of an additional 98,832 square feet of consolidated-storage use with an additional 948 interior and exterior-access units in one new building and three building expansions to the existing 58,430-square-foot

consolidated storage building with 515 interior-access units.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Consolidated Storage	Consolidated Storage
Acreage	14.43	14.43
Total Square Footage/GFA	58,430	157,262 (98,832 proposed)
Storage Units	515	1,463 (948 proposed)

OTHER DEVELOPMENT DATA

Parking Required: **36 spaces**

Storage Consolidated – 1,463 units @ 1 space per 50 units 30 spaces

Office Space – 1,064 sq. ft. @ 4 spaces per 1,000 sq. ft. 4 spaces

Resident Manager – 1 manager @ 2 spaces per manager 2 spaces

Parking Proposed: **42 spaces**

Standard Spaces 40 spaces

Van-Accessible ADA Spaces 2 spaces

Loading Required: **6 spaces**

157,262 sq. ft. @ 2 spaces for first 10,000 sq. ft. 2 spaces

+ 1 space per each additional 40,000 sq. ft. 4 spaces

Loading Proposed: **7 spaces**

7 spaces at 12 ft. x 45 ft. 7 spaces

3. **Location:** The subject property is located in the southeastern quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 770 feet northeast of Southview Drive, in Planning Area 76A in Council District 7.
4. **Surrounding Uses:** The subject property is bounded to the east by an R-55-zoned (One-Family Detached Residential), vacant, wooded parcel (Parcel 31). To the southeast is a vacant, wooded R-O-S-zoned (Reserved Open Space) property (Parcel 52) that is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC). To the west of the M-NCPPC land is a C-S-C-zoned (Commercial Shopping Center) parcel (Parcel A), which is the site of a commercial shopping center and other commercial uses. The subject property is bounded to the northwest by Southern Avenue, whose right-of-way is under the jurisdiction of the District of Columbia. The properties located across Southern Avenue from the subject property are located within the District of Columbia, and are improved with single-family attached and apartment-style dwelling uses.
5. **Previous Approvals:** According to tax records, the primary structure on-site was constructed in 1961. Detailed Site Plan DSP-13008, to convert the primary structure to a consolidated storage use, was originally approved by the Planning Board on July 25, 2013 (PGCPB Resolution No. 13-93), subject to five conditions. The District Council elected to review the case and on February 11, 2014, voted to remand the case to the Planning Board. On May 1, 2014, the

Planning Board determined that they had no authority to reconsider the DSP and returned the matter to the District Council (PGCPB Resolution No. 14-35). The District Council did not elect to re-hear the case and the original Planning Board resolution was affirmed as a final decision.

On November 19, 2015, the Planning Board heard and approved Preliminary Plan of Subdivision 4-15017, for the additional square footage on the subject property, and the resolution is scheduled for adoption on December 10, 2015.

6. **Design Features:** The original DSP application was approved to convert the existing one-story, brick structure on-site into a consolidated storage use by installing 615 storage units within the building, with a few minor exterior and site modifications. The current DSP revision application proposes to add three, one-story expansions to the existing building and build one, new, three-story building with a total of an additional 948 storage units.

The existing building sits in the northeast corner of the property, fronting on Southern Avenue, with a small parking lot to the east and loading spaces at the west end. Two access points off of Southern Avenue, at the east and west ends of the existing building, provide for vehicular access to the use. The previous approval provided for an office space and resident manager apartment at the east end of the existing building, which served as the primary building entrance area. All of the improvements approved under the original DSP have been implemented on the site and are to remain largely unchanged with the subject application.

The major change proposed with the subject revision is to construct a separate 34.67-foot-high, three-story building, Building 'B,' to the west of the existing building along the Southern Avenue frontage and to build three, one-story expansions along the western and southern elevations of the existing building. In addition to the building modifications, the applicant proposes to modify the on-site fencing to extend the secured vehicular access around the new building; new stormwater features east of the existing building and along the southeastern edge of the site; expansion of the parking area to the east and south of the existing building; additional loading spaces to the west of the proposed building; and a new retaining wall along the southern side of the proposed building.

Building 'B's shorter elevation faces Southern Avenue to the north. This elevation includes some beige metal panel, reddish decorative concrete block with quoining, storefront windows and enhanced cornices at either end to provide variety to the flat roofline. Staff recommends that additional masonry be added to the north and east elevations, at the intersecting corner only, such that the masonry would extend a minimum of eight feet in height above the grade level. A large green and white, internally-illuminated cabinet building-mounted sign, similar to two on the existing building, is located along the eastern end of the northern elevation. Beige metal roll-up doors provide access to the exterior facing units along the ground level on the eastern and western elevations of Building 'B.' These elevations are finished with the reddish decorative concrete block for the entirety of the ground level, with beige metal panel above, and glass sliding doors at either end for access to the interior storage units. The southern elevation, which faces the proposed stormwater features and existing woodlands, continues the concrete block along the ground level with beige metal panel above with no other features or entrances.

The three building expansions proposed on the existing Building 'A' will have all exterior-access units with beige metal roll-up doors and is proposed to be finished in painted corrugated metal panel. Staff finds that this material is not visually appropriate and recommends it be changed to match the decorative concrete block proposed for the new building, which will also blend better with the existing brick building they are attached to.

Staff also recommends that the proposed metal sloping roof be green in color to match the green of the existing and proposed signage. A condition requiring this has been included in the Recommendation section of this report.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with Part 3, Division 1, General Zoning Procedures; the requirements of the I-1 Zone; the site plan design guidelines of the Zoning Ordinance; Part 11, Off-Street Parking and Loading; and Part 12, Signs, as follows:

- a. In accordance with Section 27-473(b), Table of Uses, the proposed consolidated storage building is permitted in the I-1 Zone, in accordance with Section 27-475.04(a)(1), and subject to DSP approval. The subject site meets these requirements, as follows:

(1) Requirements.

- (A) No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).**

Comment: The architectural elevations indicate that no entrances to individual units are visible from any street or from adjoining land in any residential or commercial zone.

- (B) Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.**

Comment: All proposed individual storage units are either oriented toward the interior of the development, such as along the east elevation of Building 'B' and west elevation of the existing building, or are screened by existing trees or proposed landscaping.

- (C) The maximum height shall be thirty-six (36) feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.**

Comment: The existing building ranges from 15 feet to approximately 32 feet in height including the parapet features. The site plan notes the average height of the proposed building is 34.67 feet from the finished floor, with the parapet features. It is unclear how this building height was determined relative to the Zoning Ordinance definition. Therefore, a condition has been included in the Recommendation section of this report to revise the site plan and architecture as necessary to describe the clear conformance to the 36-foot maximum height.

- b. In accordance with Section 27-474(b), Regulations, the proposal meets the setback and ten percent green area requirements of the I-1 Zone. The buildings are set back a minimum of 25 feet from the street as required in the I-1 Zone.
- c. The proposal includes building-mounted signs, which have been reviewed for conformance with I-1 Zone regulations as follows:

Building-Mounted Signs: The applicant proposes one new building-mounted sign. Section 27-613(c)(3)(B) states the following:

(B) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building occupied by only one (1) use that is not located within an integrated shopping or industrial center or office building complex, the following applies:

- (i) Each building shall be allowed a sign having an area of at least sixty (60) square feet.**
- (ii) Except as provided in (i), above, the area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building (measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever is greater), to a maximum of four hundred (400) square feet.**

Comment: The proposed building-mounted signage will be located on the northern elevation of the new building, Building 'B'. The front wall of this building is 280 feet long and the proposed sign is 100 square feet, which complies with this requirement. The applicant has asked for additional building-mounted signage, with a similar design, be allowed up to the maximum area allowed by the Zoning Ordinance. Staff finds this acceptable and has included a condition in the Recommendation section of this report allowing for this revision prior to certification.

- 8. **Conformance with Preliminary Plan of Subdivision 4-15017:** Preliminary Plan of Subdivision (PPS) 4-15017 was heard and approved by the Planning Board on November 19, 2015, subject to ten conditions. The Planning Board is scheduled to adopt a final resolution of approval on December 10, 2015, (PGCPB Resolution No. 15-119), subject to the same conditions, of which the following are applicable to the review of this DSP and warrant discussion as follows:

2. Development of this site shall be in conformance with Stormwater Management Concept 19266-2015 Plan and any subsequent revisions.

Comment: The Department of Permitting, Inspections and Enforcement (DPIE) provided a referral stating that the DSP is consistent with the Approved Stormwater Management Concept Plan No. 19266-2015, dated July 20, 2015.

10. Total development shall be limited to uses that would generate no more than 48 AM and 51 PM peak-hour vehicle trips.

Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: The subject DSP proposes exactly the same amount of development as was approved with the PPS and the Transportation Planning Section indicated there are no transportation issues with the DSP. Therefore, it can be found that the application as proposed in in conformance with Condition No. 10 above.

9. **Conformance to Detailed Site Plan DSP-13008:** Detailed Site Plan DSP-13008 was originally approved by the Planning Board on July 25, 2013 (PGCPB Resolution No. 13-93), subject to five conditions. The District Council ultimately affirmed the Planning Board's decision. The following conditions of that approval are relevant to the subject application:

PGCPB Resolution No. 13-93 Conditions of Approval:

1. **Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:**

- c. **The location and square footage of the office shall be indicated on the detailed site plan.**

Comment: The office space for the use is located at the eastern end of the existing building on-site and no office space will be provided in the proposed building.

- e. **A note shall be provided stating that "black-out windows along Southern Avenue shall not be permitted."**

Comment: This specified note has been provided on the site plan revision to ensure that the proposed building complies with this requirement.

- f. **The three-space parking lot along Southern Avenue shall be removed and replaced with green area. Two additional shade trees shall be provided near the removed driveway on the subject property as a continuation of the streetscape.**

Comment: The previous DSP was revised to reflect these improvements prior to certification and they have now been implemented in the field.

- g. **All information regarding a freestanding sign shall be removed from the DSP submission, including the architectural plans.**

Comment: This was completed prior to the previous DSP certification and no new freestanding signage is proposed with this application.

- i. **All chain-link fencing visible from Southern Avenue (with or without barbed wire) shall be removed, or replaced with a durable metal fence.**

Comment: This condition was complied with prior to certification of the original DSP and has been maintained by the site improvements proposed with the subject revision.

- j. **The right-of-way width for Southern Avenue shall be shown on the plan, as well as the building's setback from this right-of-way.**

Comment: This condition was complied with prior to certification of the original DSP and is also being met by the subject revision.

- l. **The parking schedule shall be revised to reflect the elimination of the three-space parking lot. Two handicap parking spaces shall be provided.**

Comment: This condition was complied with prior to certification of the original DSP and is also being met by the subject revision.

- m. **The plan shall indicate that cut-off or shielded light fixtures are provided.**

Comment: This condition was complied with prior to certification of the original DSP and is also being met by the subject revision through the provision of building-mounted, downward-facing floodlights.

- n. **Sufficient lighting consistent with Police Department recommendations shall be provided for the parking lots at the rear of the building and within the southwest parking lot.**

Comment: The site plan revision shows proposed building-mounted lights around the proposed building and building expansions. The Prince George's Police Department indicated that there are no crime prevention through environmental design (CPTED) at this time.

- o. **A note indicating the security plan shall be provided on the DSP.**

Comment: This condition was complied with prior to certification of the original DSP and is also being met by the subject revision.

4. **Prior to approval of use and occupancy permits, the existing three-space parking lot along Southern Avenue shall be removed and replaced with green area.**

Comment: The specified parking lot was shown as to be removed on the original DSP approval and is not shown on the current DSP. The applicant also provided photographic evidence that the parking lot has been removed.

5. **The applicant agrees to seek to have the parking lot's remaining driveway apron along Southern Avenue removed. The District of Columbia's Government has exclusive jurisdiction in this request.**

Comment: The District of Columbia's Government approved the removal of the driveway and the applicant provided photographic evidence confirming that it has been implemented in the field.

10. **2010 Prince George's County Landscape Manual:** The DSP for additional building square footage is subject to the 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 landscape strip shall be provided on the property abutting all public and private streets. This section applies to the subject application, along its frontage on Southern Avenue, because it proposes an increase of more than ten percent of the gross floor area on the site. The submitted plans provided schedules and notes demonstrating conformance to this section through both proposed tree plantings along the eastern end of the frontage and existing woodlands along the western end.
 - b. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires parking lot interior planting depending on the size of the parking lot. This application proposes the reconfiguration and expansion of the parking lot making it subject to the requirements of this section. The submitted plans provide the appropriate schedule demonstrating conformance to 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. There are four existing loading spaces and two proposed dumpsters on the west side of the building, which are screened by an existing brick retaining wall located parallel to the right-of-way. There are three new loading spaces proposed at the west end of the new building which will be screened from the right-of-way by proposed evergreen trees.
 - d. **Section 4.7, Buffering Incompatible Uses**—A goal of Section 4.7 is to provide a comprehensive, consistent, and flexible landscape buffering system that provides transitions between moderately incompatible uses. This section applies to the subject application because it proposes an increase of more than ten percent of the gross floor area on the site. The submitted plans provide the appropriate schedules and notes demonstrating conformance to this section.
 - 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 required schedule and notes has been provided on the plan and indicate conformance with this section.
11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The 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 it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-018-13 was previously reviewed as a companion case to Detailed Site Plan DSP-13008, and was found to be in conformance with the Woodland Conservation Ordinance (PGCPB Resolution No. 13-93). The project is subject to the environmental regulations of Subtitles 25 and 27 that came into effect on September 1, 2010 because the application is for a revised DSP in association with a recently approved preliminary plan.

The site contains a total of 9.66 acres of woodlands. The site has a woodland conservation threshold of 2.09 acres and a total requirement of 2.61 acres. The TCP2 proposes to meet the entire requirement with on-site woodland preservation (2.61 acres). According to the TCP2, an additional 5.46 acres of woodland will be preserved, but not credited including 0.5 acres within 100-year floodplain. Therefore, a total of 8.07 acres of woodland is proposed to remain on the subject site. The preservation acreage shown on the TCP2 worksheet differs from the total

acreage on the recently approved TCP1 by 0.47 acres. Although the acreages vary between the plans, no additional woodland is shown to be preserved on the plan. Prior to signature approval of the TCP2, the worksheet shall be evaluated for conformance to the woodland conservation requirements as approved on the TCP1.

Two areas of woodland shown as “Woodland Preserved–Not Credited” are within the proposed Limit of Disturbance (LOD) on the TCP2. These areas shall be removed from the LOD and shown as cleared, which would require the acreage of “Woodland Preserved-Not Credited” to be reduced. If the areas are proposed to remain, the LOD must be revised to reflect them to remain undisturbed. The first area is located west of the proposed retaining wall, southwest of proposed Building ‘B.’ The second area is a narrow strip of woodland along the property line, east of the existing warehouse structure.

The subject property was previously subject to a Detailed Site Plan application (DSP-13008) and Type 2 Tree Conservation Plan TCP2-018-13. A Woodland Conservation Easement (1.51 acres) was recorded at 36197/466 per TCP2-018-13. The Primary Management Area (PMA) shown on the TCP2 is consistent with previously approved TCP2; however, the proposed additional clearing with the current application yields increased woodland conservation requirements beyond what has already been recorded under TCP2-018-13. As such, prior to signature approval of the revised TCP2, the current woodland conservation easement will need to be vacated and the new easement must be recorded.

The acreage of the PMA shown on the submitted TCP2 (42,488 square feet) is inconsistent with the acreage of the PMA shown on the revised NRI and TCP1 (45,939 square feet). The acreage of the PMA on the TCP2 should be revised for consistency with previous plans. Conditions have been included in the Recommendation section of this report requiring the specified revisions.

12. **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 for more than 5,000 square feet of disturbance. Properties that are zoned I-1 are required to provide a minimum of ten percent of the gross tract area in tree canopy. The subject property is 14.44 acres in size, resulting in a TCC requirement of 1.44 acres.

The provided tree canopy worksheet indicates that 7.59 acres of existing trees and 10,555 square feet of landscape trees will be provided on the subject site for a total of 7.83 acres of tree canopy, which meets and exceeds this requirement.

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

- a. **Archeological Review**—In a memorandum dated November 5, 2015, the archeology planner coordinator gave a brief history of the subject property and stated that a Phase I archeological survey is not recommended on the subject property. Aerial photographs show that the subject property was extensively graded in the 1960s. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The Historic Preservation Section recommends approval of Detailed Site Plan DSP-13008-01 with no conditions.
- b. **Community Planning**—In a memorandum dated November 6, 2015, the Community Planning Division offered the following determinations:

The application is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). The development application is consistent with the 2000 *The Heights and Vicinity Approved Master Plan and Sectional Map Amendment* (Heights and Vicinity Master Plan and SMA). There are no planning issues.

- c. **Transportation Planning**—In an e-mail dated November 23, 2015, the Transportation Planning Section indicated they had no transportation issues with the subject application.
- d. **Subdivision Review**—In a memorandum dated November 5, 2015, the Subdivision Review Section offered the following comments:

The subject property is composed of Lots 1 and 2 – Gilpin Property, recorded in Plat WWW 40 1 in February, 1961 in the County Land Records. The property also includes Lots 6 through 10 and part of Lot 5, Block 1 and all of Lots 1 through 8, Block 2, as shown on Plat 25-82 – Southern Hills Manor and all of Brandywine Street having been abandoned by Equity Case No. C-9990. The property is located on Tax Map 87 in Grid B-3, and is approximately 14.44 acres in size. The site is currently improved with 58,430 square feet of gross floor area (GFA) for industrial use. This DSP proposes the addition of 98,831 square feet of GFA for industrial use and depicts a lot line adjustment between existing Lots 1 and 2. The proposed total GFA is 157,262 square feet. Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, a final plat of subdivision approved prior to October 27, 1970 shall be resubdivided prior to issuance of a building permit for the development of more than 5,000 square feet of GFA. Therefore, a Preliminary Plan of Subdivision (PPS) must be approved for the site prior to approval of the DSP, pursuant to Section 27-270 Order of Approvals of the Zoning Ordinance.

PPS 4-15017 has been submitted for concurrent review and is scheduled for the Planning Board hearing on November 19, 2015. The proposed development shown on the DSP is consistent with the PPS.

The Subdivision Review Section recommends the following:

- (1) Prior to certification of the DSP, the following corrections should be required:
 - (a) Revise General Note 3(A) to reflect that the subdivision is “Gilpin Property.”
 - (b) Revise General Note 3(F) to state the following: “Number of Lots: 2.”
 - (c) Revise General Note 3(M) to provide the approval date of the SWM Concept Plan.
 - (d) Revise General Note 3(X) to state that the site is located at the intersection of Wheeler Road and Southern Avenue.
 - (e) Demonstrate the proposed lot line adjustment requested with PPS 4-15017 with bearings and distances, and provide the acreage of land being adjusted.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Comment: The DSP has been revised to address the Subdivision Review Section's recommendations.

- e. **Trails**—In a memorandum dated November 5, 2015, the Transportation Planning Section provided analysis regarding the site plan's conformance with the Heights and Vicinity Master Plan and SMA (area master plan) and the November 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

There are no master plan trails issues that impact the subject site in either the MPOT or the area master plan. It should be noted that the entire right-of-way for Southern Avenue (including the sidewalk along the frontage of the subject site) is under the jurisdiction of Washington, D.C. and is beyond the scope of this application or the control of Prince George's County. However, there is an existing sidewalk on Southern Avenue for the entire frontage of the subject property in order to safely accommodate pedestrians. The concrete material of the sidewalk is carried across the site's ingress/egress points to further delineate the pedestrian crossings as part of the pedestrian realm. Furthermore, there is an existing sidewalk linking the public sidewalk along Southern Avenue with appropriate destinations on the subject site, such as the building entrance and parking lot. These existing facilities adequately accommodate pedestrian along and to the subject application.

It should also be noted that the planned Barnaby Run Trail lies to the south of the subject site. The Maryland-National Capital Park and Planning Commission (M-NCPPC) owns land along this stream valley to the south and east of the subject property. Some of this land immediately abuts the subject property. However, it appears that the headwaters of Barnaby Run end on the property to the south of the subject application. Furthermore, this future stream valley trail is probably most appropriate in the residential communities to the south and east of the subject site where parkland has been acquired, not within the subject industrially-zoned consolidated storage property. There are no additional master plan trail or sidewalk recommendations.

- f. **Permit Review**—In a memorandum dated October 14, 2015, the Permit Review Section offered numerous comments that have been addressed by revisions to the plans or are addressed in conditions of approval included in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated November 20, 2015, the Environmental Planning Section provided the following summarized comments on the subject application:

The Environmental Planning Section approved a Natural Resources Inventory, NRI-029-13, for this project area on April 1, 2013. According to mapping research and as documented on the approved NRI, there are regulated environmental features present on-site that include wetlands, 100-year floodplain and their associated buffers. This site drains to Oxon Run within the Potomac River Basin. There are several areas of steep slope on the property. The predominant soils on the site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey

(WSS), are the Beltsville-Urban land complex, Christiana-Downer complex, Croom gravelly sandy loam, Grosstown-Urban land complex, Issue-Urban land complex, Potobac-Issue complex and Sassafras-Urban land complex. According to available information, Marlboro clay is not located on-site, but Christiana complexes are found to occur on this property. The Maryland Department of Natural Resources, Natural Heritage Program provided correspondence to the applicant on February 6, 2013 indicating there are no rare, threatened, or endangered (RTE) species on or in the vicinity of this property. No specimen trees were identified on-site through the NRI process. There are no nearby noise sources and the proposed use is not expected to be a noise generator. There are no designated scenic or historic roads adjacent or within the site area.

- h. **Fire/EMS Department**—In a memorandum dated November 17, 2015, the Prince George’s County Fire/EMS Department offered information on needed accessibility, private road design, and the location and performance of fire hydrants.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 30, 2015, DPIE offered the following comments on the subject application:
 - (1) The property is located at 901 Southern Avenue in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road. Access to this site is from Southern Avenue which is under the jurisdiction of the District of Columbia. The application request is for 157,262 square feet of proposed building additions and new building.
 - (2) All improvements on-site are to be in accordance with the County Grading and Road Ordinance, the Department of Public Works and Transportation’s (DPW&T) Specifications and Standards and the Americans with Disabilities Act (ADA).
 - (3) Existing sidewalks and ramps along all roadways within the property limits may require repair/replacement. Applicant shall secure permits from the District of Columbia for work in the public right-of-way.
 - (4) A District of Columbia permit is required for additional access points onto existing frontage road(s), improvements of existing access points, utility taps. A DPIE grading permit is required for on-site grading work associated with this development.
 - (5) The proposed site plan is consistent with approved DPIE Stormwater Management Concept Plan No. 19266-2015, dated July 20, 2015.
 - (6) All easements are to be approved by DPIE, and recorded prior to the technical approval/issuance of permits.
 - (7) A maintenance agreement is to be approved by DPIE, and recorded prior to the technical approval/issuance of permits.
 - (8) A soils investigation report, which includes subsurface exploration and a geotechnical engineering evaluation, is required.

- (9) DPIE has no objection to the proposed expansion of existing facility.
- (10) This memorandum incorporates the site development plan review pertaining to stormwater management (Section 32-182(b) of the Prince George's County Code).

The following comments are provided pertaining to this approval phase:

- (a) Final site layout, exact impervious area locations are not shown on plans.
- (b) The exact acreage of impervious area has not been provided.
- (c) Proposed grading is shown on the plans.
- (d) Delineated drainage areas at all points of discharge from the site have not been provided.
- (e) Stormwater volume computations have not been provided.
- (f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and location of ESD devices and erosion and sediment control practices are not included in the submittal.
- (g) A narrative in accordance with the County Code has not been provided.
- (h) Provide any missing information described above for further review with permit submission.

Comment: The majority of DPIE's comments are either factual or are required to be addressed prior to issuance of permits, at the time of technical plan approvals. It should be noted that DPIE has stated that the plans are consistent with the approved stormwater management concept plan.

- j. **Prince George's County Police Department**—In a memorandum dated October 15, 2015, the Prince George's County Police Department indicated that there are no crime prevention through environmental design (CPTED) at this time.
- k. **Prince George's County Health Department**—In a memorandum dated November 23, 2015, the Health Department stated that the Environmental Engineering Program of the Prince George's County Health Department had completed a health impact assessment review of the subject DSP and had the following recommendations:
 - (1) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. The applicant has satisfied comments previously made by the Health Department by indicating that "proposed lighting will provide patrons with a bright, safe atmosphere while not causing a glare onto adjoining properties."

Comment: This is noted.

- (2) During the demolition/construction phases 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: This requirement will be enforced at the time of permit; however, a note should be provided on the DSP indicating the applicant's intent to conform with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control requirements.

- (3) During the demolition/construction phases of this project, no noise should 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: This requirement will be enforced at the time of permit; however, a note should be provided on the DSP indicating the applicant's intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

- (4) Living in proximity to green space is associated with reduced self-reported health symptoms, better self-rated health, and higher scores on general questionnaires. The detailed site plan proposes a green space that will be 71 percent of the total surface area of the site.

Comment: This is noted.

- l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated October 16, 2015, WSSC provided standard comments on the DSP regarding existing water and sewer systems in the area, along with requirements for service and connections, requirements for easements, spacing, work within easements, and meters. These issues must be addressed at the time of permits for site work.
- m. **Verizon**—At the time of the writing of this technical staff report, Verizon has not offered comments on the subject application.
- n. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of this technical staff report, PEPCO has not offered comments on the subject application.
- o. **District of Columbia**—A referral was sent to the District of Columbia due to the site's proximity to the municipal boundary. A referral was not received prior to the writing of this technical staff report.
- p. **Town of Forest Heights**—At the time of the writing of this technical staff report, the Town of Forest Heights has not offered comments on the subject application.
14. Based on the foregoing, and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring

unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

15. 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).

Comment: In their memorandum dated November 20, 2015, the Environmental Planning Section indicated that based on the proposed limits of disturbance, the regulated environmental features have been preserved and/or restored to the fullest extent possible.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13008-01 and Type 2 Tree Conservation Plan TCP2-018-13-01 for Gilpin Property, subject to the following conditions:

1. Prior to certificate of approval of the detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Provide a plan note that indicates that the applicant intends to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - b. Provide a plan note that indicates that the applicant intends to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
 - c. Provide wall heights and spot shots along on all existing and proposed retaining and screen walls on the site.
 - d. Indicate the correct proposed building square footage and unit numbers in the general notes on the DSP, as necessary.
 - e. Revise the parking space dimensions, requirements, and plant labels, as necessary to reflect what is provided.
 - f. Revise the architecture as follows:
 - (1) Provide decorative concrete block, to match Building 'B,' as the primary façade material on the three building expansions of Building 'A.'
 - (2) Specify the sloped metal roof on the three building expansions of Building 'A' to be green in color to match the existing and proposed signage.
 - (3) Extend the proposed decorative concrete block a minimum of eight feet in height above the grade level along the intersecting corner of the north and east

elevations.

- (4) Show all proposed building-mounted signage on Building 'B,' subject to the Zoning Ordinance requirements, to be reviewed by the Urban Design staff as designee of the Planning Board.

- g. Revise the site plan and architecture, as necessary, to describe conformance to the maximum 36-foot building height requirement.

- 2. Prior to certification of the detailed site plan, the Type 2 Tree Conservation Plan shall be revised as follows:

- a. The TCP2 shall be revised to reflect the correct PMA acreage consistent with the approved NRI and TCP1.
- b. The wetland and wetland buffer symbols shall be shown on the TCP2 plan as shown in the legend.
- c. Add the existing treeline to the TCP2 plan.
- d. Show the required vicinity map on the TCP2 plan.
- e. Revise the limits of disturbance to exclude the areas of "Woodland Preserved-Not Credited" or show the area of "Woodland Preserved-Not Credited" within the limits of disturbance as cleared. Revise the worksheet as necessary.

- 3. The following note shall be placed on the Final Plat of Subdivision:

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan."