

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650



Note: Staff reports can be accessed at www.pgPlanning.org/Planning_Home.htm

Mandatory Referral

MR-1600F

Application	General Data	
Project Name: District Heights Youth Center Location: 6421-6431 Atwood Street District Heights, MD 20747 Applicant/Address: City of District Heights 2000 Marbury Drive District Heights, MD 20747 Property Owner: City of District Heights	Planning Board Hearing Date:	7/21/16
	Date Accepted:	5/20/16
	Mandatory Action Timeframe:	Beyond 60-Day Review
	Acreage:	0.22 acres
	Zone:	R-T
	Planning Area:	75A/Suitland-District Heights
	General Plan Tier:	Established Communities
	Council District:	District 6
	Municipality:	District Heights

Purpose of Application	Notice Date
To construct a youth center approximately 7,000 square feet in size for meeting with community children, youth, and families in need of counseling and therapy.	Acceptance Mailing: May 20, 2016

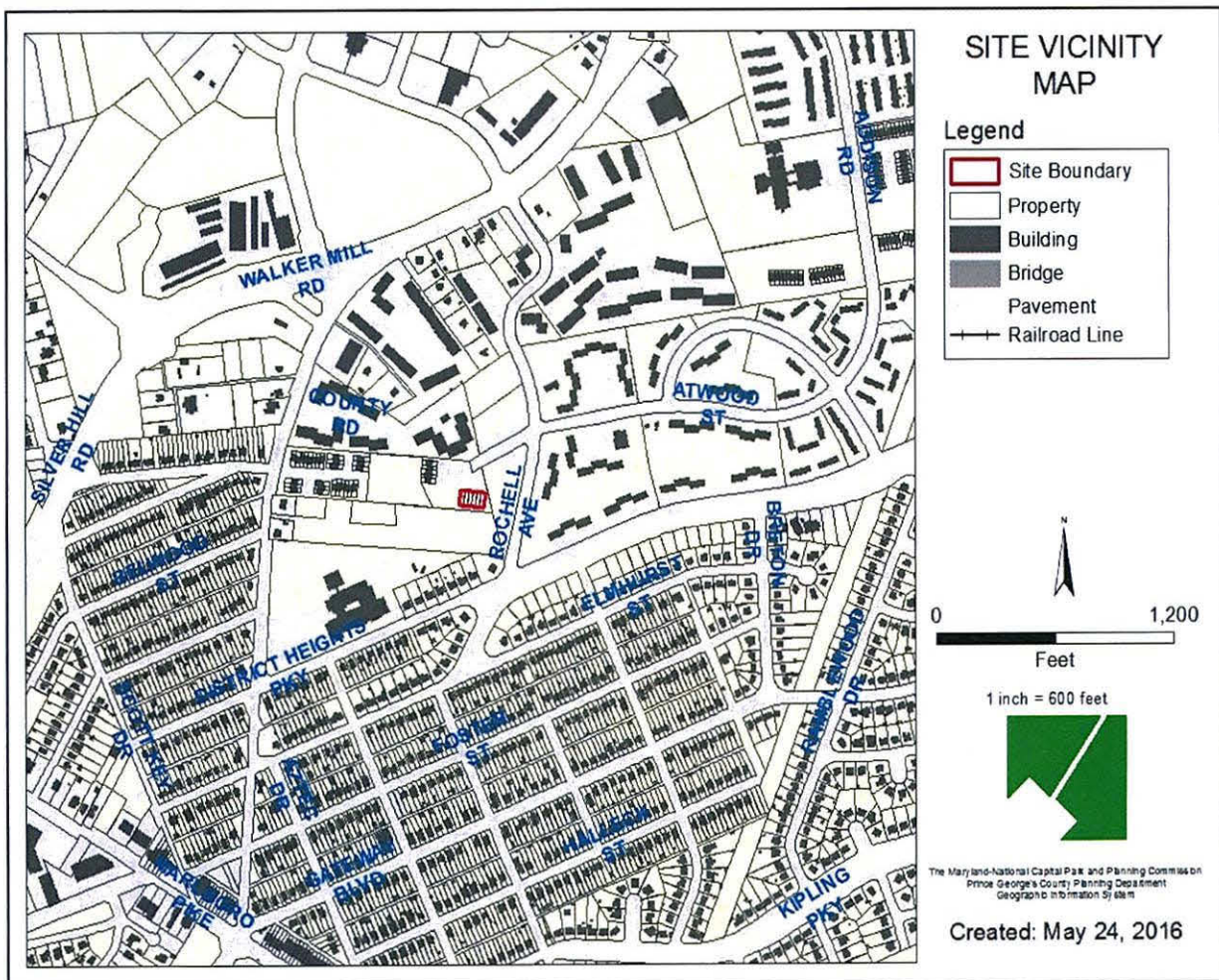
Staff Recommendation	Staff Reviewer:
Transmit Staff Report to: Mr. Dan Baden Treasurer City of District Heights 2000 Marbury Drive District Heights, MD 20772	Fatimah Hasan
	Phone Number: 301-952-3580
	Email: Fatimah.Hasan@ppd.mnccppc.org

MR-1600F Staff Report – District Heights Youth Services Bureau

PROJECT BACKGROUND

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral (MR) review process. The proposed construction of a District Heights Youth Services Bureau (YSB) is being reviewed as part of the MR review.

Map 1 - Project Site Vicinity



EXISTING CONDITIONS

The proposed District Heights Family and Youth Services Bureau (YSB) is to be located at 6421-6431 Atwood Street in District Heights near the intersection of Atwood Street and Rochelle Avenue. The existing YSB is located at 2000 Marbury Drive in two modular buildings that are 10 feet x 40 feet each, with a hallway connecting the two buildings. The modular buildings that currently house the District Heights YSB will be removed to provide space for the proposed youth services bureau to be constructed.

PROJECT SUMMARY

The proposed 1.5 million dollar project consists of building a three-story, 7,000 square foot facility that would accommodate the needs of children, youth and families that require mental and behavioral counseling. The 38 foot high building is proposed to be built on six lots owned by the City. The youth services bureau will operate six days a week, with space for counseling, meeting, and arts and recreation. While the project is not registered for Leadership in Energy and Environmental Design (LEED) certification with the U.S. Green Building Council, it is proposed to be built to green building standards in terms of functionality and will include energy-saving features and compliance with the International Energy Conservation Code. The project site is surrounded by townhouse and multi-family residential uses in the R-T and R-18 Zones.

STAFF RECOMMENDATIONS

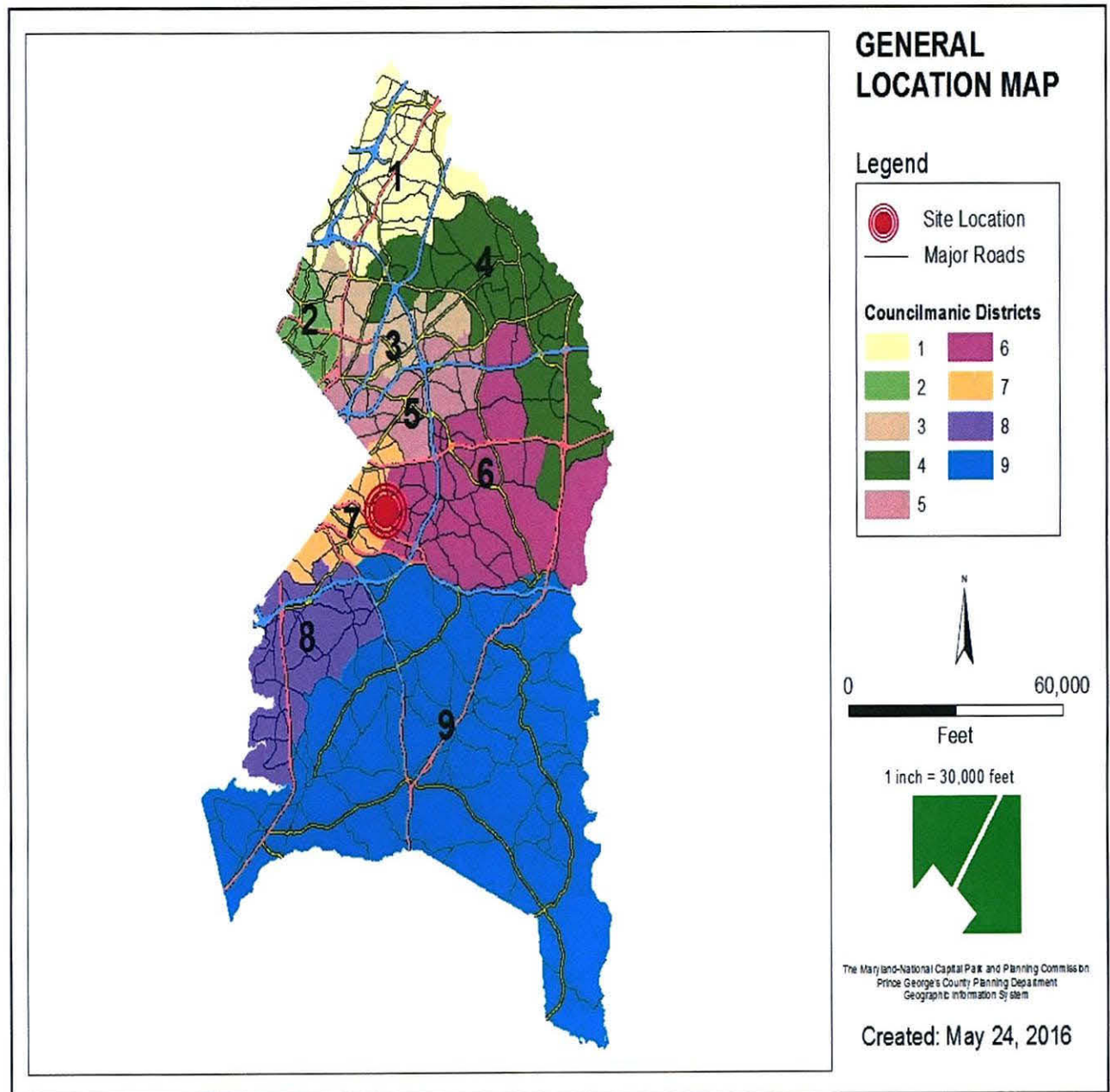
The proposed YSB project underwent a review by Planning Department staff resulting in the following recommendations:

- An approved Natural Resources Inventory (NRI) or Equivalency Letter will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site.
- A floodplain study may be required by the Department of Permitting, Inspections, and Enforcement (DPIE) in order to obtain a stormwater management concept approval for this project.
- The applicant should provide signage relating to the parking for the subject use and indicating private parking for the townhouse development in the appropriate areas.
- The applicant should monitor the parking situation once the building is in use to ensure no impacts to the surrounding residential community.
- The applicant should provide an external trash facility in a location far away from adjacent residences and screen it from the residences and the public right-of-way.
- A sidewalk connection should be provided from the proposed building to all of the parking spaces and the existing sidewalk on-site.
- The applicant should provide sufficient lighting within the parking area and around the building, while also minimizing impacts on the nearby residential buildings.
- Approximately nine native trees should be planted around the building, near the parking lot and in a buffer on the east side of the building. Additionally, decorative plantings, including shrubs, perennials and ornamental trees should be provided around the building to reinforce the residential character of the property.

PROJECT LOCATION

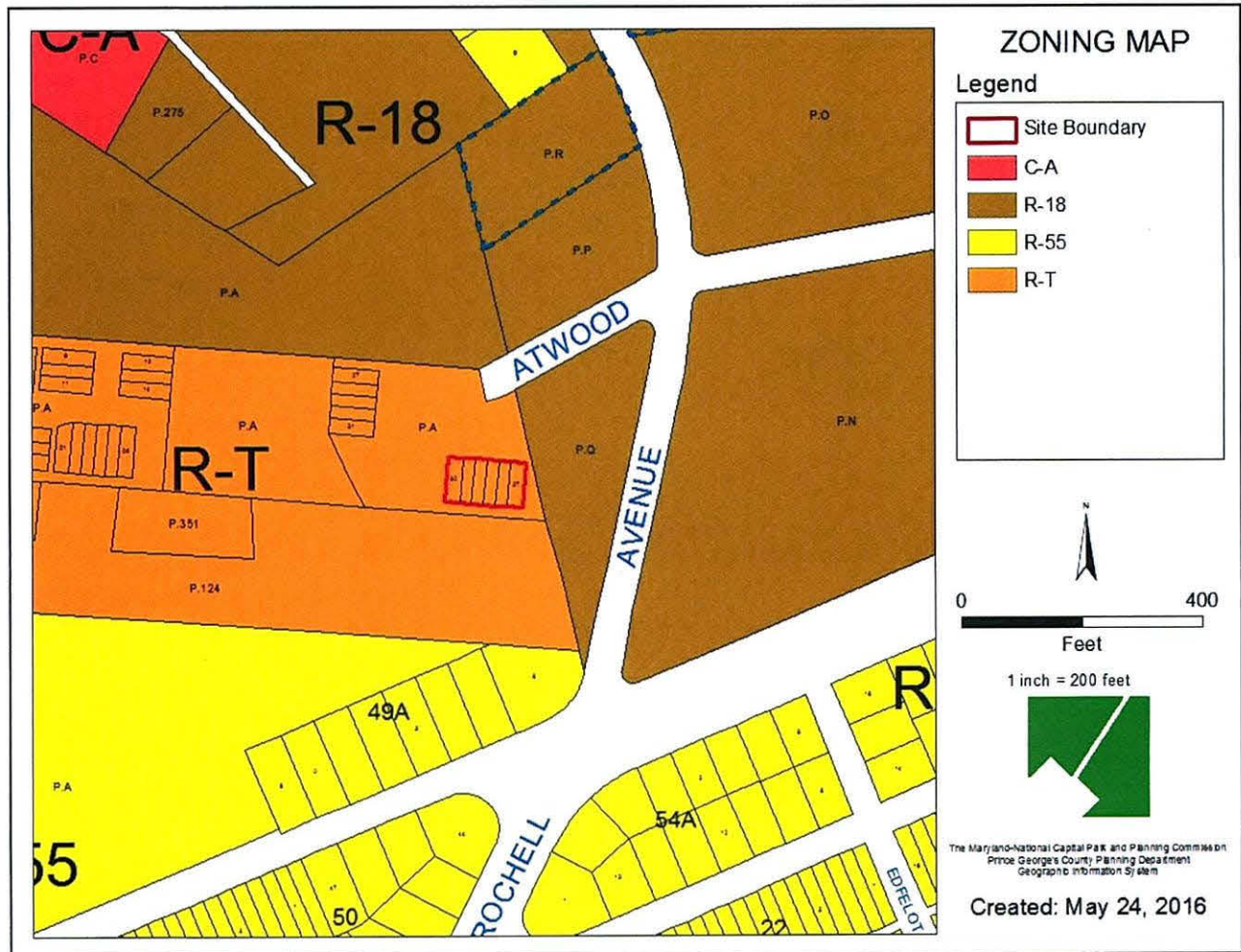
The proposed Youth Services Bureau will be located in District 6 at 6421-6431 Atwood Street in District Heights, Maryland at a location where townhomes had been planned before the property was purchased by the City of District Heights. The City took possession of the six lots through the County as a result of a developer default on the property. As part of the agreement implemented, the County requires the City to develop the property for a public use. This location is inside the Growth Boundary in the Established Communities area of the County as designated by the 2014 *Plan Prince George's 2035 Approved General Plan*. The general location is shown on Map 2.

Map 2 – Proposed District Heights Youth Services Bureau – General Location Map



The project site is in the R-T Zone, as shown on Map 3, which permits one-family detached and attached, two-family and three-family dwellings and promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout. To the north of the site is a vacant property zoned R-80; to the south and east there are single-family properties zoned R-55; to the west is a vacant parcel zoned R-O-S.

Map 3 – Proposed District Heights Youth Services Bureau – Zoning Map



PROJECT DESCRIPTION, SCHEDULE AND FUNDING

The proposed 1.5 million dollar project consists of building a 7,000 square foot building to be constructed in one phase. The facility would include eight counseling rooms, conference rooms, a computer room with space for ten computer workstations, a banquet hall and meeting space for a growing community of children, youth, and families, serving 300 people annually. There will be a reception area, courtyard, or atrium enclosure area to serve as a lobby with built-in bench or cushioned seating. The waiting area will include an interactive gaming table for teens and the flooring will consist of laminate wood and carpet tiles. The library/conference room will have floor to ceiling built-in shelving and a conference table to seat 12 individuals. The purpose of the facility would be to address the mental and behavioral counseling needs of those in need of these services in the community. The office space will feature an executive suite with a sitting area and/or roundtable space and a water feature such as a water wall in the common area and five of the offices will serve as play rooms. Some of the offices will serve the family therapy needs. Security will be provided by a monitoring system with the capability to monitor all public spaces via video cameras and monitors inside and outside of the building. A commercial kitchen is planned as well. The multipurpose/banquet room will be used for special occasions as well as for tutoring, workshops, art classes, seminars, television interviews, and dramatic productions. There will be an expressive arts area for artistic expression. In addition several rooms are planned for a control room/playback room, voiceover-audio suite and studio or stage.

While the property adjacent to the development site is owned by Valleybrooke Townes Community Association, the City has been coordinating with the association to ensure proper access to the site across the private road. The City is a member of the homeowners' association (HOA) and therefore has the right of access as a property owner and has a property right in the common HOA land.

Professional signage will be added to the existing residential parking areas to identify the public use and to deter any vehicular traffic going to the YSB from parking in parking spaces planned for residents of the townhomes. In addition, the City is working with the HOA to construct a wrought-iron fence to deter cut-through foot traffic from the YSB through the private community and to provide a more secure environment.

While the project is not registered for LEED certification with the U.S. Green Building Council, it is proposed to be built to green building standards with green building techniques to the greatest extent possible and will include energy-saving features and compliance with the International Energy Conservation Code. The building roof, however, will be designed to be consistent with the adjacent community. The proposed circulation plan shows circulation paths to access the YSB building. All proposed sidewalks will be installed to meet ADA requirements.

The proposed YSB will be fitted with a minimum of additional lights, primarily for additional security lighting to avoid light pollution and adverse impacts to adjacent parcels. Three solar powered LED site lights are proposed around the parking area adjacent to the proposed building. These lights will be a Shoebox type fixture with full cut-off optics. The project will comply with Prince George's County's Noise Ordinance (Section 19 of the County Code) and the Prince George's County Department of Park and Planning Commission's noise guidelines.

A limited number of parking spaces are available at the proposed site. Parking will consist of one regular visitor space, one van-designated handicapped parking space and eight staff parking spaces. When additional staff is required or when the banquet facilities are used, additional parking at the District Heights Municipal Building located at 2000 Marbury Drive will be utilized along with shuttle vans to transfer people from the municipal building to the YSB.

The proposed YSB is expected to be open and operational by January 2018. The hours of operation would be Monday-Thursday, 9:00 a.m.-8:00 p.m.; and Friday, 9:00 a.m.-5:00 p.m. The current proposed schedule is as follows, though subject to change pending final design and commitments. Construction will last 15-18 months from initial mobilization on site:

Approval of Building Permit:	August 2016
Groundbreaking:	September 2016
Use and Occupancy Certification:	November 2017
Grand Opening:	January 2018

The funding for the proposed facility will be from two sources: a State of Maryland Bond Bill and additional funds from the City of District Heights General Obligation Bond.

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed District Heights Youth Center and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

The site is located in the Western Branch subwatershed of the Patuxent River.

Natural Resources Inventory/Existing Conditions

A Natural Resources Inventory equivalency letter (NRI-258-2015) was issued on December 21, 2015. This letter is valid until December 21, 2020. An approved Natural Resources Inventory (NRI) or Equivalency Letter will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site.

Woodland Conservation

An evaluation of the site plan submitted by the applicant, dated August 15, 2015, indicates that the proposed development activities for this site will not result in any clearing of woodlands since the site was previously developed. On December 21, 2015 a Standard Letter of Exemption was issued for this site (S-218-15) since there are less than 10,000 square feet of existing woodlands and no previous TCP approvals onsite. This letter is valid until December 21, 2017.

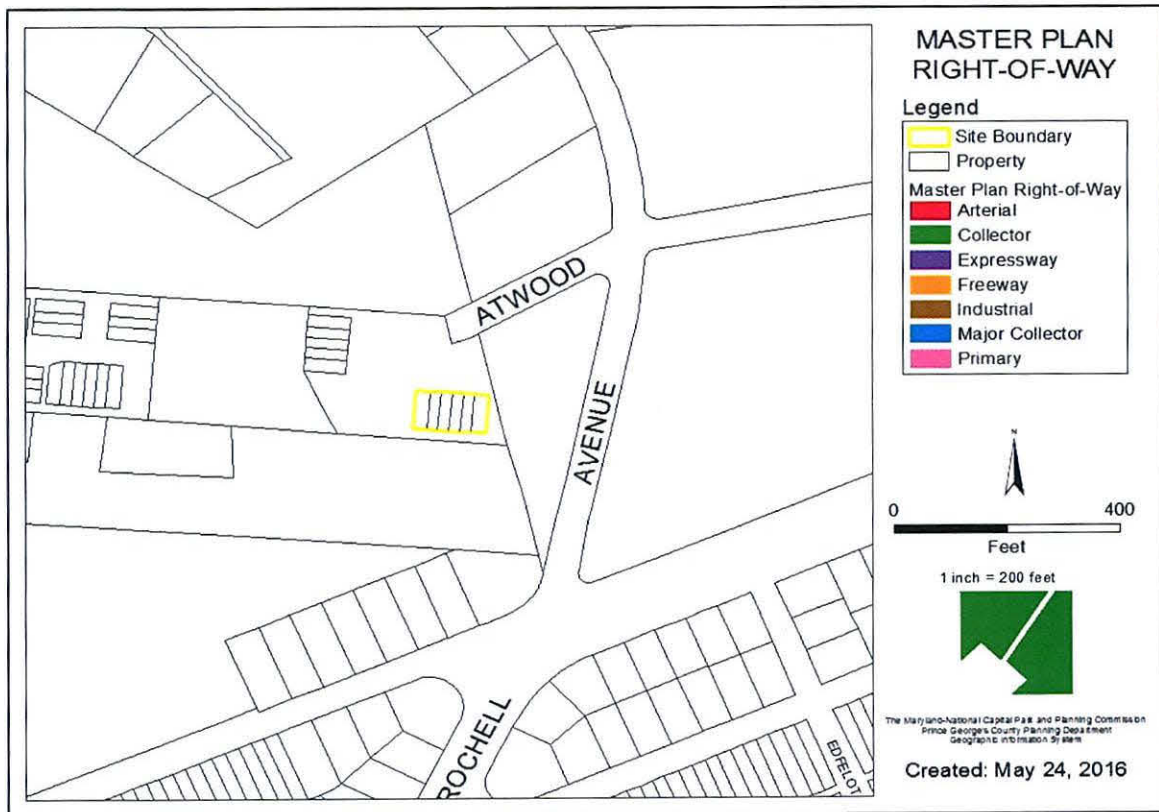
Regulated Environmental Features

A review of the information available indicates that there are no 100-year floodplains existing onsite; however, a floodplain study may be required by the Department of Permitting, Inspections, and Enforcement (DPIE) in order to obtain a stormwater management concept approval for this project.

2. TRANSPORTATION ASSESSMENT

Transportation Planning Section staff believes that there is no need to produce a traffic study for the YSB. Staff has determined that there are adequate sidewalks along Atwood Street, Rochelle Avenue, and District Heights Parkway. In addition to sidewalks, the YSB is served by the Metrobus V14 District Heights-Seat Pleasant Line, which provides bus service to the following places, towns, and Metrorail stations: Penn Mar Shopping Center, the Center at Forestville, District Heights, Capitol Heights, Addison Road-Seat Pleasant Metro Station, Carmody Hills, Seat Pleasant, Fairmount Heights, Chapel Oaks, and the Deanwood Metro Station. Neighborhood trail connections are available, but trails in this area are very short sections. They are scattered, and there are no on-road bikeways on the roadways. Map 4 indicates the Master Plan of Transportation Right-of-Way.

Map 4 –Master Plan Right-of-Way Map



Transportation Projects and Planned Facilities

There are no planned transportation or transit facilities adjacent to or abutting the property. The property is near the intersection of Atwood Street and Rochelle Avenue.

3. HISTORIC PRESERVATION/ARCHEOLOGY

The proposed project will not have an impact on any known Prince George's County Historic Sites, Resources, or Archeological Resources. No historic properties have been identified on or adjacent to the property. The proposed project site is greater than one mile from any County-designated historic sites or resources.

4. ECONOMIC ASSESSMENT

There are no comments on economic impacts of the proposed project in the immediate neighborhood and the County as a whole.

5. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The property is within a townhouse development of Valleybrooke Townes. It consists of six individual lots that were originally the subject of a Preliminary Plan of Subdivision, PPA 4-88186 (PGCPB No. 88-606) for Valleybrooke Townes that was subsequently recorded among the Land Records of Prince George's County, Maryland, Plat Book VJ 158 at Plat 39 on May 14, 1991. A subsequent Detailed Site Plan, SP-90099 (PGCPB No. 90-545), was approved by the Planning Board on December 20, 1990 for the development of 37 townhouses (See Map 5, Aerial Map).

The majority of the lots within the subdivision were developed with townhomes per the site plan approval and are currently occupied. The applicant indicated that the developer never built townhomes on the subject property Lots 32 – 37 as shown on the site plan, and defaulted on the bond. Subsequently, the County took ownership of these lots within the subdivision before deeding them to the City in 2004. In that deed, the applicant agreed to a covenant that the property would remain in public use and would revert to the County upon discontinuance of a public use.

As a public entity the City is not subject to the prior plan approvals (PPS and DSP) applicable to the overall subdivision. If the site plan ever had to be revised, the City-owned property would be excluded from the limits of the detailed site plan (DSP application), which could have implications on SP-90099's conformance with the Zoning Ordinance requirements. The record plat presents more major concerns as the platted lots owned by the City do not have direct frontage on a public right-of-way, but rather are completely surrounded by Parcel A which is owned by the Valleybrooke Townes Community Association (HOA). This means that pedestrian and vehicular access to this proposed public building is across private property, as well as the parking area and the proposed stormwater facility. This presents multiple concerns regarding liability, maintenance and accessibility that the City and HOA should fully consider. However, it has been determined that the City is a member of the HOA and therefore has the right of access as a property owner with a property right in the common HOA area.

The applicant states that they are working with the HOA on fencing and signage improvements to create a secure site and avoid any parking conflicts. The Urban Design Section suggests the City and HOA confer with legal counsel regarding these issues, including the implications of the access, parking, and stormwater facility locations on the HOA property.

Site Design

Parking - No parking is proposed on the City-owned property, but rather they intend to use the existing 10-space parking lot located on the HOA property immediately north of their property. The applicant indicated that the majority of the intended clientele walk, use public transit, or will be dropped off at the facility and a study of their existing facility shows an average of seven cars visit the facility throughout the day. They believe one visitor space, one handicapped space and eight staff parking spaces will be sufficient to accommodate the proposed building. The Urban Design Section has concerns that this is insufficient parking for the proposed use and visitors may start parking along the adjacent roadway or on the nearby parking lot in front of townhomes. For instance, if this was a medical practitioner's office, the Zoning Ordinance would require approximately 35 parking spaces. The Urban Design Section suggests that the applicant provide signage relating to the parking for the subject use and indicate private parking for the townhouse development in the appropriate areas. Furthermore, the applicant should carefully monitor the parking situation once the building is in use to ensure that sufficient parking is available and there are no impacts on the surrounding residential community.

Sidewalks - Proposed sidewalk is shown along the front of the building and wraps to the side of the building to provide access to fire doors. However, the sidewalk does not directly connect to the existing sidewalks on-site nor to all of the parking spaces. The Urban Design Section suggests that the proposed sidewalk should be extended to directly connect to all of the parking spaces in front of the building and to the existing sidewalk on-site.

Trash - No exterior trash facilities are shown on the submitted plans and will most likely be required. The Urban Design Section suggests that the applicant provide such a facility in a location far away from nearby residences and screen it from the residences and the public right-of-way.

Lighting - The submitted site plan and architectural elevations do not indicate any locations for proposed lighting given the fact that the building will not be used at nighttime and, based on aerials, there do not appear to be any existing lights in the vicinity of the proposed building or the intended parking area. The

Urban Design Section suggest that the City provide sufficient lighting within the parking area and around the building, while also minimizing its impact on the nearby residential buildings.

Landscaping/Urban Design

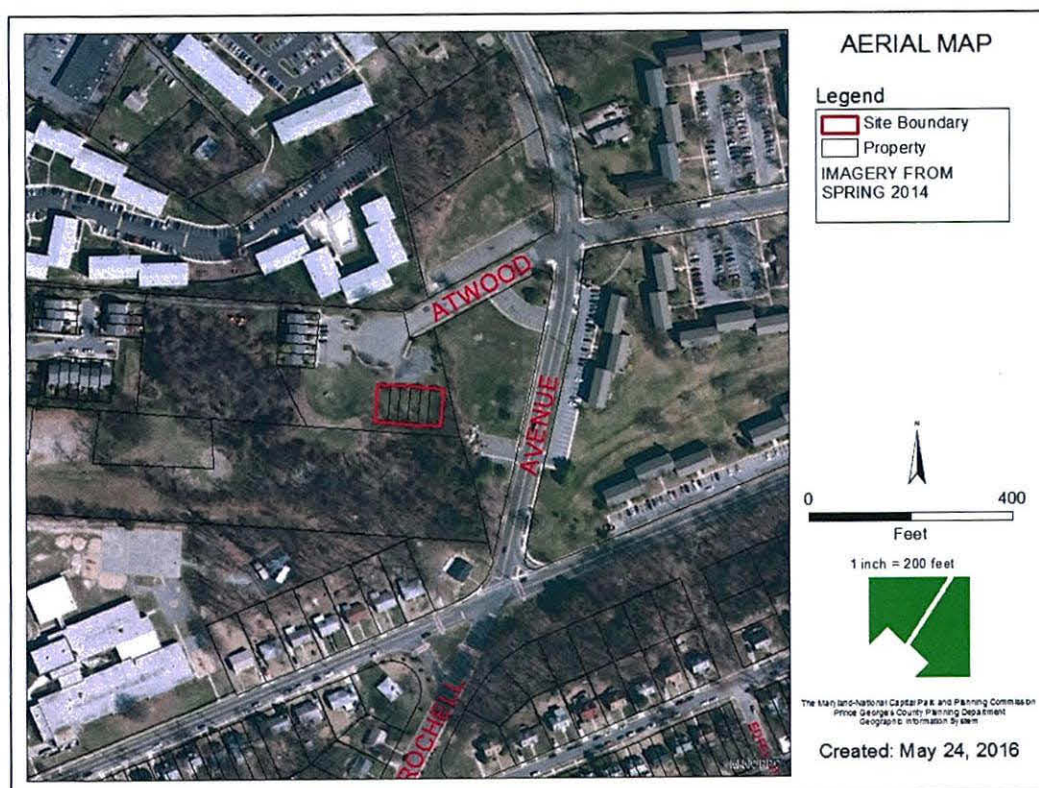
No landscape plan was submitted. However, the applicant indicated that the proposed stormwater facility will have appropriate plantings and there will be a buffer on the east side of the building, although specifics were not finalized. The submitted plans do indicate that approximately nine substantial trees will be removed within the City's property area. The Urban Design Section suggests that the applicant replace a similar number of native trees around the building near the parking lot and in a buffer on the east side of the building. Additionally, decorative plantings, such as shrubs, perennials and ornamental trees should be provided around the building to reinforce the residential character of the property.

Building Design

Green Building Techniques - The applicant indicated that they do not intend to pursue Leadership in Energy and Environmental Design (LEED) certification, but that the building design will incorporate green building techniques to the greatest extent practical.

Architecture - The proposed building will be finished with a brick veneer water table, vinyl siding and an asphalt shingle gabled roof. Architectural details include a standing seam metal-roofed front porch with decorative columns, roof dormers, double hung windows with shutters on all elevations and a bay window on one side. The Urban Design Section believes the architecture is very well designed and that it should blend well with the residential buildings in the vicinity. The applicant is encouraged to maintain the quality of materials, details, design and fenestration in the final constructed building.

Map 5 – Proposed District Heights YSB Aerial Map



6. CONSISTENCY WITH APPROVED PLANS

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment (SMA)* classifies the site in the Residential Medium High (up to 20 dwelling units per acre) land use. The Sectional Map Amendment (SMA) retains the Residential Townhouse (R-T) Zone. The proposed use and development is on public land, and may not be subject to the Zoning Ordinance. However, the use and design of these facilities should be compatible with the surrounding uses and development. Whether a subdivision application is required to consolidate the townhouse lots into one developable lot for the youth center has to be determined by the Development Review Division.

7. EXISTING PUBLIC FACILITIES

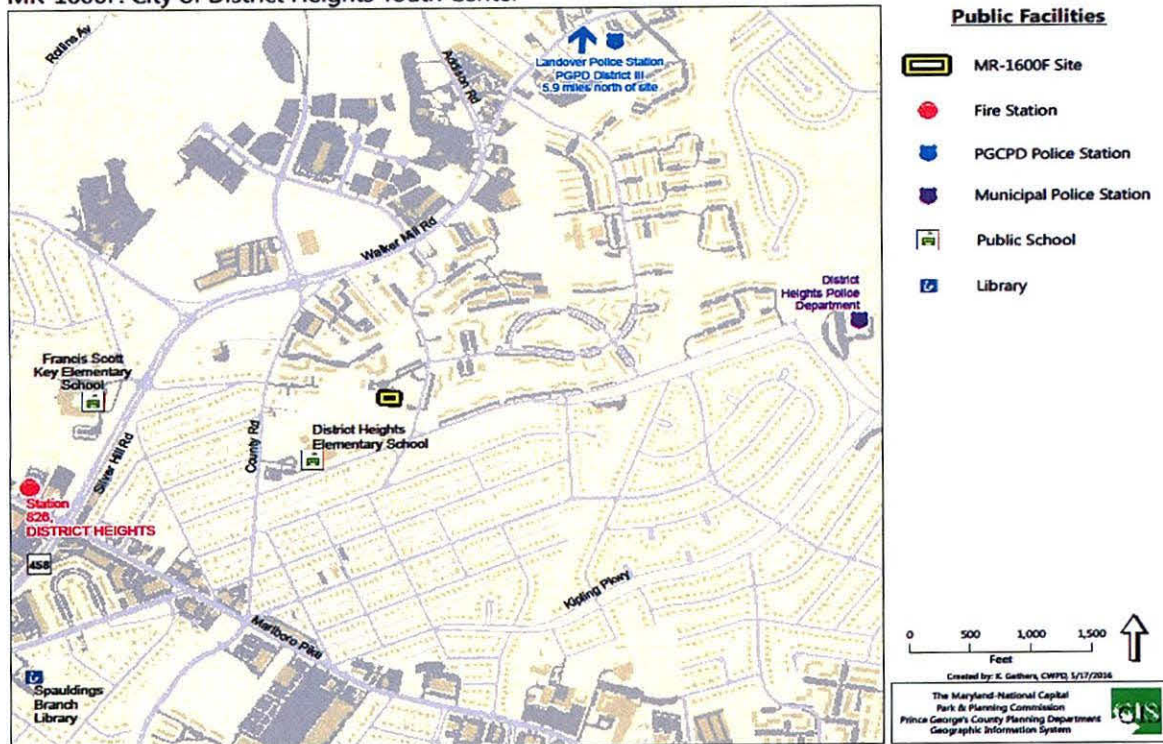
Map 6 shows the locations of existing public facilities. The police services are provided by the Prince George's Police Department, District III, Landover Police Station located at 7600 Barlowe Road in Palmer Park. District III covers Glenarden, Landover, Chapel Oaks, Capitol Heights, Seat Pleasant, Fairmount Heights, District Heights, Suitland, and Forestville.

The proposed project is served by District Heights Fire/EMS Company 826, a first due response station (a maximum of seven minutes travel time), which is located at 5900 Marlboro Pike. The station is equipped with one engine, two ambulances and is staffed by volunteer/career personnel. It is located 0.60 miles away from the proposed youth services bureau.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System in the Established Communities portion of the County.

Map 6 – Public Facilities

MR-1600F: City of District Heights Youth Center

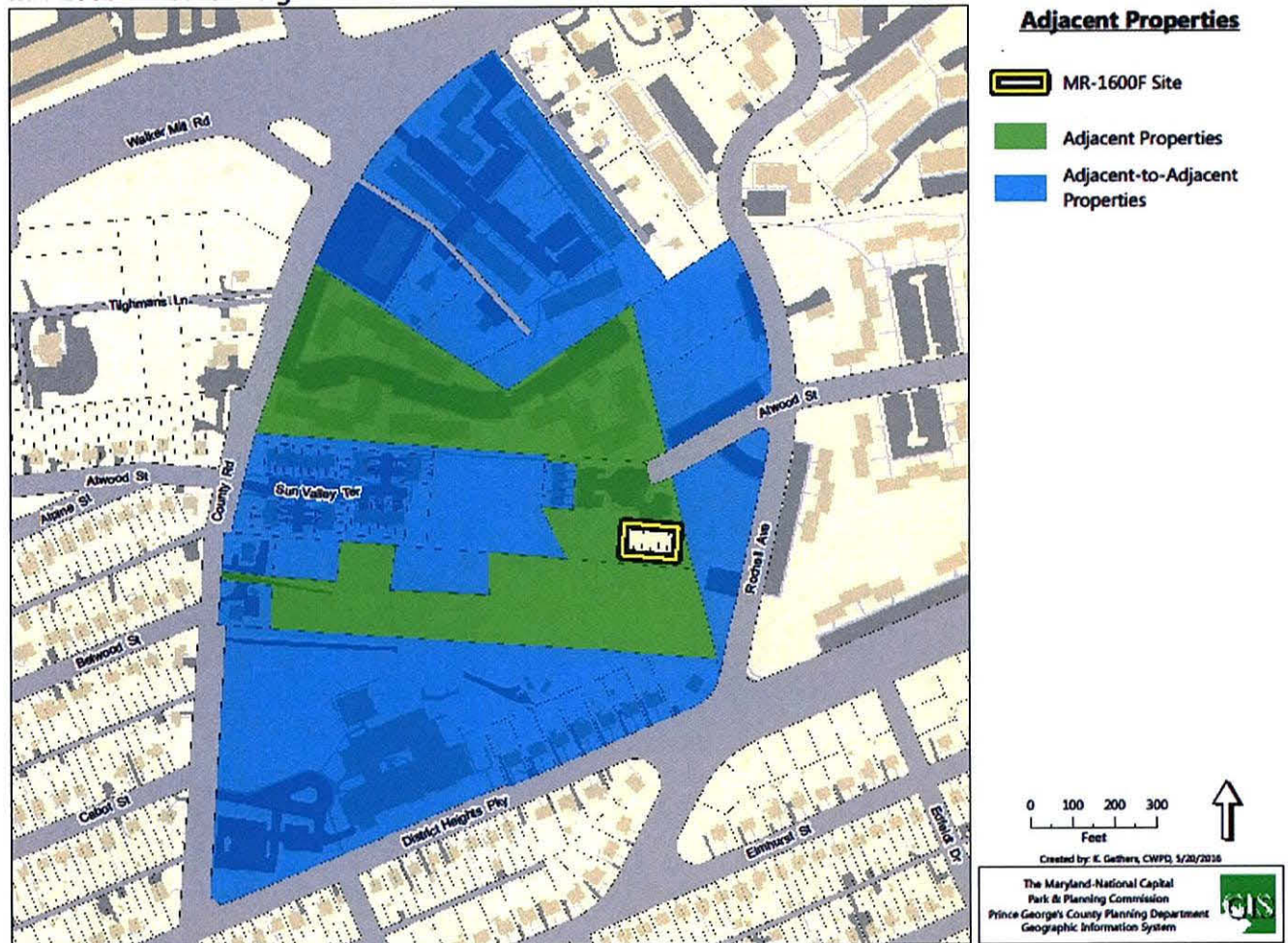


8. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners as well as those adjacent to adjoining property owners and civic associations informing them of the project and Planning Board hearing date (see Map 7). In addition, the City of District Heights conducted several community meetings to inform the residents of the Valleybrooke Townes Community Association and residents that they will continue to have an opportunity to comment through the Architectural Control Committee when the building permit is filed with the HOA.

Map 7 – Adjacent Properties

MR-1600F: District Heights Youth Center





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Environmental Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

May 19, 2016

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section

FROM: Marc Juba, Senior Planner, Environmental Planning Section

SUBJECT: MR-1600F District Heights Youth Center

The Environmental Planning Section has completed its initial review for MR-1600F, District Heights Youth Center, located on Lots 32-37, and PT Parcel A on Atwood Street, District Heights, Maryland.

A Natural Resources Inventory equivalency letter (NRI-258-2015) was issued on December 21, 2015. This letter is valid until December 21, 2020. An approved Natural Resources Inventory (NRI) or Equivalency Letter will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site.

After evaluating a site plan submitted by the applicant, dated August 15, 2015, the Environmental Planning Section has determined the proposed development activities for this site will not result in any clearing of woodlands onsite, as the site was previously developed and contains less than 10,000 square feet of existing woodlands. On December 21, 2015, a Standard Letter of Exemption (S-218-15) was issued for this site as there are less than 10,000 square feet of existing woodlands and no previous Tree Conservation Plan (TCP) approvals onsite. This letter is valid until December 21, 2017.

According to the proposed site plan, it appears that no 100-year floodplains exist onsite. However, a floodplain study may be required by the Department of Permitting, Inspections and Enforcement (DPIE) in order to obtain a stormwater management concept approval for this project.

Conclusion

Thank you for the opportunity to comment on the District Heights Youth Center project. The Environmental Planning Section recommends approval of this project.

If you have questions regarding these comments, please contact the Environmental Planning Section at 301-883-3239.

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning

VIA: Susan Lareuse, Master Planner, Urban Design Section, Development Review Division

FROM: Jill Kosack, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Mandatory Referral MR-1600F, City of District Heights Youth Center

The Urban Design Section has reviewed materials provided in support of MR-1600F, City of District Heights Youth Services Building, proposed to be located at 6421 – 6431 Atwood Street, District Heights, Maryland. The subject property contains approximately 0.22 acres in the R-T (Townhouse) Zone and is located on the south side of the western terminus of Atwood Street, approximately 360 feet west of its intersection with Rochelle Avenue, in the Valleybrooke Townes Subdivision. The site is surrounded by townhouse and multifamily residential uses in the R-T and R-18 Zones. The project is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code that requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral review process.

The City proposes to construct a three-story, 7,000 square foot, approximately 38 foot high building on six lots owned by the City, to house its Family and Youth Services Bureau Center for Counseling and Expressive Arts that will operate approximately six days a week from 9 a.m. to 8 p.m. The new facility will have space for eight counseling rooms, meeting space, an arts area and conference rooms, and will meet the growing needs of children, youth, and families in need of mental and behavioral counselling/therapy. The proposed facility will serve more than 300 people annually.

The Urban Design Section offers the following recommendations regarding the proposed project:

Property

- The subject property consists of six individual lots that were originally the subject of a Preliminary Plan of Subdivision, PPS 4-88186 (PGCPB No. 88-606) for Valleybrooke Townes that was subsequently recorded among the Land Records of Prince George's County, Maryland, Plat Book VJ 158 at Plat 39, on May 14, 1991. A subsequent Detailed Site Plan, SP-90099 (PGCPB No. 90-545), was approved by the Planning Board on December 20, 1990 for the development of 37 townhouses. The majority of the lots within the subdivision were developed with townhomes per the site plan approval and are currently occupied. The applicant indicated that the developer never built townhomes on the subject property of Lots 32 – 37 as shown on the site plan and defaulted on the bond. Subsequently, the County took ownership of these lots within the subdivision before deeding them to the City in 2004. In that deed, the City agreed to a covenant that the property will remain in public use and will revert to the County upon discontinuance of a public use.

As a public entity, the City is not subject to the prior plan approvals (PPS and DSP) applicable to the overall subdivision. If the site plan ever had to be revised, the City-owned property would be excluded from the limits of the DSP application, which could have implications on SP-90099's conformance with the Zoning Ordinance requirements. The record plat presents more major concerns as the platted lots owned by the City do not have direct frontage on a public right-of-way, but rather are completely surrounded by Parcel A, which is owned by the Valleybrooke Townes Community Association (HOA). This means that pedestrian and vehicular access to this proposed public building is across private property, as well as the parking area and the proposed stormwater facility are on the HOA's private property. This presents multiple concerns regarding liability, maintenance and accessibility that the City and HOA should fully consider.

The Urban Design Section raised these issues with the City applicant representatives in the pre-application meeting and the applicant responded that they have had several meetings with the HOA and have an amicable relationship. The applicant indicated that if an agreement related to site access is required for permits that it would be obtained at that time. The applicant stated that they are working with the HOA on fencing and signage improvements to create a secure site and avoid any parking conflicts. The Urban Design Section suggests the applicant and HOA confer with legal counsel regarding these issues, including the implications of the access, parking and stormwater facility locations on the HOA property.

Site Design

- Parking - No parking is proposed on the City-owned property, but rather they intend to use the existing 10-space parking lot located on the HOA property immediately north of their property. The City indicated that the majority of the intended clientele walk, use public transit, or will be dropped off at the facility and a study of their existing facility shows an average of seven cars visit the facility throughout the day. They believe one visitor space, one handicapped space and eight staff parking spaces will be sufficient to accommodate the proposed building. The Urban Design Section has concerns that this is insufficient parking for the proposed use and visitors may start parking along the adjacent roadway or on the nearby parking lot in front of townhomes. For instance, if this was a medical practitioner's office, the Zoning Ordinance would require approximately 35 parking spaces. The Urban Design Section suggests that the applicant provide signage relating to the parking for the subject use and indicate private parking for the townhouse development in the appropriate areas. Further, the applicant should carefully monitor the parking situation once the building is in use to assure sufficient parking is available and that there are no impacts on the surrounding residential community.
- Sidewalks - Proposed sidewalk is shown along the front of the building and wraps to the side of the building to provide access to fire doors. However, the sidewalk does not directly connect to the existing sidewalks on-site nor all of the parking spaces. The Urban Design Section suggests that the proposed sidewalk should be extended to directly connect to all of the parking spaces in front of the building and to the existing sidewalk on-site.
- Trash - No exterior trash facilities are shown on the submitted plans and will most likely be required. The Urban Design Section suggests that the City provide a facility in a location far away from nearby residences and screen it from the residences and the public right-of-way.

- Lighting - The submitted site plan and architectural elevations do not indicate any locations for proposed lighting given the fact that the building will be used at nighttime and based on aerials, there does not appear to be any existing lights in the vicinity of the proposed building or the intended parking area. The Urban Design Section suggests that the applicant provide sufficient lighting within the parking area and around the building, while also minimizing impacts on the nearby residential buildings.
- Landscaping - No landscape plan was submitted. However, the applicant indicated that the proposed stormwater facility will have appropriate plantings and there will be a buffer on the east side of the building, although specifics were not finalized. The submitted plans indicate that approximately nine substantial trees will be removed within the City's property area. The Urban Design Section suggests that the applicant replace a similar number of native trees around the building, near the parking lot and in a buffer on the east side of the building. Additionally, decorative plantings, such as shrubs, perennials and ornamental trees, should be provided around the building to reinforce the residential character of the property.

Building Design

- Green Building Techniques - The applicant indicated that they do not intend to pursue Leadership in Energy and Environmental Design (LEED) certification, but that the building design will incorporate green building techniques to the greatest extent practical.
- Architecture - The proposed building will be finished with a brick veneer water table, vinyl siding and an asphalt shingle, gabled roof. Architectural details include a standing seam metal-roofed front porch with decorative columns, roof dormers, double hung windows with shutters on all elevations and a bay window on one side. The Urban Design Section believes the architecture is very well designed and should blend well with the residential buildings in the vicinity. The applicant is encouraged to maintain the quality of materials, details, design and fenestration in the final constructed building.

Conclusion

The Urban Design Section offers the following suggestions:

- The applicant should provide signage relating to the parking for the subject use and indicating private parking for the townhouse development in the appropriate areas.
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May 19, 2016

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section

FROM: Marc Juba, Senior Planner, Environmental Planning Section

SUBJECT: **MR-1600F District Heights Youth Center**

The Environmental Planning Section has completed its initial review for MR-1600F, District Heights Youth Center, located on Lots 32-37, and PT Parcel A on Atwood Street, District Heights, Maryland.

A Natural Resources Inventory equivalency letter (NRI-258-2015) was issued on December 21, 2015. This letter is valid until December 21, 2020. An approved Natural Resources Inventory (NRI) or Equivalency Letter will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site.

After evaluating a site plan submitted by the applicant, dated August 15, 2015, the Environmental Planning Section has determined the proposed development activities for this site will not result in any clearing of woodlands onsite, as the site was previously developed and contains less than 10,000 square feet of existing woodlands. On December 21, 2015, a Standard Letter of Exemption (S-218-15) was issued for this site as there are less than 10,000 square feet of existing woodlands and no previous Tree Conservation Plan (TCP) approvals onsite. This letter is valid until December 21, 2017.

According to the proposed site plan, it appears that no 100-year floodplains exist onsite. However, a floodplain study may be required by the Department of Permitting, Inspections and Enforcement (DPIE) in order to obtain a stormwater management concept approval for this project.

Conclusion

Thank you for the opportunity to comment on the District Heights Youth Center project. The Environmental Planning Section recommends approval of this project.

If you have questions regarding these comments, please contact the Environmental Planning Section at 301-883-3239.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Countywide Planning Division**

**(301) 952-3650
www.mncppc.org**

June 2, 2016

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division

FROM: Ted Kowaluk, Senior Planner, Special Projects Section, Countywide Planning Division

SUBJECT: **MR-1600F District Heights Youth Center**

Project Description

The applicant is proposing to construct a youth center, approximately 7,000 square feet in size, for meeting with community children, youth, and families in need of mental and behavioral counseling and therapy. The facility will be built on six lots currently owned by the City consisting of approximately 9,750 square feet. The facility will be located at 6421-6431 Atwood Street District Heights, Maryland.

Evaluation of Existing Public Facilities

The proposed youth center is approximately 0.60 miles from District Heights Fire/EMS Station Co. 826 located at 5900 Marlboro Pike. The station is equipped with one engine, two ambulances and is staffed by volunteer/career personnel. The proposed senior center is located 1.7 miles away.

In addition, the project site is served by Police District III, located at 7600 Barlow Road Palmer Park, Maryland. District III covers Glenarden, Landover, Chapel Oaks, Capitol Heights, Seat Pleasant, Fairmount Heights, District Heights, Suitland, and Forestville.

The *Adopted 2008 Water and Sewer Plan* places the property in Water and Sewer Category 3, Community System and in the Developed Tier.

2008 Water/Sewer Plan

The Sewer Envelope is depicted on the Category Maps as a boundary beyond which no community water and sewer facilities will be approved. The Sewer Envelope boundary is based on topography, existing sewer service areas, and proposed development density according to the area Master Plans. The Sewer Envelope boundary was established in 1994. The County Council reaffirmed the envelope boundary by adopting it as the template for the Rural Tier boundary adopted in the Commission's *2000 Biennial Growth Policy Plan* and the 2002 *Prince George's County Approved General Plan*.

Category 3- Community System

Areas within the Sewer Envelope – Land developed on public water and sewer, and undeveloped properties with valid preliminary plans approved for public water and sewer.

From: Krause, Robert
Sent: Tuesday, May 10, 2016 1:46 PM
To: Hasan, Fatimah <Fatimah.Hasan@ppd.mncppc.org>
Subject: RE: MR-1600F - District Heights Youth Center

Fatimah,

The proposed project, District Heights Youth Center, MR-1600F, will not impact any known Prince George's County designated Historic Sites, Historic Resources, or Archeological Resources. The proposed project site is greater than 1 mile from any County-designated historic sites or resources.

Thank you,

Robert

From: Janousek, Daniel
Sent: Thursday, June 02, 2016 9:20 AM
To: Hasan, Fatimah <Fatimah.Hasan@ppd.mncppc.org>
Cc: Masog, Tom <Tom.Masog@ppd.mncppc.org>
Subject: Expedited Review for MR-1600F - District Heights Youth Center

Fatimah,

We have looked at the site today. Because there is no site plan, per se, there are no site plan comments. Technical staff believes that there is no need to produce a traffic study this project.

From what we can tell, Rochelle Avenue, Atwood Street, and District Heights Parkway contain adequate sidewalks for the youth center.

In addition to sidewalks, the youth center site is served by the Metrobus V14 District Heights-Seat Pleasant Line, which provides bus service to the following places, towns and Metrorail stations: Penn Mar Shopping Center, The Center at Forestville, District Heights, Capitol Heights, Addison Road-Seat Pleasant station, Carmody Hills, Seat Pleasant, Fairmount Heights, Chapel Oaks, and the Deanwood station.

Neighborhood trail connections are available, but trails in this area are very short sections. They are scattered, and there are no on-road bikeways on the roadways. Many of the neighborhood streets are bikeable, because of their low-volume and low-speed nature.

Sincerely,

Dan

Daniel R Janousek
Transportation Coordinator
Countywide Planning Division
The Maryland-National Capital Park and Planning Commission



County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301)-780-8116



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3972
www.mncppc.org

June 2, 2016

MEMORANDUM

TO: Hasan Fatimah, Planner Coordinator, Special Project Section, Countywide Planning Division

VIA: David A. Green, MBA, Planning Supervisor, Community Planning Division

FROM: Chidy Umeozulu, Planner Coordinator, Community Planning Division

SUBJECT: **MR-1600F - District Heights Youth Center**

The proposed youth center is in a city-owned land in a townhouse subdivision. The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* classifies the site in the Residential Medium High (up to 20 du/acre) land use. The Sectional Map Amendment (SMA) retains the Residential Townhouse (R-T) Zone. The master plan designates the site Institutional land use and the SMA retains the Rural Residential (R-R) Zone.

The proposed uses and development are in public land and may not be subject to the Zoning Ordinance. However, the use and design of this facility should be compatible with the surrounding uses and development. Whether a subdivision application is required to consolidate the townhouse lots into one developable lot for the youth center has to be determined by Development Review Division.

Mandatory Referral Review

PROPOSED DISTRICT HEIGHTS YOUTH CENTER

for review by

PRINCE GEORGE'S COUNTY PLANNING BOARD
July 21, 2016

AGENDA ITEM: #10
APPLICATION: MR-1600F

WHY MANDATORY REFERRAL REVIEW?

Mandatory Referral Review Objectives:

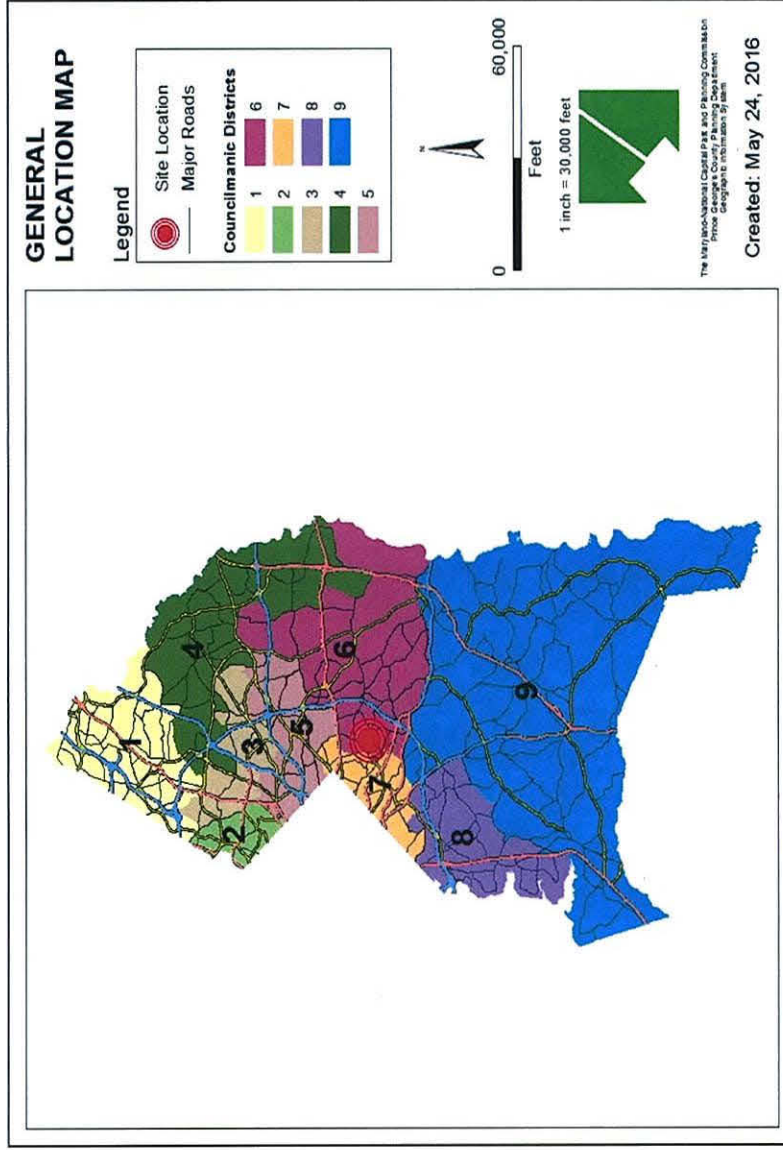
- To be in compliance with state law - Sections §20-301 through 305 of the Land Use Article.
- To build consensus with other public agencies: federal, state, public/private utilities.
- To engage in dialogue with federal, state and local counterparts.
- To inform/educate adjacent private owners of any impending impacts.

PROPOSED DISTRICT HEIGHTS YOUTH CENTER

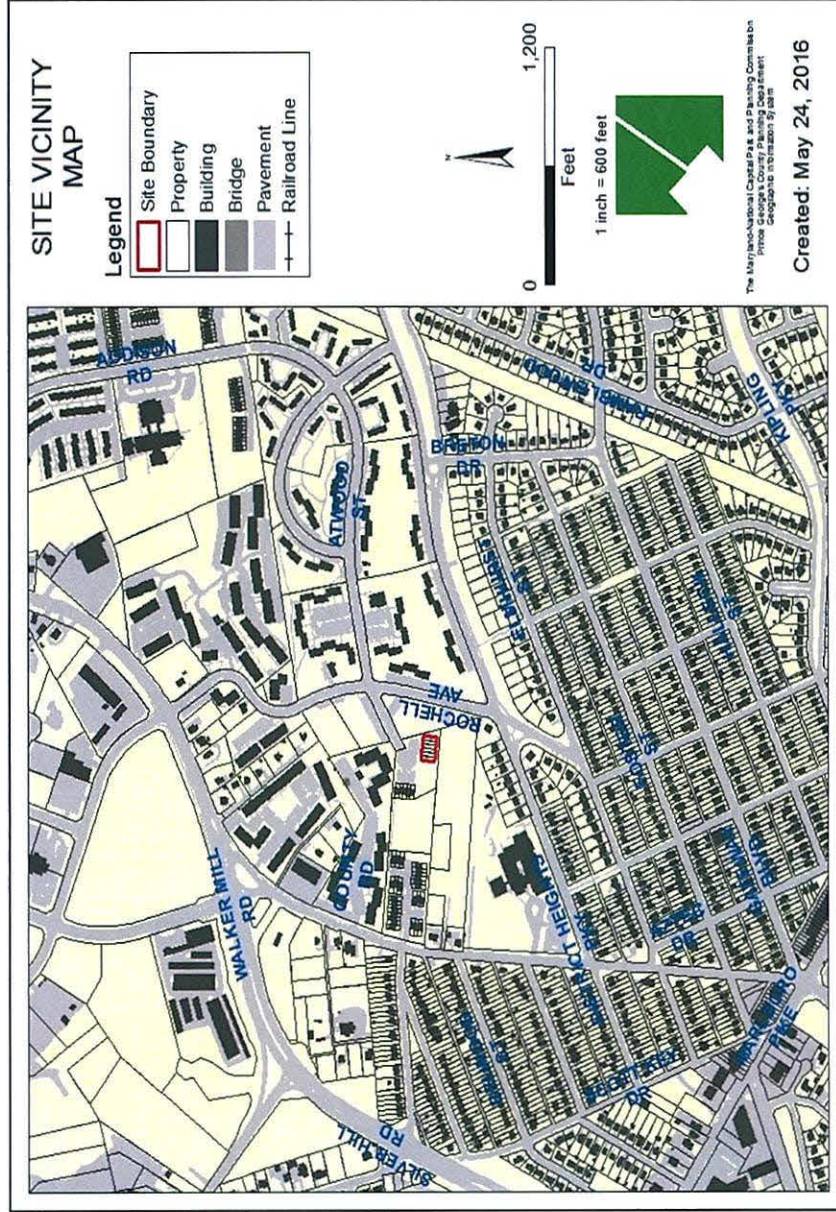
PURPOSE

- **To construct a youth services bureau or youth center, approximately 7,000 square feet in size, for meeting with community children, youth and families in need of counseling and therapy.**

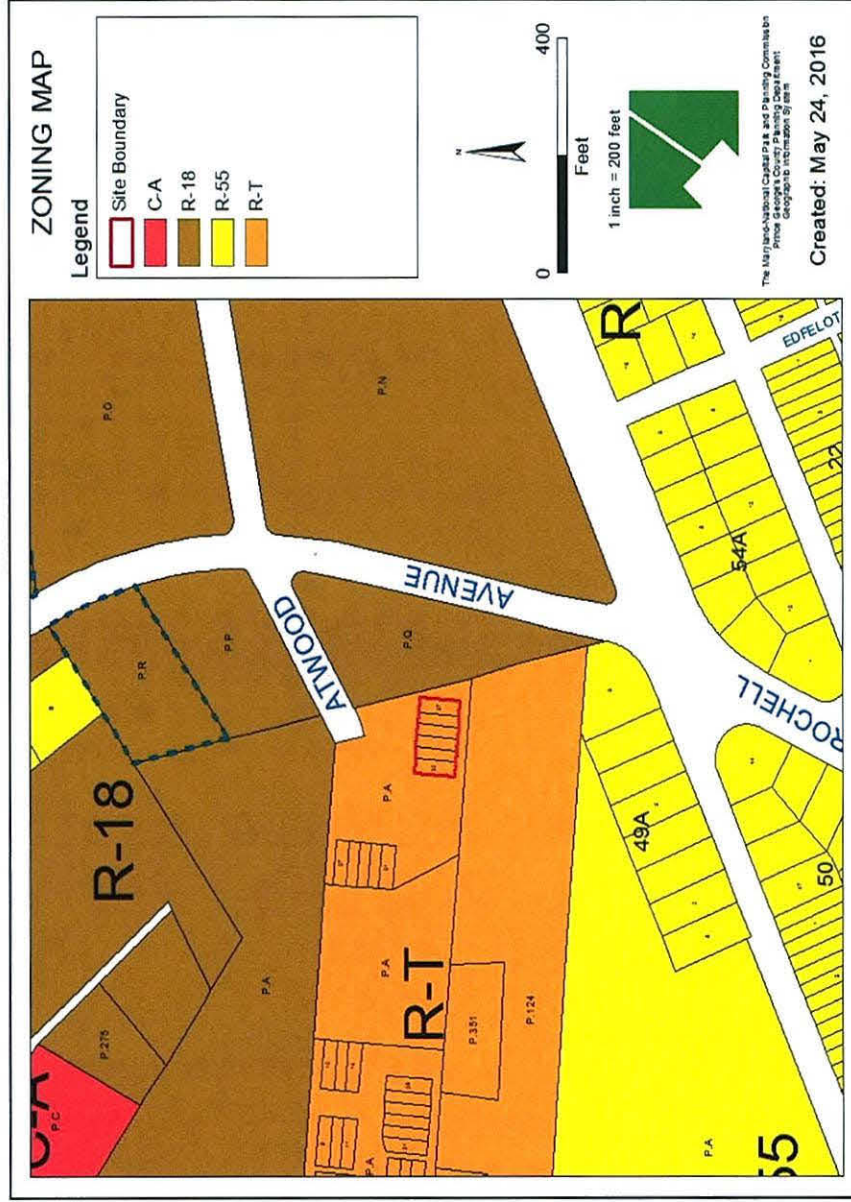
GENERAL LOCATION



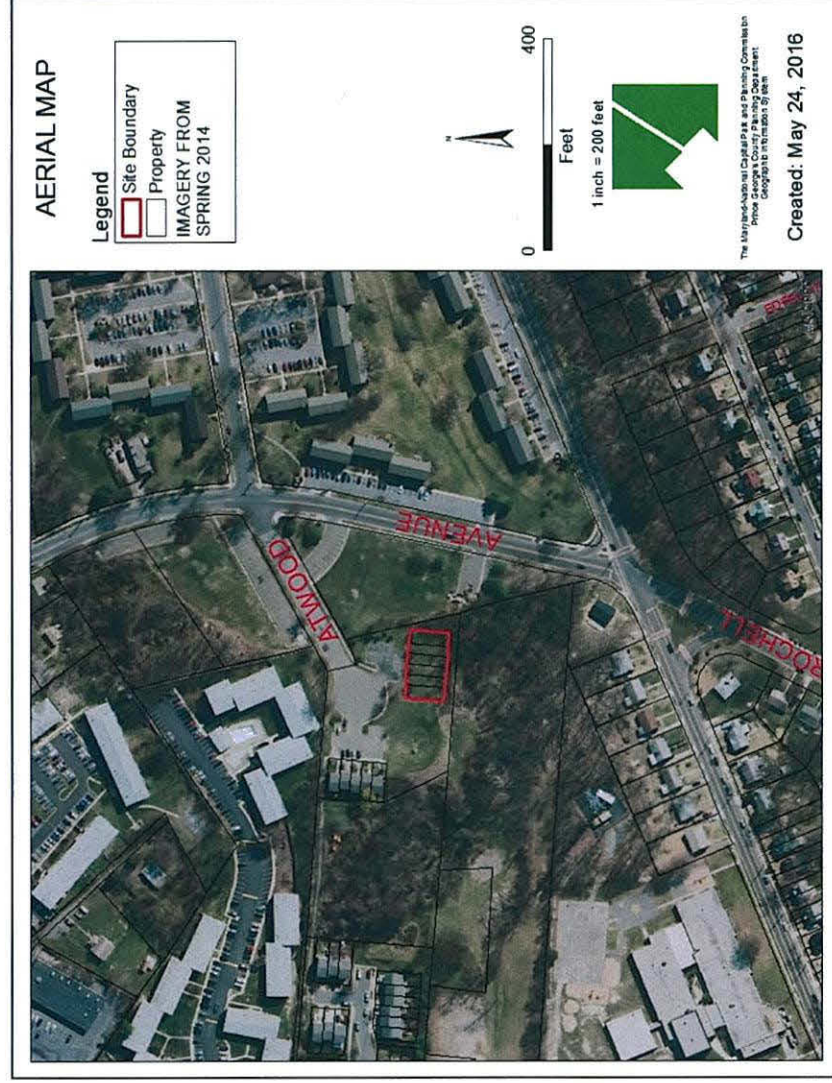
SITE VICINITY



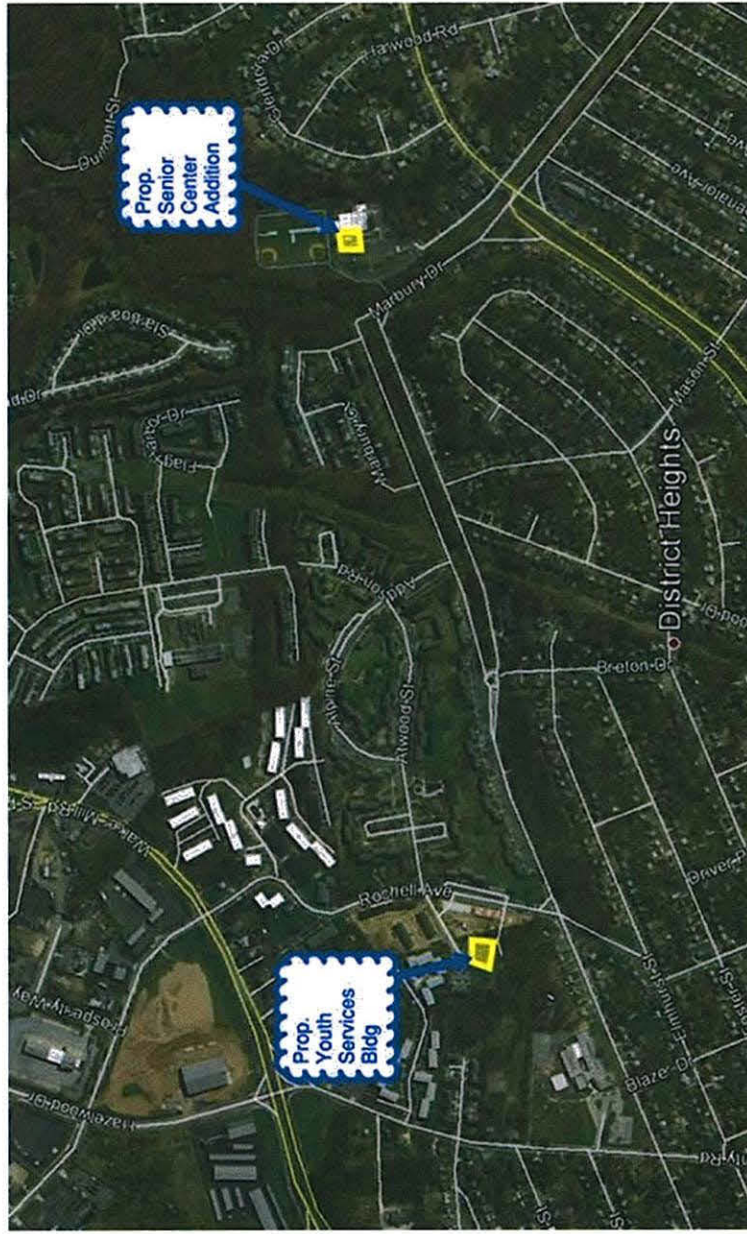
EXISTING ZONING



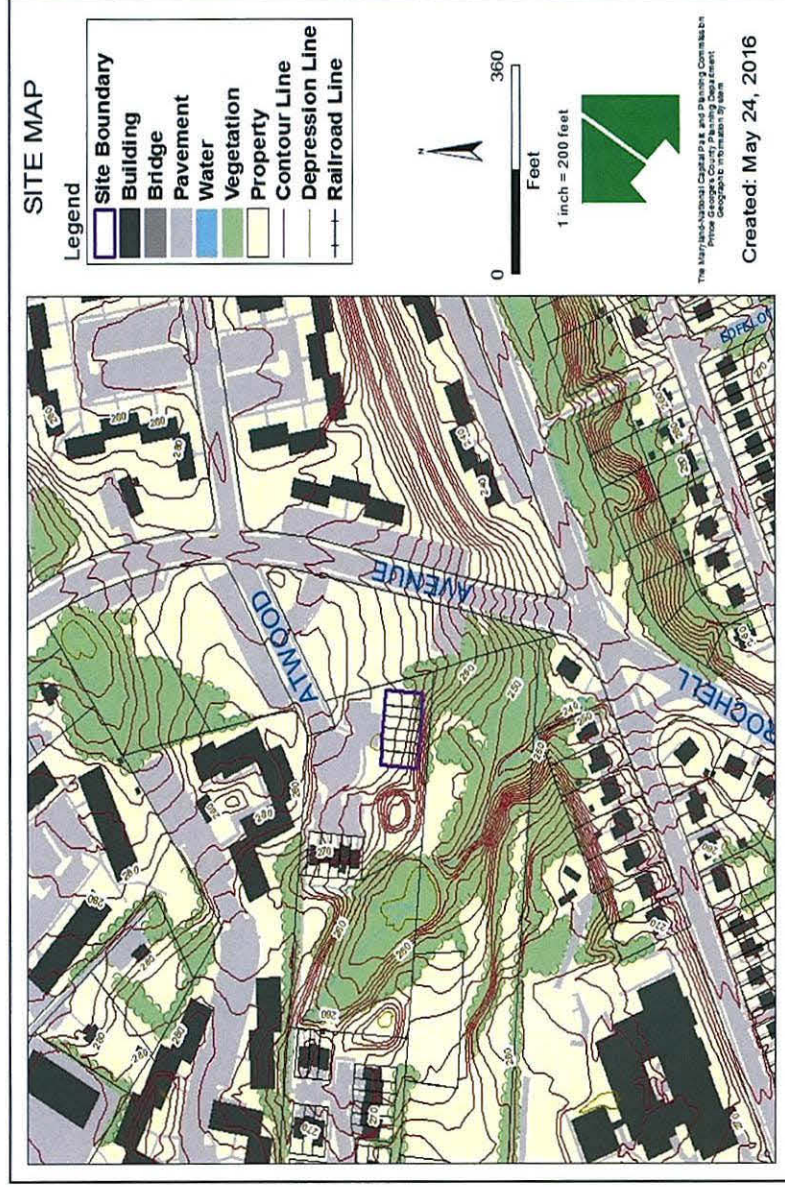
AERIAL VIEW



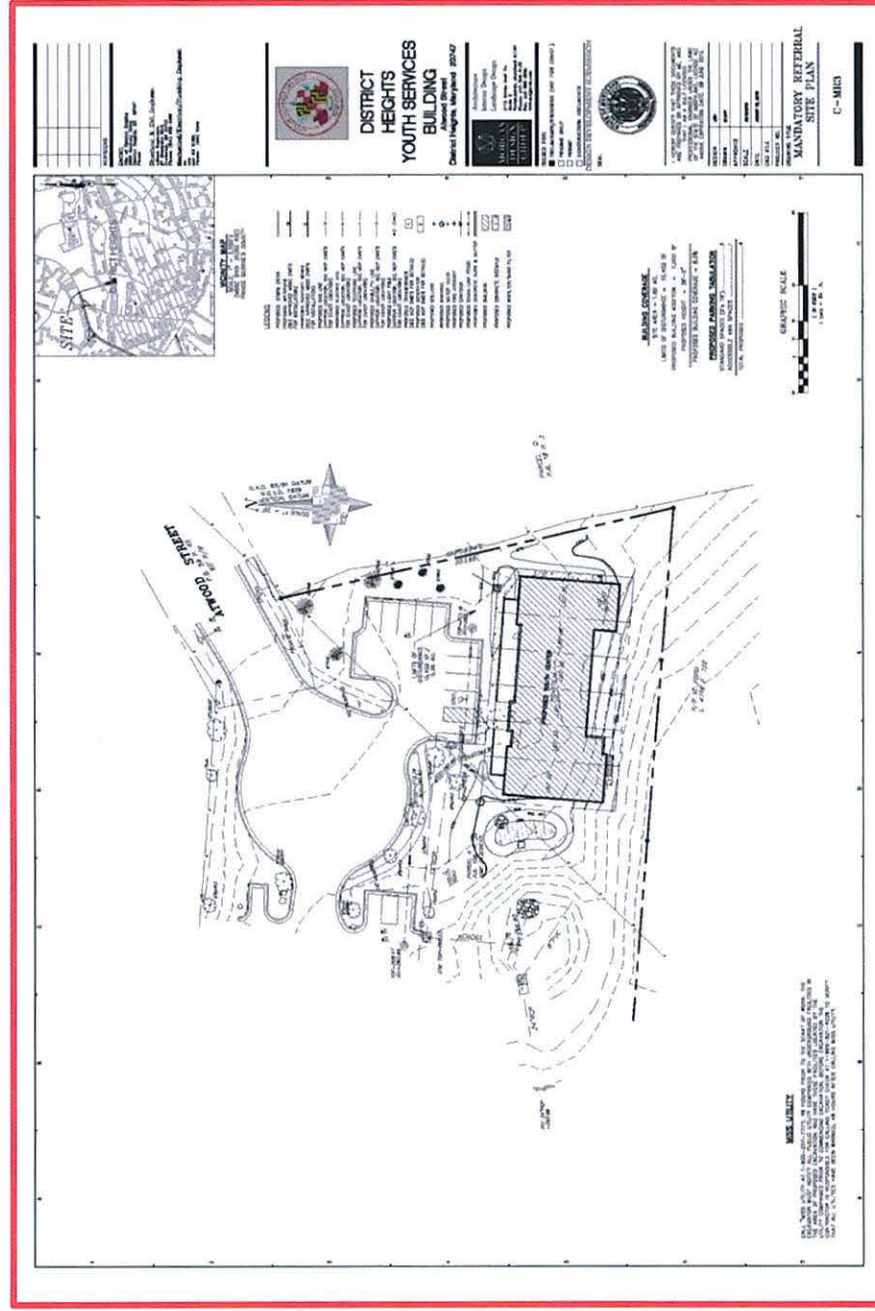
YOUTH CENTER LOCATION



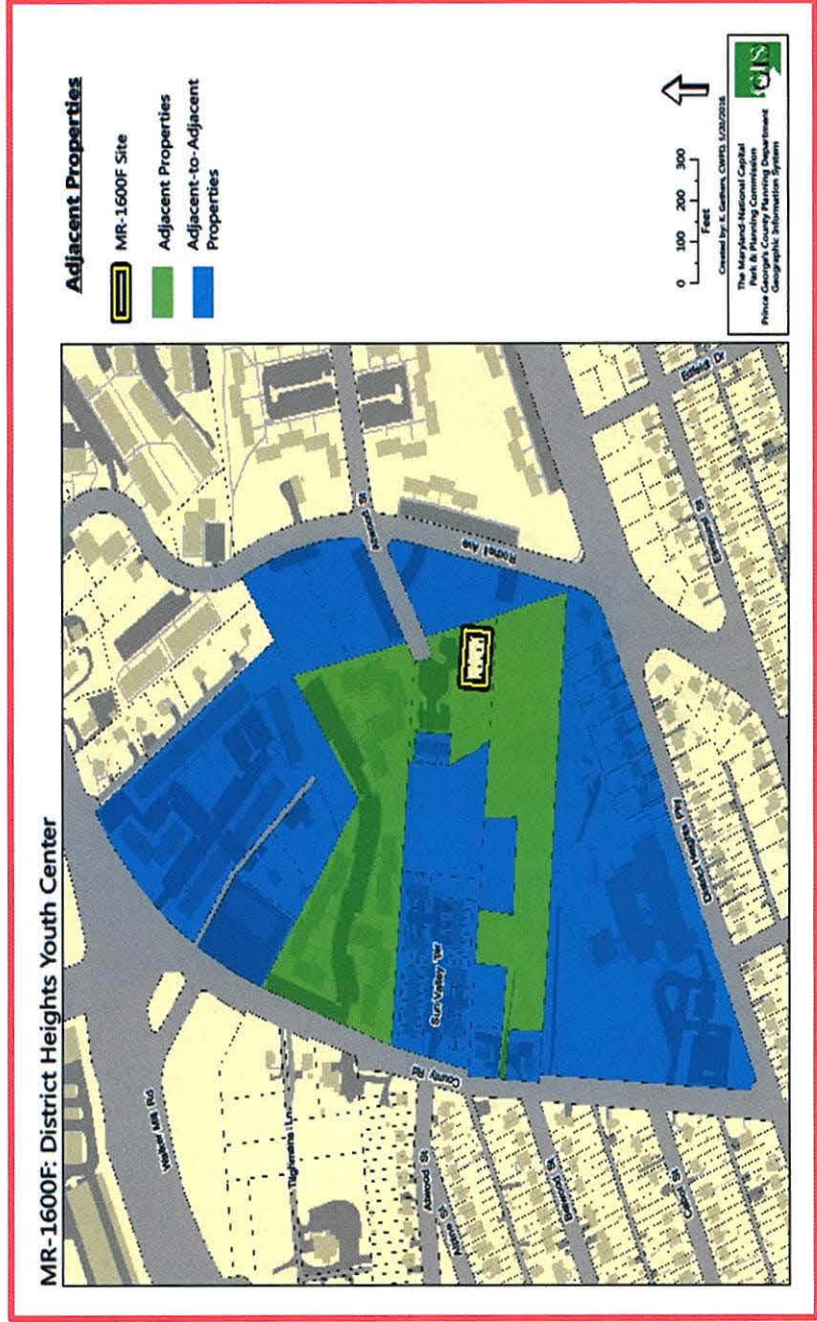
ENVIRONMENTAL FEATURES



APPLICANT SITE PLAN



ADJACENT PROPERTIES



Proposed Youth Center

Existing Conditions

- Currently, two modular buildings that are 10 feet by 40 feet each, with a hallway connecting the two buildings, house the Youth Services Bureau (YSB), at 2000 Marbury Drive in District Heights, Maryland.
- The YSB is proposed to be located at 6421-6431 Atwood Street in District Heights near the intersection of Atwood Street and Rochelle Avenue.
- The project site is within the Valleybrooke Townes Subdivision.
- The City of District Heights is a member of the homeowners association (HOA), since they own the six townhouse lots where the YSB will be built.
- The City of District Heights has the right of access as a property owner with a property right in the common HOA area.

Proposed Youth Center

Project Features

- Construction of a three-story, 38-foot-high building on six lots owned by the City
- \$1.5M project, 7,000 square feet in size
- Will provide counseling rooms, conference rooms, a library, a computer room with ten computer workstations.
- Includes a reception area/courtyard/atrium enclosure area to serve as a lobby
- Includes an area for recreation, interactive gaming table for teens.
- Includes a multipurpose room/banquet hall for special occasions, tutoring, workshops, art classes, seminars, television interviews and dramatic productions.
- Includes office space featuring an executive suite, and a commercial kitchen.
- Project not registered for LEED certification, but proposed to be built to green building standards.

M-NCPPC STAFF REVIEW

Staff Recommendations

- An approved Natural Resources Inventory (NRI) or Equivalency Letter will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site.
- A floodplain study may be required by the Department of Permitting, Inspections and Enforcement (DPIE) in order to obtain a stormwater management concept approval for this project.
- The applicant should provide signage relating to the parking for the subject use and indicating private parking for the townhouse development in the appropriate areas.

M-NCPPC STAFF REVIEW

Staff Recommendations

- The applicant should monitor the parking situation once the building is in use to ensure no impacts to the surrounding residential community.
- The applicant should provide an external trash facility in a location far away from adjacent residences and screen it from the residences and the public right-of-way.
- A sidewalk connection should be provided from the proposed building to all of the parking spaces and the existing sidewalk on-site.
- The applicant should provide sufficient lighting within the parking area and around the building, while also minimizing impacts on the nearby residential buildings.
- Approximately nine native trees should be planted around the building, near the parking lot and in a buffer on the east side of the building. Additionally, decorative plantings, including shrubs, perennials and ornamental trees should be provided around the building to reinforce the residential character of the property.

Proposed District Heights Youth Center

Planning Board Action:

Staff recommends project approval.

This concludes the staff presentation.

Questions?