

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-1611F

| Application | General Data | |
|---|-------------------------------------|-------------------------------|
| Project Name: District Heights Senior Day Facility Location: 2000 Marbury Drive 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: | 10.75 acres |
| | Zone: | R-R |
| | 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 senior day facility, approximately 10,000 square feet in size, as a two-story addition to the current District Heights Municipal Center | Acceptance Mailing: May 20, 2016 |

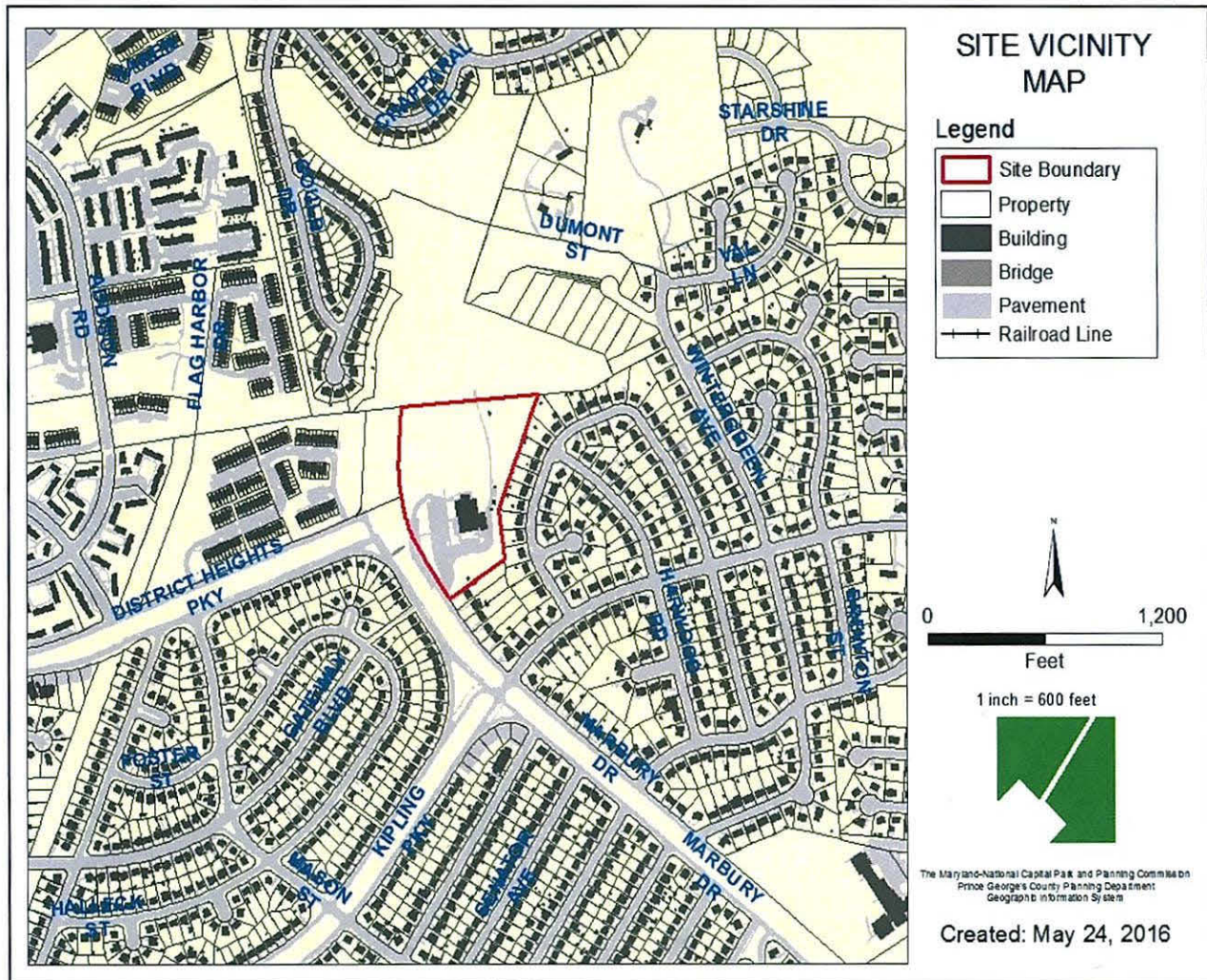
| Staff Recommendation | Staff Reviewer: |
|---|--|
| Transmit Staff Report to: Dan Baden Treasurer City of District Heights 2000 Marbury Drive District Heights, MD 20772 | Fatimah Hasan |
| | Phone Number: 301-952-3580 |
| | Email: Fatimah.Hasan@ppd.mncppc.org |

MR-1611F Staff Report – District Heights Senior Day Facility

PROJECT BACKGROUND

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

Map 1 - Project Site Vicinity



EXISTING CONDITIONS

The proposed District Heights Senior Day Facility is to be an addition to the existing Municipal Center located at 2000 Marbury Drive in District Heights, Maryland, at the intersection of District Heights Parkway and Marbury Drive. The current senior day facility is located at 2000 Marbury Drive, inside the Municipal Center. At the location where the proposed addition will be constructed, there are currently two modular buildings that are 10 feet by 40 feet each, with a hallway connecting the two buildings. These modular buildings currently house the District Heights Youth Services Bureau, which will move to another location when the proposed senior day facility is constructed.

PROJECT SUMMARY

The proposed \$2.4 million project consists of building a 10,000 square-foot, two-story addition, to be constructed in one phase at the site. The facility would include fitness rooms, computer rooms, lounge areas, and multipurpose rooms for card games, arts and crafts, and other activities. The facility would provide meals, recreational activities, and wellness programs. 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 in compliance with the International Energy Conservation Code. A five foot concrete retaining wall would be required along the west side of the proposed addition, with an optional façade to be consistent with the existing retaining wall by the track, pending cost.

STAFF RECOMMENDATIONS

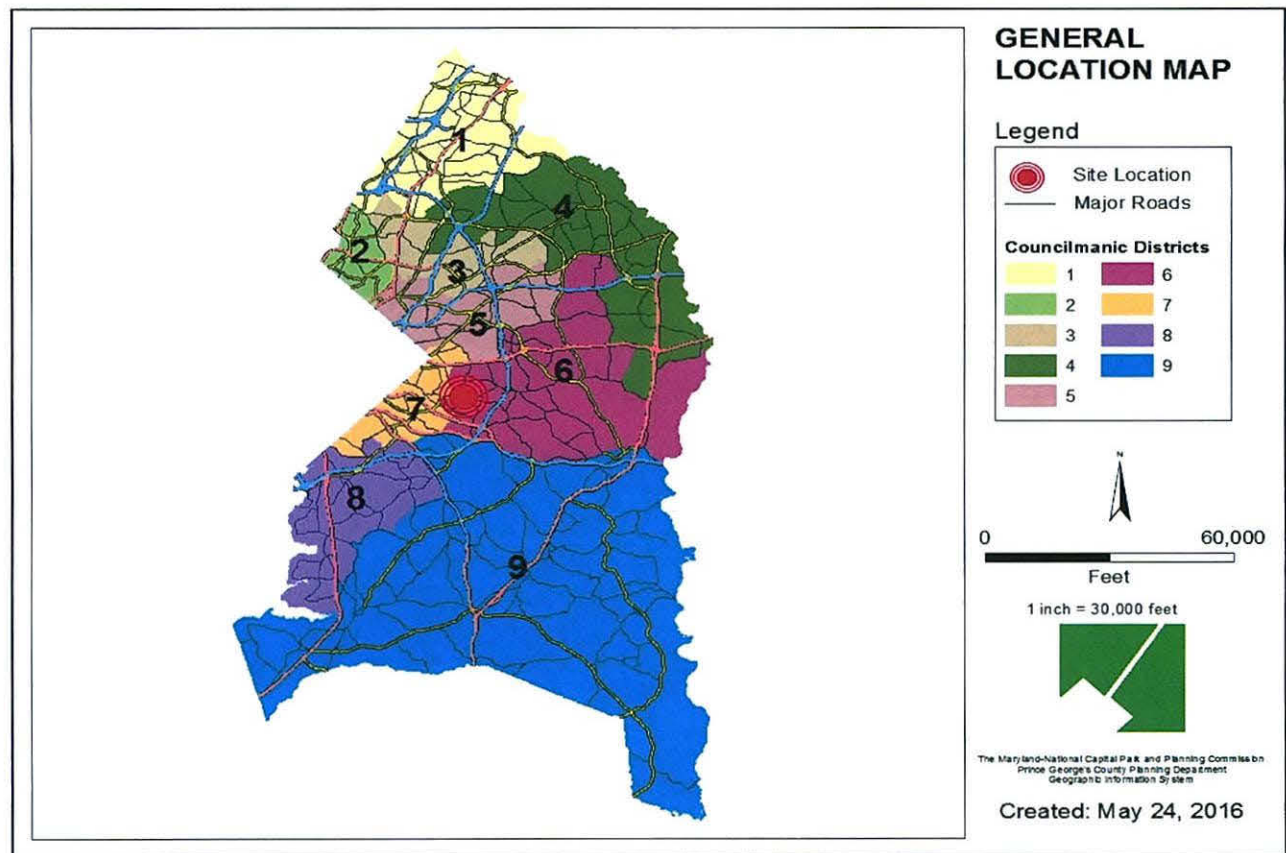
The proposed senior day facility project underwent a review by Planning Department staff resulting in the following recommendations:

- 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) to obtain a stormwater management concept approval for this project.
- The applicant should consider adding more shade trees along or within the parking lot to enhance the aesthetics and reduce the heat island effects, as there are currently very few interior planting areas.
- The applicant is encouraged to use decorative perennials, shrubs, and ornamental tree plantings around the existing building to enhance the site's appearance and create opportunities for gardening for the seniors.
- The applicant should consider incorporating an outdoor sitting area adjacent to the building that would provide an area for passive activities. Additionally, a ramped pedestrian access from the building addition to the existing track around the existing recreation fields at the north end of the site should be considered to provide for more active outdoor opportunities for senior participants. In addition, staff encourages the applicant to maintain the quality of materials, details and fenestration in the final constructed building.

PROJECT LOCATION

The proposed senior day facility is located in District 6, located at 2000 Marbury Drive, District Heights, Maryland, on the east side of the road and 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. The central location of the Municipal Center is accessible to residents of District Heights and well suited for a senior citizens facility. The project would be added onto the north end of the existing Municipal Center. It is in the R-R Zone as shown on Map 3, a zone which permits approximately one-half-acre residential lots and allows a number of nonresidential special exception uses. The surrounding properties are also primarily single-family detached residential uses. 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, owned by the City of District Heights.

Map 2 – Proposed District Heights Senior Day Facility – General Location Map



PROJECT DESCRIPTION, SCHEDULE AND FUNDING

The proposed \$2.4 million project consists of building a 10,000 square foot, two-story addition to be constructed in one phase at the site. The existing building is 21,527 square feet in size, and with the addition, the total will be 31,527 square feet. The facility will include fitness rooms, computer rooms, lounge areas, and multipurpose rooms for card games, arts and crafts, and other activities. The facility will provide meals, recreational activities, and wellness programs. A five foot concrete retaining wall will be required along the west side of the proposed addition, with an optional façade to be consistent with the existing retaining wall by the track, pending cost.

The proposed pedestrian circulation plan includes sidewalks to be installed that meet Americans with Disabilities Act (ADA) requirements. No roadway construction is proposed. Only the entrance to the building will be modified and repaved due to water meter installation.

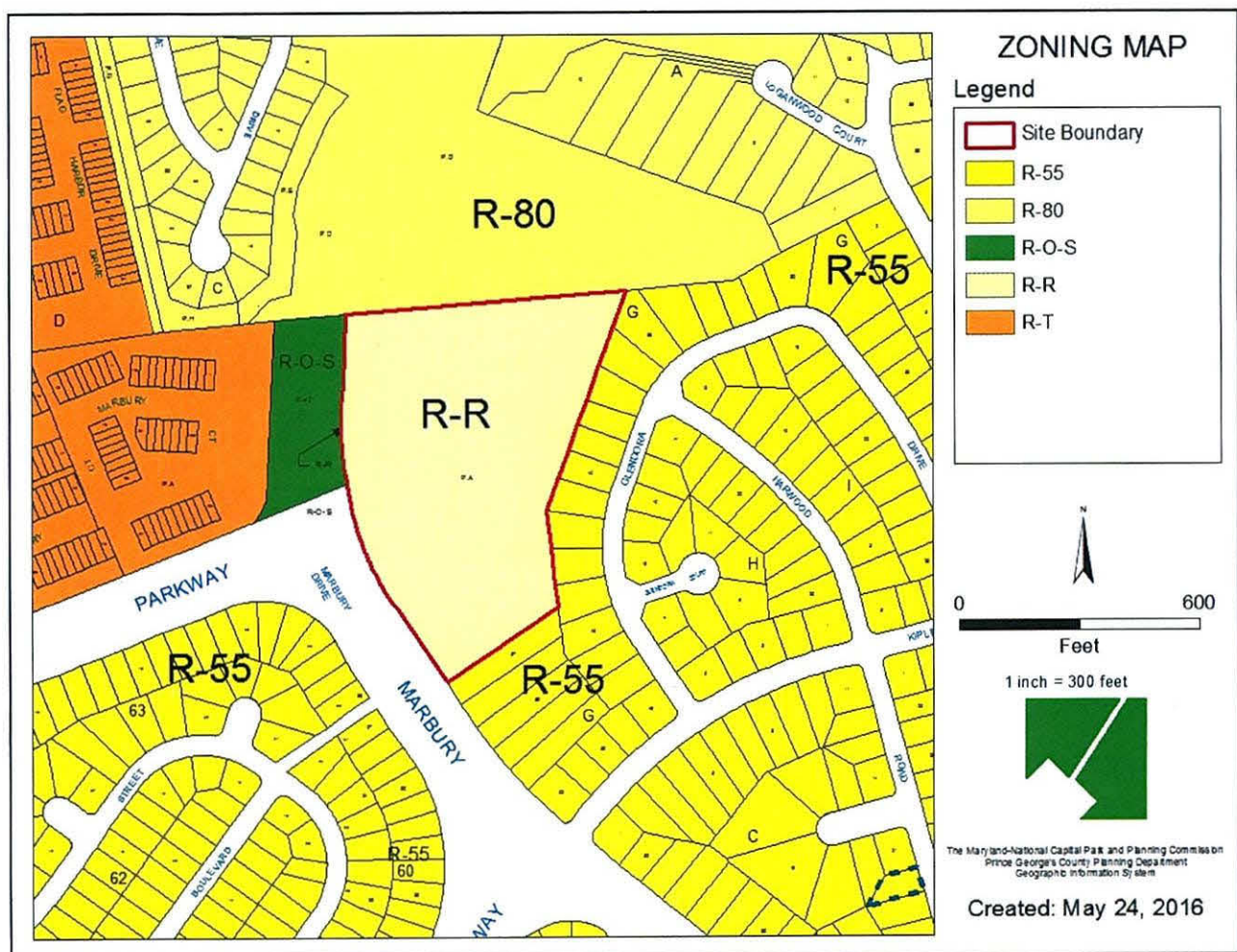
The proposed senior day facility will be fitted with accent lights only, and no additional site lighting is required because the parking will not be expanded. However, there will be a reduction of six parking spaces for staff and visitors, from 175 to 169 parking spaces, and along with the eight existing handicapped parking spaces there will be a total of 177 parking spaces at the expanded Municipal Center and senior day facility. All building mounted lights will have full cut-off optics. The project will comply with Prince George's County's Noise Ordinance (Section 19 of the County Code).

The proposed senior day facility is expected to be open and operational by January, 2018. The hours of operation will be Monday-Friday, 9:00 a.m.-5:00 p.m. In addition, the facility may be open at times outside of those hours and on weekends occasionally for special events. Construction will last 15-18 months from the initial on-site mobilization. The current proposed schedule is as follows, though subject to change pending final design and commitments:

| | |
|----------------------------------|---------------|
| Approval of Building Permit: | August 2016 |
| Use and Occupancy Certification: | December 2017 |
| Grand Opening: | January 2018 |

The funding for the proposed facility will be from three sources: a grant from the State of Maryland Department of Aging, a bond bill from the State of Maryland, and additional funds from the City of District Heights.

Map 3 – Proposed District Heights Senior Day Facility – Zoning Map



ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff has reviewed the proposed senior day facility 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-174-2015-01) was issued on October 29, 2015. This letter is valid until October 29, 2020. An approved Natural Resources Inventory (NRI) or equivalency letter will be mandated 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 November 2015, indicates that although the property contains more than 10,000 square feet of woodlands, the proposed development activities will result in less than 5,000 square feet of cumulative woodland disturbance. On May 12, 2016, a Numbered Letter of Exemption was issued for this site (E-032-15-02). However, if the cumulative woodland disturbance exceeds 5,000 square feet during any five-year period, or the site is required to go through the land development process, this exemption will become null and void. This letter is valid until May 12, 2018.

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. According to the 2005 *Approved Countywide Green Infrastructure Master Plan*, the site is predominantly an Evaluation Area, with some Regulated Area and Network Gap along the western portion of the property. Also, there is potential Forest Interior Dwelling Species in the northern portion of the site.

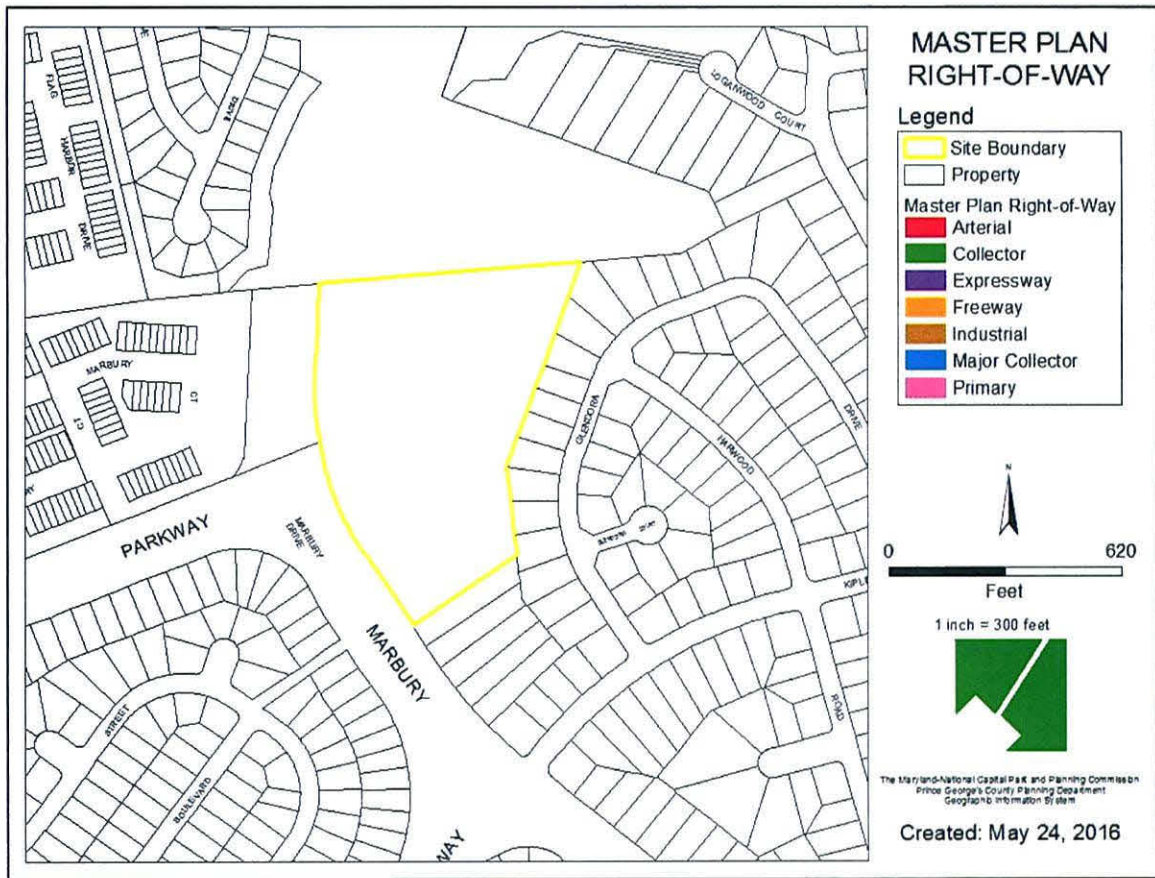
2. TRANSPORTATION ASSESSMENT

Transportation Planning Section staff believe that there is no need to produce a traffic study for the proposed facility. Staff has determined that there are adequate sidewalks along Marbury Drive and Kipling Parkway. 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 Right-of-Way.

Transportation Projects and Planned Facilities

There are no planned transportation or transit facilities adjacent to or abutting the property. The property is at the intersection of Marbury Drive and District Heights Parkway.

Map 4 –Master Plan Right-of-Way Map



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 were 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 surrounded by open space area to the north and west, and residential uses to the east and south. The open space area on the north side of the site is where the addition is proposed to be placed. See Map 5, Aerial Map.

Landscaping/Urban Design

The subject property is owned by the City of District Heights and currently developed with its 21,257 square foot Municipal Center, associated parking, and recreational sports fields. The proposed two-story, 23 foot high addition to the front of the Municipal Center will be located where there are currently two modular buildings. The property is recorded as Parcel A, Block G, Section Six of District Heights in Plat Book WWW 44. The existing building first appeared in aerial imagery in 1965.

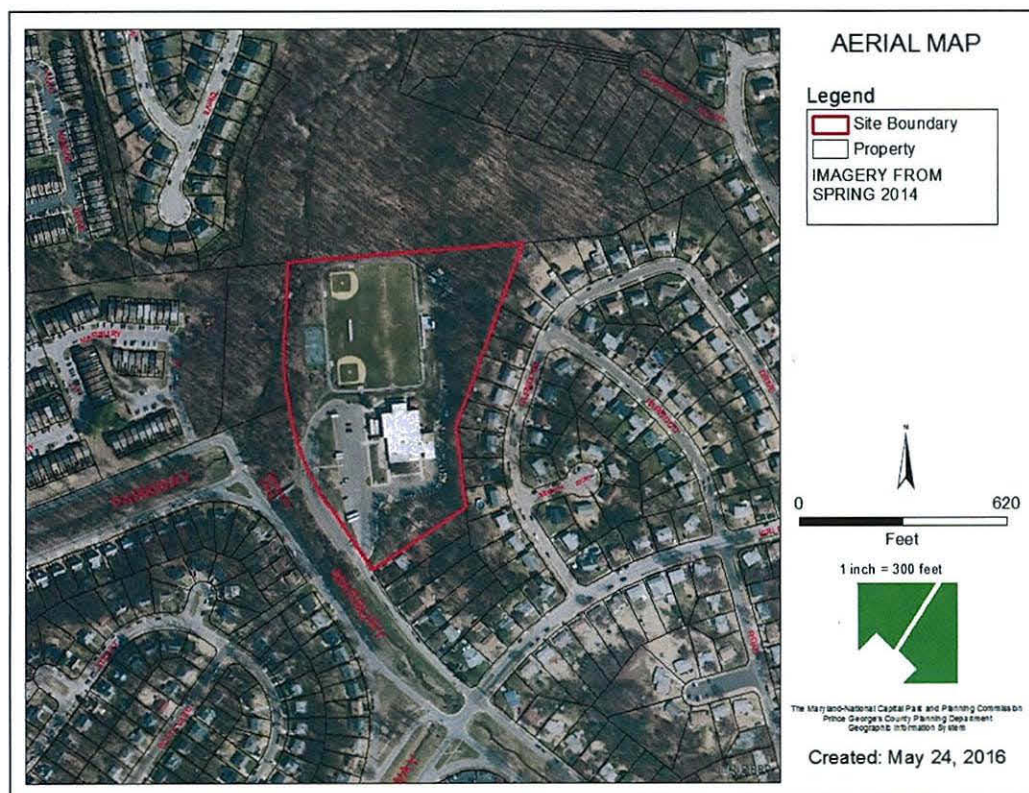
The proposed addition will cause the removal of six parking spaces, mainly to create a drop-off zone in front of the building. This is acceptable as the drop-off zone will be useful for the facility, and the remaining 177 parking spaces on site, including eight handicapped parking spaces should be sufficient for all the uses on the site.

The proposed addition is located internal to the site, a significant distance from any adjacent uses. The City submitted a landscape plan showing a fair amount of new shade trees around the building addition and some on the parking lot. The plan did not show any aesthetic plantings around the existing building or proposed addition. In addition, with the proposed building addition, there is no clear provision of outdoor recreational facilities for the facility's users.

Building Design

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. The proposed addition will be finished in mainly brick and stone veneers to match the existing building and includes a large amount of glass windows on all sides. The Urban Design Section believes the architecture is very well designed.

Map 5 – Proposed District Heights Senior Day Facility Aerial Map



6. CONSISTENCY WITH APPROVED PLANS

The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment (SMA)* designates the site for an institutional land use, and the SMA retains the Rural-Residential (R-R) Zone. The proposed use and development is on municipally-owned land, and is not subject to the Zoning Ordinance. The use and design of these facilities should be compatible with the surrounding uses and development.

7. EXISTING PUBLIC FACILITIES

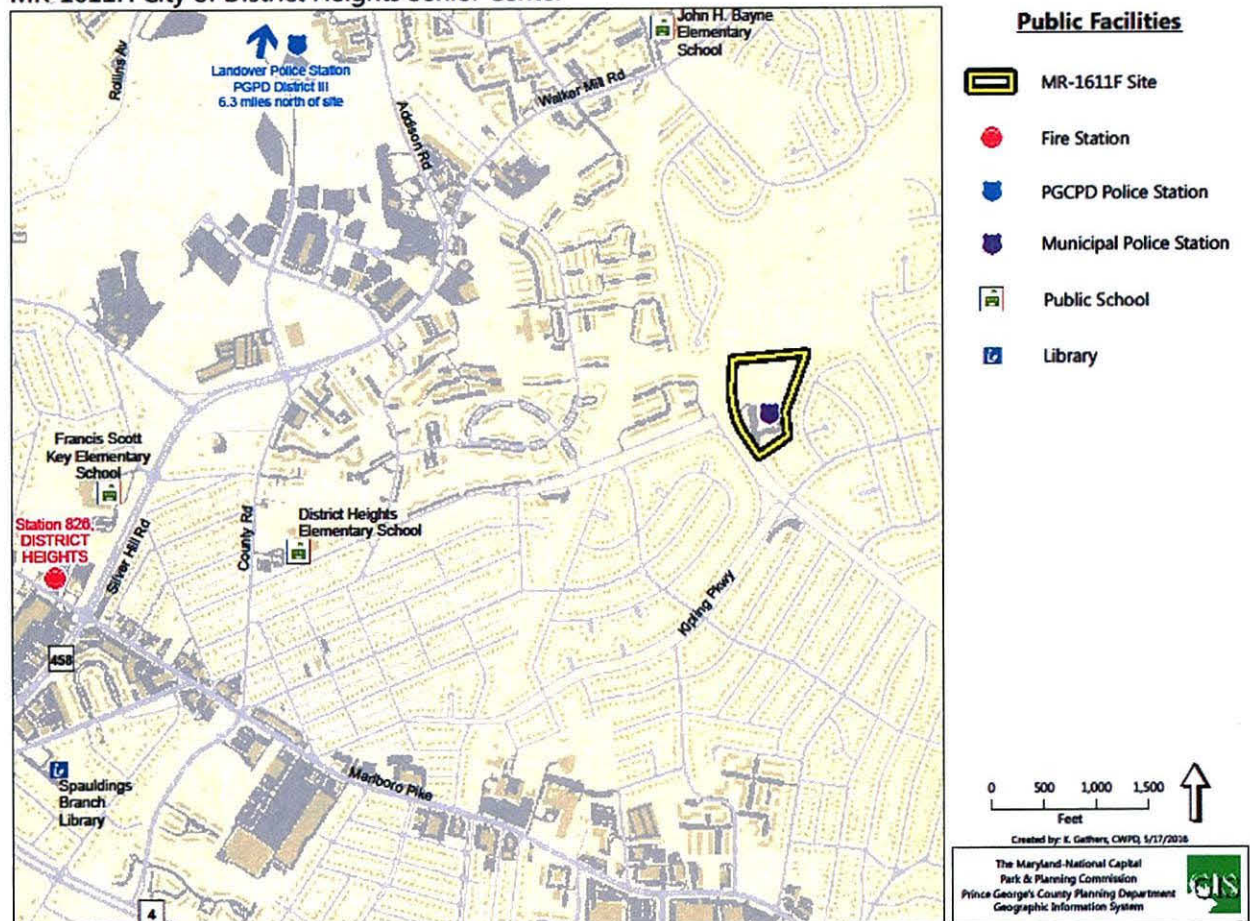
Map 6 shows the locations of existing public facilities. The police services are provided by the Prince George's County District III Police Department, Landover Police Station, located at 7600 Barlowe Road in Palmer Park, Maryland. District III Police Station covers Glenarden, Landover, Chapel Oaks,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

The proposed project is served by District Heights Fire/EMS Co. 826, a first due response station (with a maximum of seven minutes travel time), which is located at 5900 Marlboro Pike, in District Heights, Maryland. The station is equipped with one engine, two ambulances, and is staffed by volunteer/career personnel. It is located 1.7 miles away from the proposed senior day facility.

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-1611F: City of District Heights Senior Center

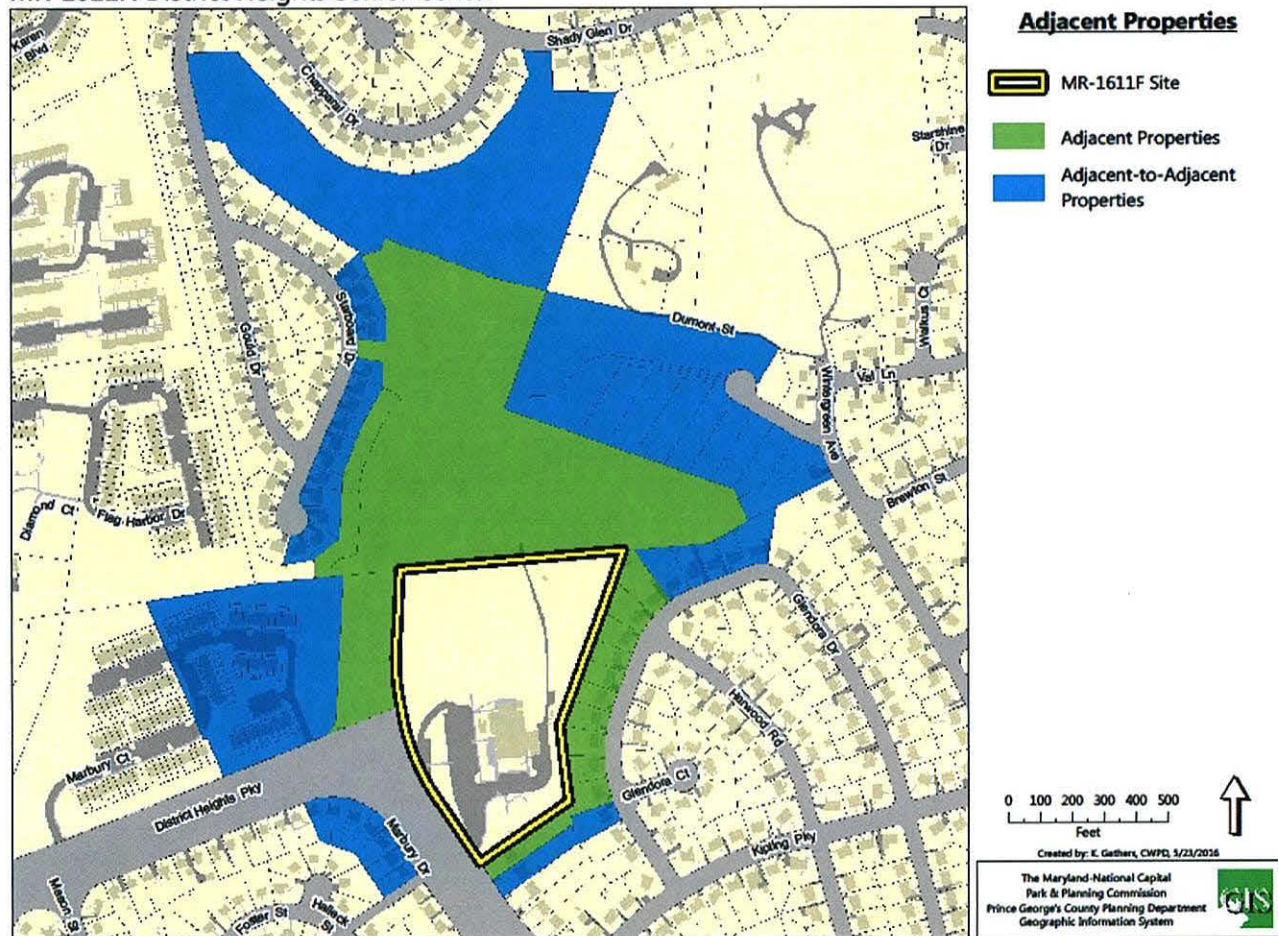


8. COMMUNITY OUTREACH

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). Staff received several inquiries from adjacent property owners asking about features of the senior day facility and informing staff of a playground nearby that apparently will not be affected by construction activities. In addition, the City of District Heights conducted a community meeting on July 29, 2013 about the project, attended by about 40 residents. From the meeting, a committee was established made up of community members and City representatives to assist in the design process. The committee remained involved in the decision-making process related to building and site design and attended regularly scheduled architectural/engineering coordination meetings.

Map 7 – Adjacent Properties

MR-1611F: District Heights Senior Center





Development Review Division
Urban Design Section

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

June 3, 2016

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-1611F – City of District Heights Senior Day Facility

The Urban Design Section has reviewed materials provided in support of MR-1611F, City of District Heights Senior Day Facility proposed to be located at 2000 Marbury Drive, in District Heights, Maryland. The subject property contains approximately 10.75 acres in the R-R (Rural Residential) Zone and is located on the east side of Marbury Drive where it intersects with District Heights Parkway. The site is bordered on the north by a vacant property in the R-80 Zone; to the south and east by single-family detached homes in the R-55 Zone; and to the west, by a vacant parcel in the R-O-S Zone and Marbury Drive with single-family detached homes beyond. 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 subject property is owned by the City and currently developed with its 21,527 square foot municipal building, with associated parking and recreational sports fields. The City now proposes to construct a two-story, 10,000 square foot addition, approximately 23 foot high, at the front of the municipal building where there are currently two modular buildings. The proposed addition will house the City's senior services center which will provide congregate meal services, recreational activities, fitness rooms, computer rooms, and also provide socialization opportunities in its lounge areas as well as provide multipurpose rooms for card games, arts and crafts and wellness programs. The facility will typically be open during normal weekday business hours only, and is being partially funded by a grant from the State of Maryland Department of Aging.

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

Property

- The subject property is recorded as Parcel A, Block G, Section Six of District Heights in Plat Book WWW 44 @ 46. The existing building on-site first appears in aerial imagery in 1965.

Site Design

- The proposed addition will cause the removal of seven parking spaces, mainly to create a drop-off zone in front of the building. This is acceptable, as the drop-off zone will be useful by the facility and the remaining 176 parking spaces on site should be sufficient for all the uses on the site.

- The proposed addition is located internal to the site and is a significant distance from any adjacent uses. The applicant submitted a landscape plan showing a fair amount of new shade trees around the building addition and some of the parking lot. The Urban Design Section suggests that the applicant consider adding more shade trees along or within the parking lot as there are currently very few interior planting areas. Additionally, the plan did not show any aesthetic plantings around the existing building or proposed addition. The applicant is encouraged to use decorative perennials, shrubs and ornamental tree plantings to enhance the site's appearance and create opportunities for gardening for the seniors.
- With the proposed building addition there is no clear provision of outdoor recreational facilities for the facility's users. The Urban Design Section suggests that the applicant incorporate an outdoor sitting area adjacent to the building which provide an area for passive activities. Additionally, a ramped access from the building addition to the track around the existing recreation fields at the north end of the site would provide for more outdoor activity opportunities.

Building Design

- 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.
- The proposed addition will be finished in mainly brick and stone veneers to match the existing building and includes a large amount of glass windows on all sides. The Urban Design Section believes the architecture is very well designed and encourages the applicant to maintain the quality of materials, details and fenestration in the final constructed building.

Conclusion

The Urban Design Section offers the following suggestions:

- Additional shade trees should be planted around and within the parking lot areas on-site to enhance the aesthetics and reduce the heat island effects.
- Provide decorative plantings around the existing building and proposed addition to enhance the aesthetics of the building and provide possible gardening opportunities for the seniors.
- Add an outdoor sitting area adjacent to the building addition and provide a ramped pedestrian access from the building addition to the existing track around the recreation fields.



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, Supervisor, Environmental Planning Section

FROM: Marc Juba, Senior Planner, Environmental Planning Section

SUBJECT: MR-1611F District Heights Senior Day Facility

The Environmental Planning Section has completed its initial review for MR-1611F, District Heights Senior Day Facility, located at 2000 Marbury Drive, in District Heights, Maryland.

A Natural Resources Inventory equivalency letter (NRI-174-2015-01) was issued on October 29, 2015. This letter is valid until October 29, 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 November 2015, the Environmental Planning Section has determined that although the property contains more than 10,000 square feet of woodlands, the proposed development activities for this site will result in less than 5,000 square feet of cumulative woodland disturbance. On May 12, 2016 a Numbered Letter of Exemption was issued for this site (E-032-15-02). However, if the cumulative woodland disturbance exceeds 5,000 square feet during any five year period or the site is required to go through the land development process this exemption will become null and void. This letter is valid until May 12, 2018.

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 Senior Day Facility 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

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www.mncppc.org/pgco

June 2, 2016

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Countywide Planning Division

FROM: Ted Kowaluk, Senior Planner, Countywide Planning Division

SUBJECT: **MR-1611F District Heights Senior Day Facility**

Project Description

The applicant is proposing to construct a senior center, approximately 10,000 square feet in size, to be built as an addition to the current District Heights Municipal Building located at 2000 Marbury Drive District Heights, MD 20747.

Evaluation of Existing Public Facilities

The proposed senior day facility is serviced by the District Heights Fire/EMS Station Company 826 located at 900 Marlboro Pike, in District Heights, Maryland. The station is equipped with one engine, two ambulances and is staff by volunteer/career personnel. The proposed senior center is located 1.7 miles away.

The project site is served by Police District III, located at 7600 Barlow Road, Palmer Park, MD 20785. 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* placed the property in Water and Sewer Category 3, Community System.

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 2000 Biennial Growth Policy Plan and the 2002 General Plan.

Category 3- Community System

Areas within the Sewer Envelope (Developing and Developed Tiers) – 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: MR-1611F - District Heights Senior Day Facility

Fatimah,

The proposed project, District Heights Senior Day Facility, 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: MR-1611F - District Heights Senior Day Facility

Fatimah,

Because there is no site plan, per se, there are no site plan comments for MR-1611F. Technical staff believes that there is no need to produce a traffic study for this project.

There are no suggestions at this time for the senior day facility. Marbury Drive and Kipling Parkway are both served by adequate sidewalks.

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
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TTY: (301) 952-4366
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301-952-3972

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-1611F - District Heights Senior Day Facility**

The proposed Senior Day Facility is on town-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 proposed plan is a new facility within the existing Municipal Center site. 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 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 senior facility has to be determined by the Development Review Division.

Mandatory Referral Review

PROPOSED DISTRICT HEIGHTS SENIOR DAY FACILITY

for review by

PRINCE GEORGE'S COUNTY PLANNING BOARD
July 21, 2016

AGENDA ITEM: #9
APPLICATION: MR-1611F

WHY MANDATORY REFERRAL REVIEW?

Mandatory Referral Review Objectives:

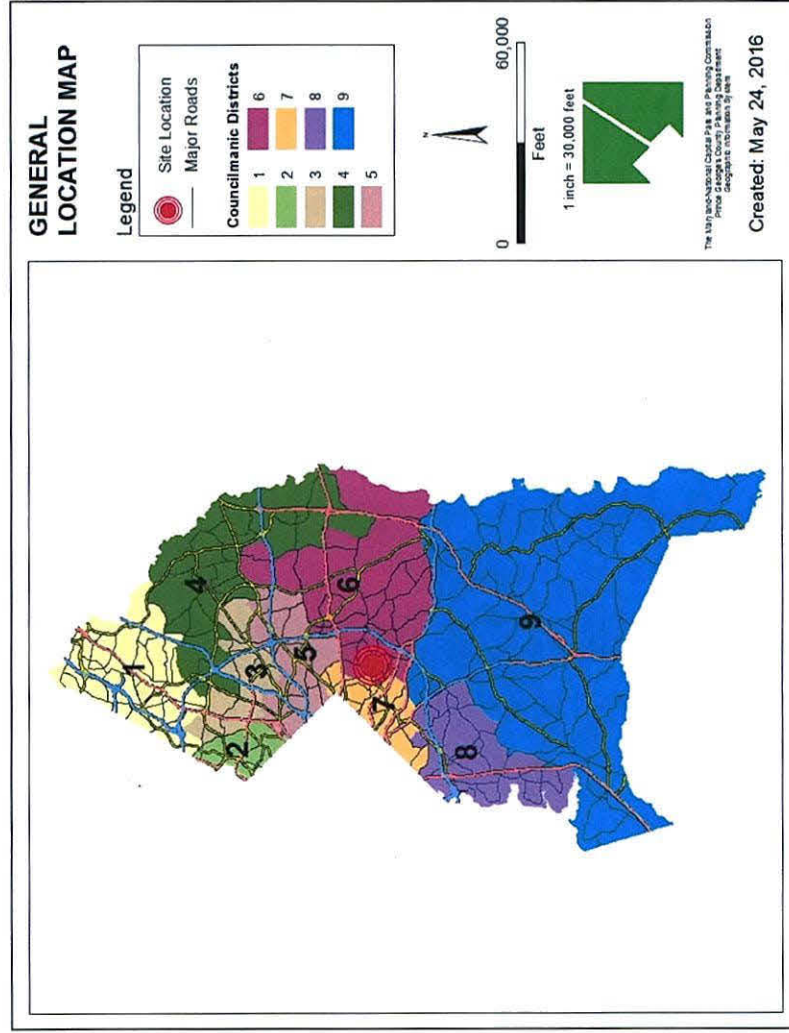
- To be in compliance with state law - Sections §20-301 through 305 of the Land Use Article.
- To build consensus with other public agencies: federal, state, public/private utilities.
- To engage in dialogue with federal, state and local counterparts.
- To inform/educate adjacent private owners of any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

PROPOSED DISTRICT HEIGHTS SENIOR DAY FACILITY

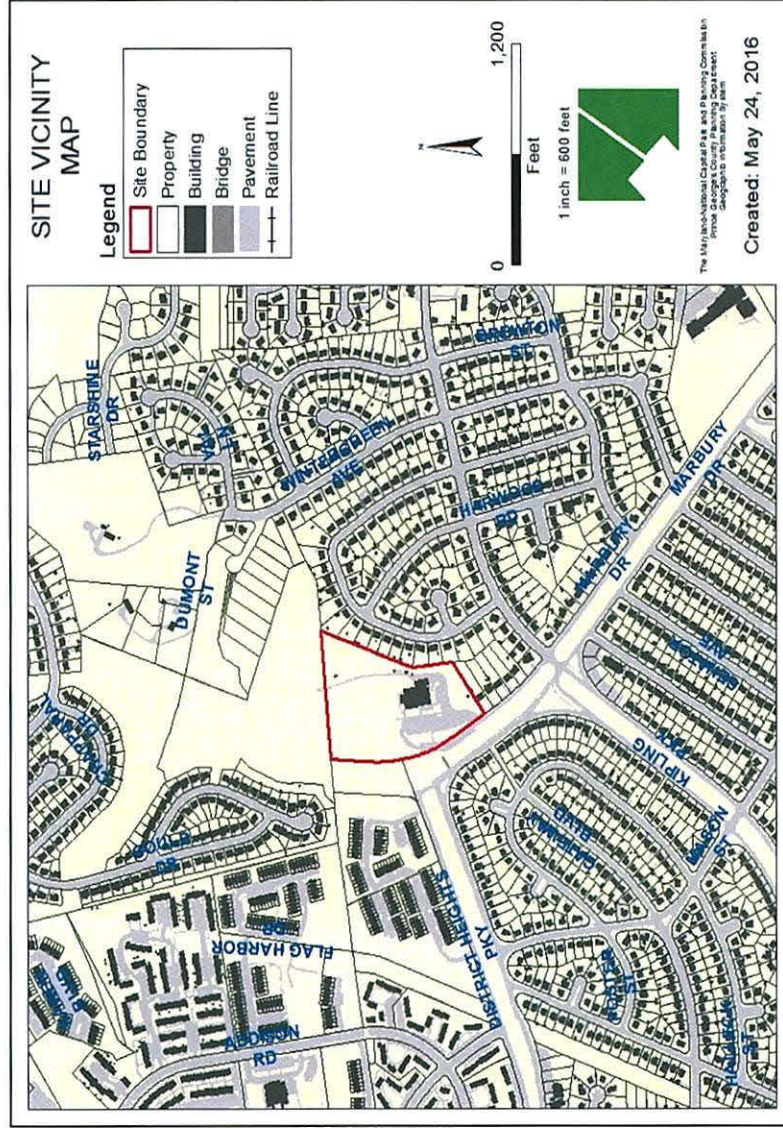
PURPOSE

- **To construct a senior day facility approximately 10,000 square feet in size as a two-story addition to the current District Heights Municipal Center.**

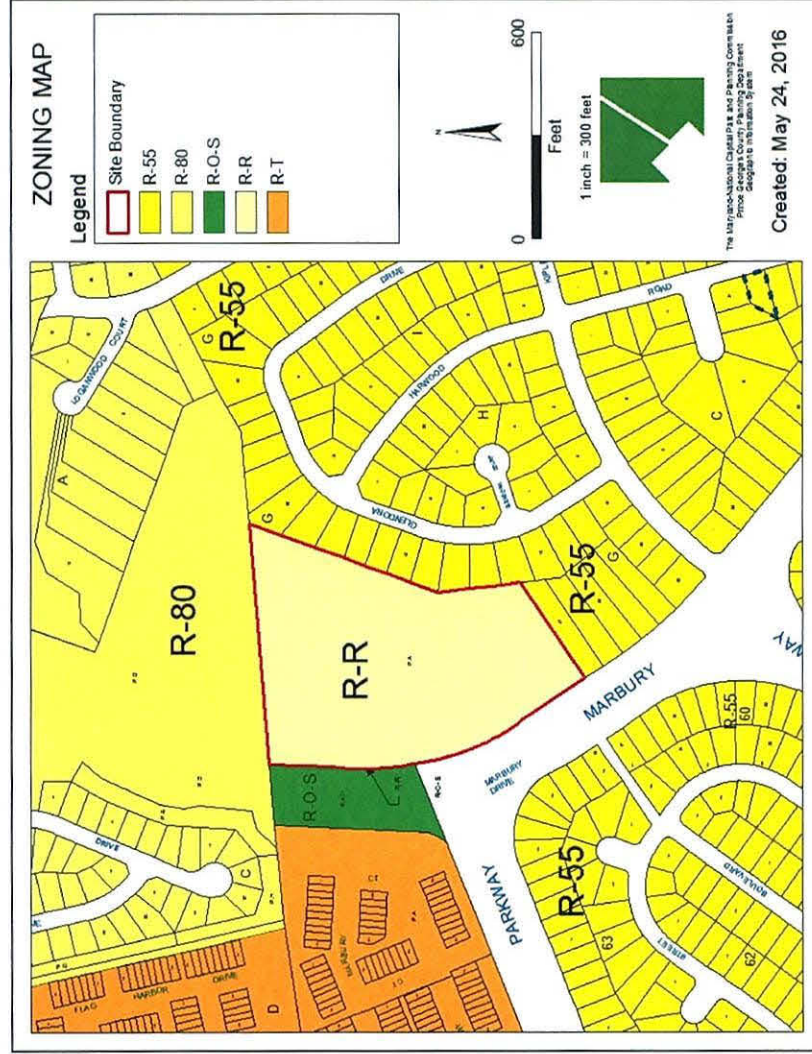
GENERAL LOCATION



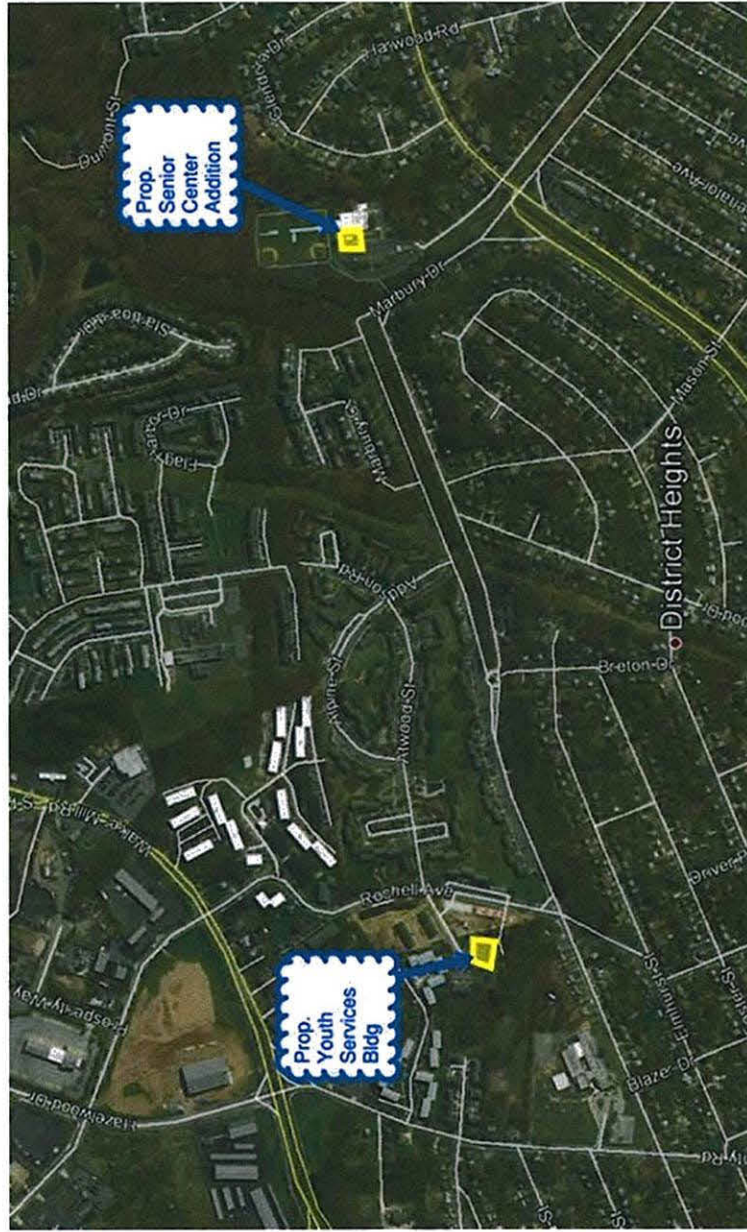
SITE VICINITY



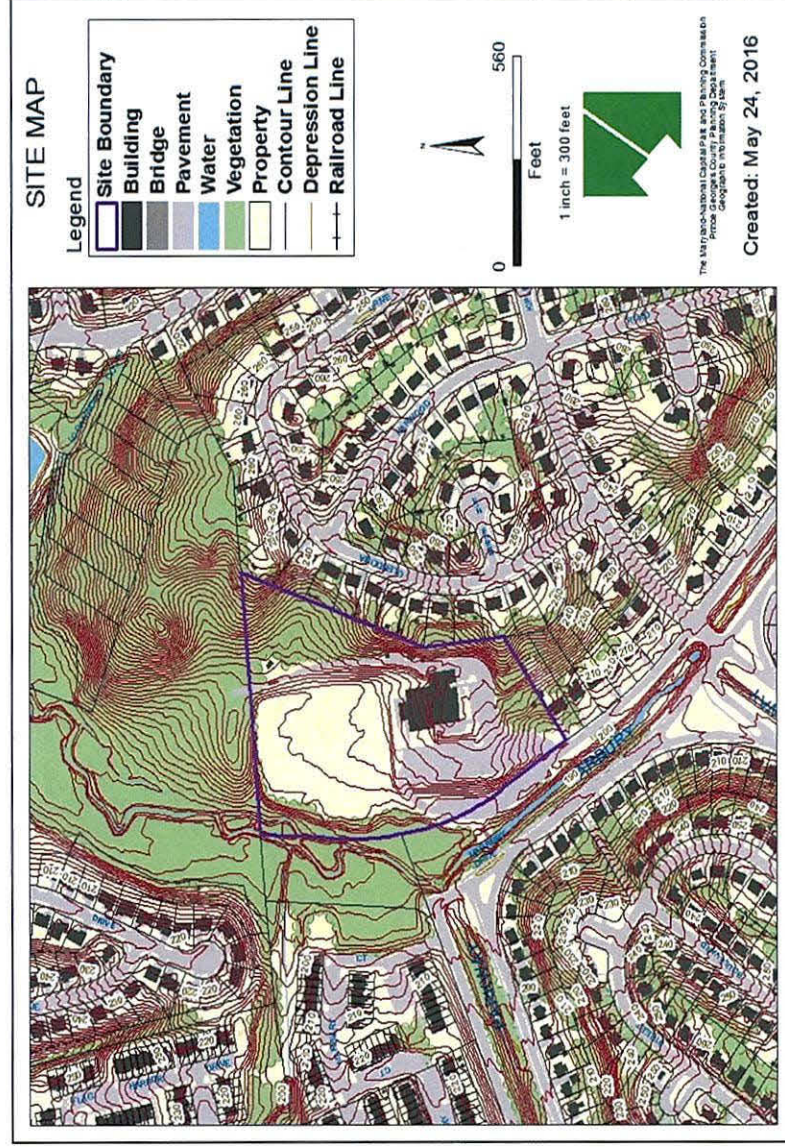
EXISTING ZONING



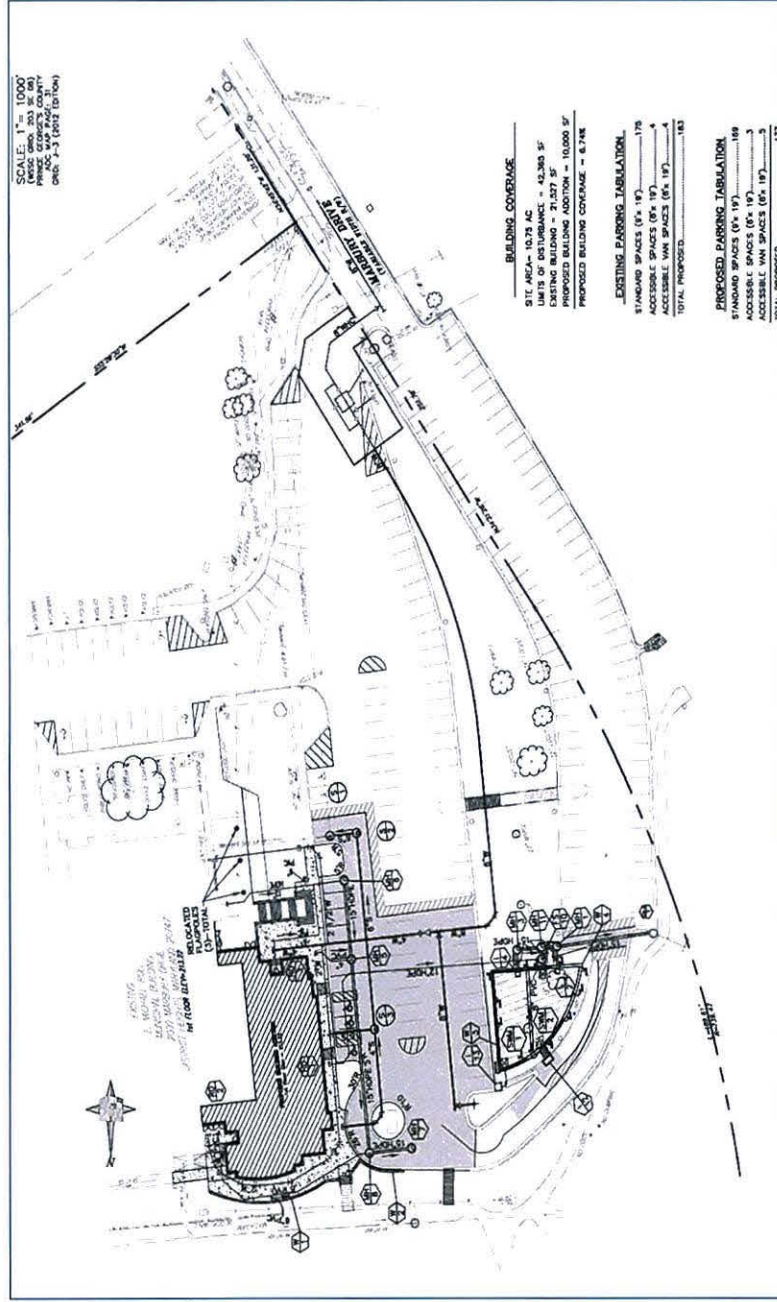
SENIOR CENTER LOCATION



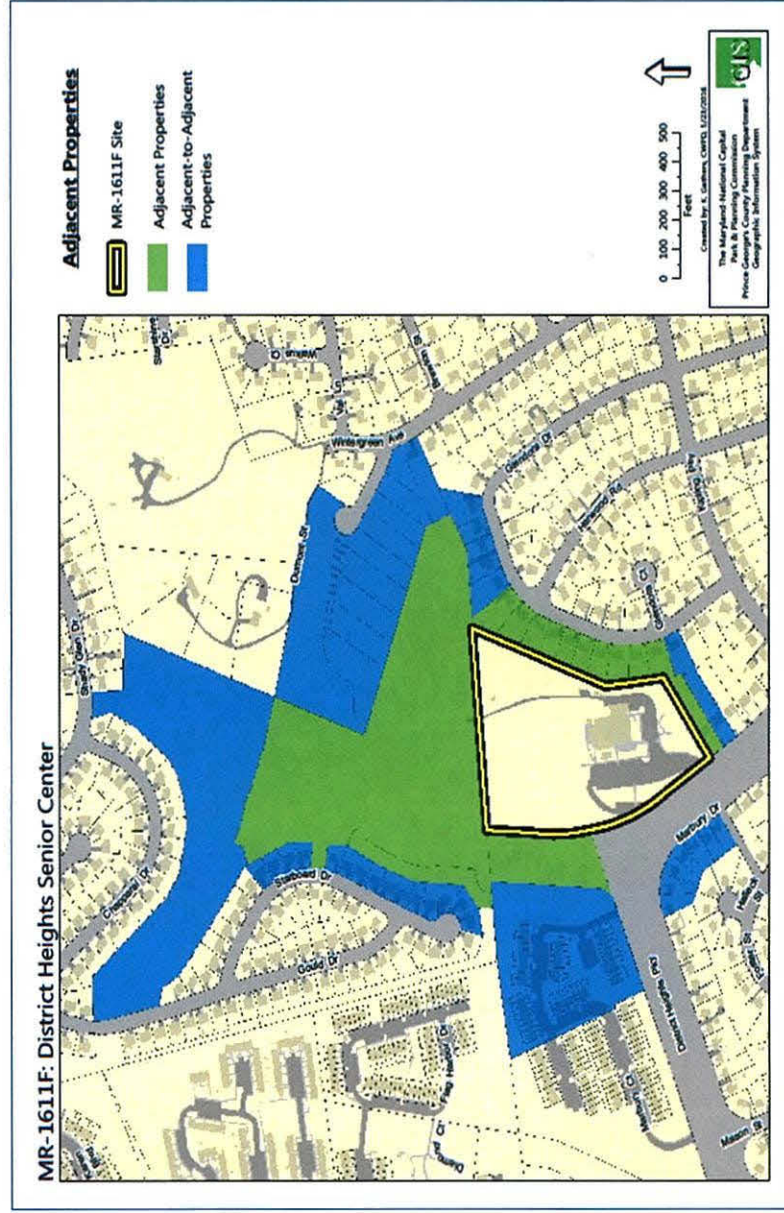
ENVIRONMENTAL FEATURES



APPLICANT SITE PLAN



NOTIFICATION OF ADJACENT PROPERTIES



Proposed Senior Day Facility

Existing Conditions

- The project site is an existing municipal building site located at 2000 Marbury Drive in District Heights, Maryland, at the intersection of District Heights Parkway and Marbury Drive.
- A current senior day facility is located inside of the municipal building.
- The proposed facility will be built as an addition to the municipal building.
- On the project site, there are currently two modular buildings that are 10 feet by 40 feet each, with a hallway connecting the two buildings, which house the Youth Services Bureau (YSB).
- YSB will move to another location when the proposed senior day facility is constructed.

Proposed Senior Day Facility

Project Features

- Addition of a two-story wing to be constructed in one phase, 15-18 months
- \$2.4M project, 10,000 square feet in size
- Will provide fitness rooms, computer rooms, multipurpose rooms, and areas for socializing
- Will accommodate many activities such as arts and crafts, card games, and other recreational activities
- Meals and wellness programs will be provided
- 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 (DP&E) in order to obtain a stormwater management concept approval for this project.
- The applicant should consider adding more shade trees along or within the parking lot to enhance the aesthetics and reduce the heat island effects, as there are currently very few interior planting areas.

M-NCPPC STAFF REVIEW

Staff Recommendations

- The applicant is encouraged to use decorative perennials, shrubs, and ornamental tree plantings around the existing building to enhance the site's appearance and create opportunities for gardening for the seniors.
- The applicant should consider incorporating an outdoor sitting area adjacent to the building that would provide an area for passive activities. Additionally, a ramped pedestrian access from the building addition to the existing track around the existing recreation fields at the north end of the site should be considered in order to provide for more active outdoor opportunities for senior participants. Staff encourages the applicant to maintain the quality of materials, details and fenestration in the final constructed building.

Proposed District Heights Senior Day Facility

Planning Board Action:

Staff recommends project approval.

**This concludes the staff
presentation.**

QUESTIONS?