

**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

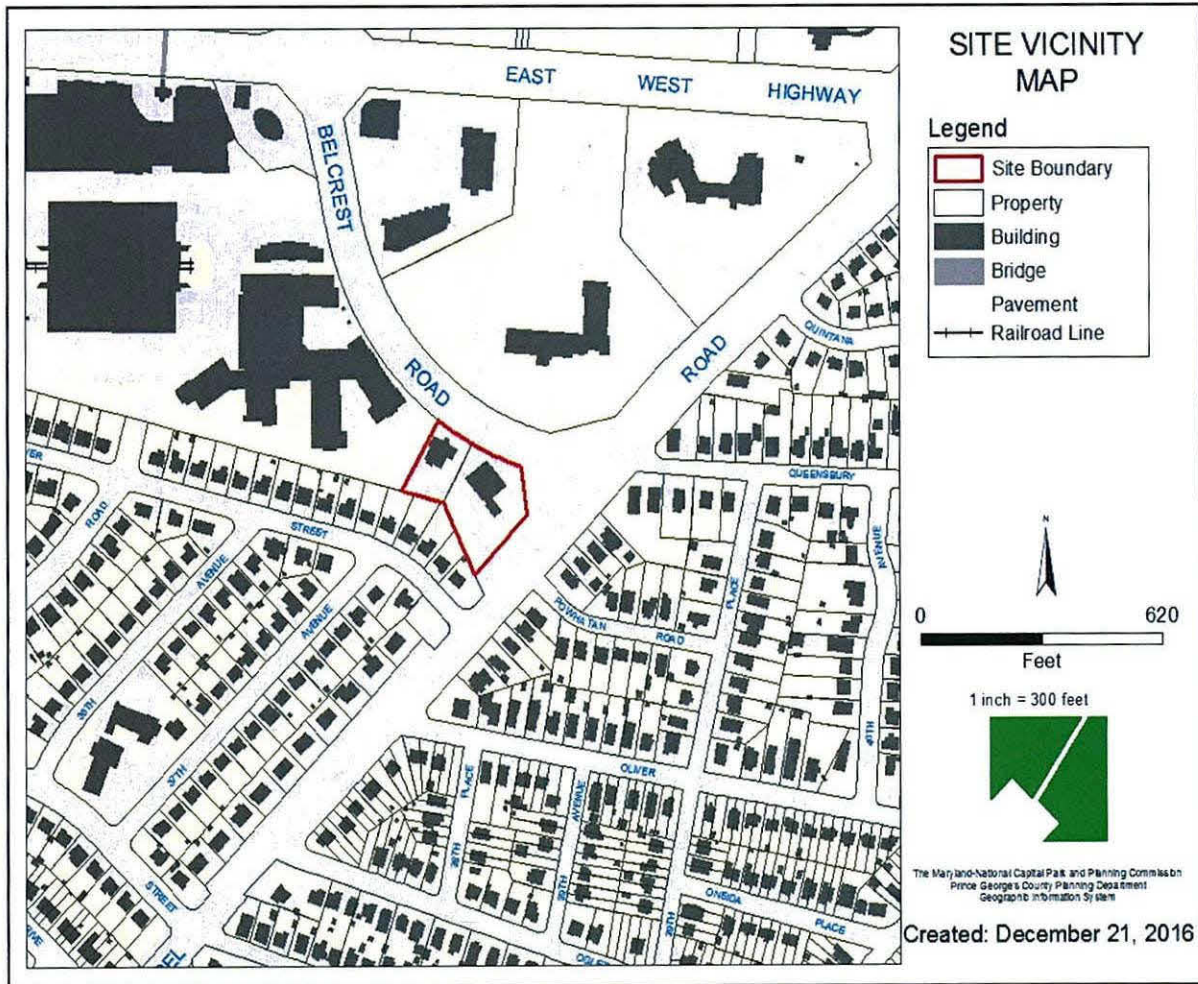
MR-1622F

Application	General Data	
Project Name: Hyattsville Volunteer Fire Department Project, Phase II Location: 6200 and 6206 Belcrest Road Hyattsville, MD 20782 Applicant/Address: Prince George's County Fire & EMS Department 7600 Jefferson Avenue Landover, MD 20785 Property Owner: Hyattsville Volunteer Fire Department, Inc. 4220 Nicholson Street Hyattsville, MD 20781	Planning Board Hearing Date:	1/26/17
	Date Accepted:	12/5/16
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	1.4 acres
	Zone:	R-55
	Planning Area:	68/Hyattsville
	General Plan Tier:	Established Communities
	Council District:	District 2
	Adjacent Municipality:	Hyattsville

Purpose of Application	Notice Date
To demolish the old fire and EMS building on the site and construct a new fire and EMS building and parking lot.	Acceptance Mailing: December 12, 2016

Staff Recommendation	Staff Reviewer: Fatimah Hasan
Transmit Staff Report to: Gary Krichbaum Assistant Fire Chief Prince George's County Fire/EMS Department Office of Facilities, Logistics & Supply 7600 Jefferson Avenue Landover, Maryland 20785	Phone Number: 301-952-3580
	Email: Fatimah.Hasan@ppd.mncppc.org

Map 1 - Project Site Vicinity



MR-1622F Staff Report - Hyattsville Volunteer Fire Department Project, Phase II

PROJECT BACKGROUND

The proposed demolition of the existing fire and emergency medical services (EMS) building and construction of the new fire and EMS building is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code that requires the Planning Board 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. Section 11-324 of the Fire Safety Subtitle in the Prince George's County Code states that all existing nonprofit incorporated volunteer fire companies and/or rescue squads operating in the County are instruments of the County or municipalities. Therefore, this project is being reviewed as part of the MR review process, pursuant to the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance.

PROJECT SUMMARY

The proposed project will include two properties located at 6200 and 6206 Belcrest Road, in the southwest quadrant of the intersection with Queens Chapel Road in Hyattsville, Maryland. The proposed \$10 million project consists of demolishing the existing fire station and building a new 23,195 square foot, three-story building in two phases. During the construction, the fire station will continue to operate out of the renovated American Red Cross building, with storage of equipment provided by the temporary apparatus structure.

Phase I consisted of the renovation of the American Red Cross building, located at 6206 Belcrest Road, adjacent to the fire station, and owned by the Hyattsville Volunteer Fire Department; the construction of a new temporary apparatus structure in the rear of the American Red Cross building to house the existing fire apparatus and emergency vehicles; temporary relocation to the American Red Cross building; and closure of the existing fire station. Also during Phase I, the new water connection for the new fire station will be constructed off Belcrest Road and under the existing driveway entrance to the American Red Cross building, to allow uninterrupted access to the temporary station during Phase II of the construction. The existing island in the middle of Belcrest Road will be modified, and the existing fire house traffic signal will be relocated north along Belcrest Road, to allow emergency vehicles to turn left onto Belcrest Road.

Phase I was reviewed as an administrative Mandatory Referral (MR-1621A).

Under this Mandatory Referral case, Phase II will consist of the demolition of the existing Hyattsville Volunteer Fire Station (located at 6200 Belcrest Road), construction of a new fire station, the demolition of the temporary apparatus structure and the American Red Cross building, and the paving of a new parking lot for use by the occupants of the new fire station building. The new fire station will be located on the same site as the existing station. The facility will accommodate the fire station, staff offices, fire engines and other emergency vehicles and equipment, meeting rooms, and dormitories for firefighters and trainees. The American Red Cross will have access to areas in the new building for administrative staff, and occasional training events for American Red Cross personnel.

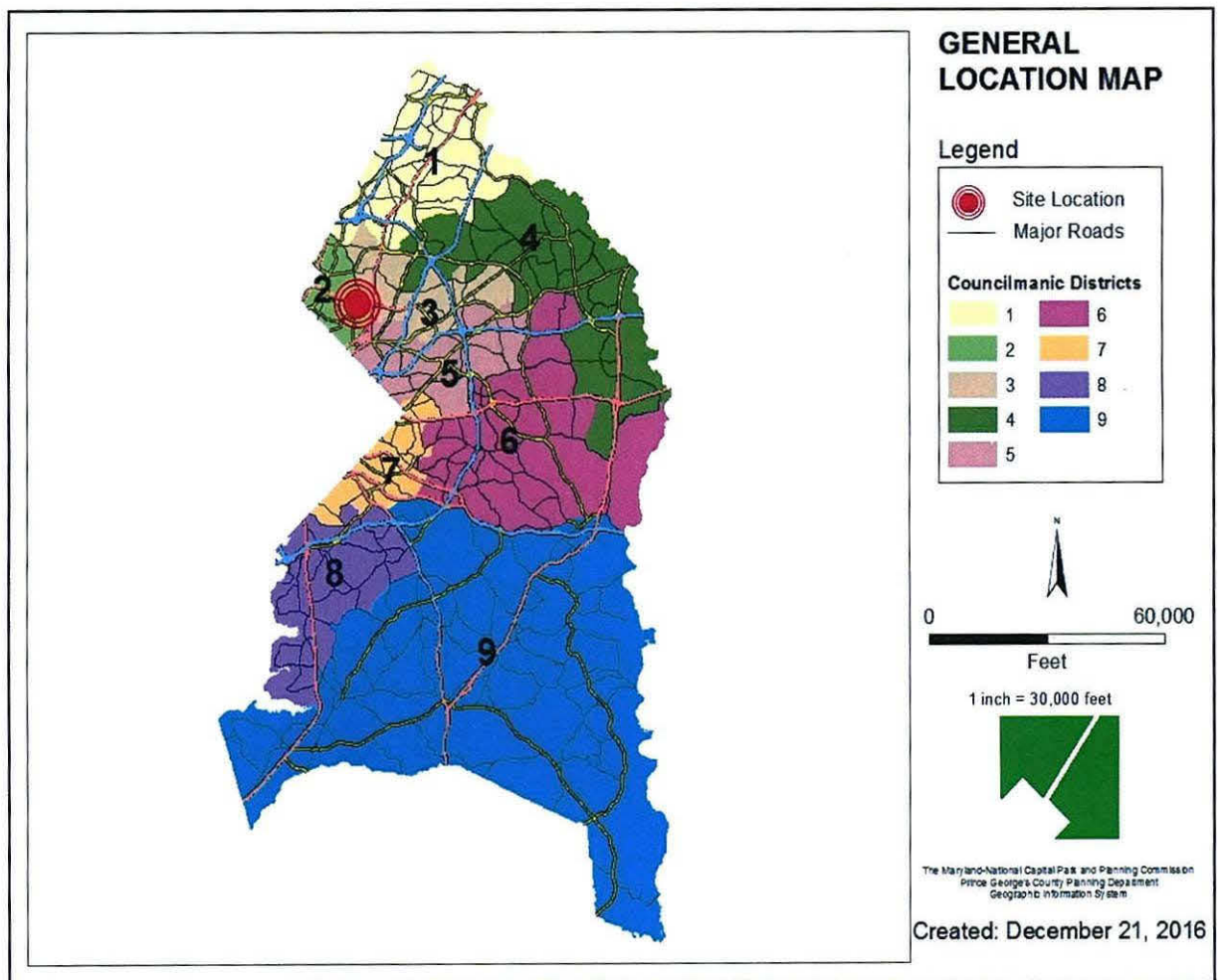
STAFF RECOMMENDATIONS

The proposed volunteer fire station project underwent a careful review by Planning Department staff, resulting in the following recommendations:

- Part of the proposed development is in close proximity to the backyards of some single-family houses along Oliver Street and is across the street from the front yards of several single-family houses along Queens Chapel Road. Care should be taken to minimize construction noise onto adjoining properties by limiting construction hours to daytime hours and to weekdays only.
- The applicant should provide two u-shaped bicycle parking racks on site to accommodate four bicycles. The racks should be anchored in a concrete base.

- Prior to issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit Maryland Inventory of Historic Property (MIHP) forms for the structures located at 6200 Belcrest Road and 6206 Belcrest Road to be reviewed and approved by Historic Preservation Section staff. The building shall be documented by a 36 CFR qualified architectural historian and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings.
- The applicant should revise the plan notes to indicate the site is within the Gateway Arts District's development district overlay zone boundaries and the traditional residential neighborhood character area, but is exempt from the development district standards and zoning ordinance requirements. The site plan should provide information on setbacks, yards and lot coverage.
- The Landscape Plan should be revised as follows:
 - a) Show the width of all landscape buffers on the plan, and identify/label them accordingly.
 - b) Provide an additional shade tree or ornamental in the northeast corner of the site near the flagpole.
 - c) Correct the schedule label for Section 4.7 along the western property line adjacent to the stormwater management pond.
 - d) In the Section 4.7 schedule, correct the linear footage for the southern property line.
 - e) In the 4.9 schedule, indicate the number and percentage of native plant units provided. Any invasive species should be removed from the site.
 - f) Label the schedules provided "For Informational Purposes Only".
- The applicant should provide details for the trash enclosure, showing that the enclosure is constructed of the same or similar materials in a complementary color as the fire station building that includes a metal gate.
- The applicant should provide either wood or vinyl fencing in a style compatible with the residential character of the area along the western and southern property lines, and its detail should be provided on the site plan.
- The applicant should provide lighting detail of all the cut-off fixtures for the pole-mounted lighting on the site plan. Up-lighting of the building should be considered to enhance the facility at night.
- The applicant is encouraged to have a community space available where the public can hold meetings or similar events.
- The 2009 *Approved Countywide Master Plan of Transportation* recommends side paths along Belcrest Road. There are critical bicycle connections between north-south bicycle corridors, such as MD 500 (Queens Chapel Road) and the Prince George's Plaza Regional Transit District. The 2016 *Approved Prince George's Plaza Transit District Development Plan* has a recommendation for a side path in front of the subject property with the anticipation that the public investment in a new fire/EMS station would provide the opportunity to complete this network gap on quasi-public property.

Map 2—General Location Map



PROJECT LOCATION, DESCRIPTION, SCHEDULE, FUNDING, AND REVIEW AND PERMITTING

Location

The site is located at the intersection of Queens Chapel Road (MD 500) and Belcrest Road. The existing fire station is located at 6200 Belcrest Road (Parcel C). The main entrance has a large concrete driveway and apron supporting the four apparatus bays in the front of the building. A second entrance exists off the Belcrest Road, north of the existing building and approximately 20 feet from the main entrance. The access connects to the existing parking lot in the rear of the existing fire station for passenger vehicles and small equipment vehicles. The rear parking lot also has an access point onto Queens Chapel Road.

The American Red Cross building, located at 6206 Belcrest Road on Parcel P adjacent to the fire station, is a two-story brick building with a parking lot in the rear. It is owned by the Hyattsville Volunteer Fire Department. There are no wetlands, critical areas, flood plain, or other environmental features other than some trees on the southwestern portion of the site, most of which will remain.

Both properties are in the R-55 Zone, a zone for single-family, detached residential units and permitting small-lot residential subdivisions. The site is bounded to the north by Belcrest Road and further north a church; to the south by

single-family detached homes; to the east by Queens Chapel Road and further east by single-family detached homes; and to the west by property owned by Washington Metropolitan Area Transit Authority, consisting of the Mosaic at Metro apartments adjacent to the Prince George's Plaza Metro Station.

Description

The applicant proposes to raze the existing fire station and build a new fire station at the corner of Queens Chapel Road and Belcrest Road. The new fire station would be a three-story building (two main floors and a basement or lower level), oriented the same as the existing building with a large concrete driveway entrance on Belcrest Road. Emergency vehicles will exit and return to the station via the existing traffic signal switch. The Belcrest Road traffic island will be modified to accommodate ingress and egress to the new building. The existing entrance onto Queens Chapel Road will remain intact and will serve a small parking lot in the rear of the building. No emergency vehicles will enter this parking lot.

The new building will accommodate fire station staff offices, fire engines, and other emergency vehicles and equipment, meeting rooms, and dormitories for firemen, volunteers, and firefighters in training (University of Maryland program). Approximately six to 24 staff members are in the existing fire station at any given time and this will not change. The American Red Cross will have space for training events. The project is not registered for Leadership in Energy and Environmental Design (LEED) certification with the U.S. Green Building Council, but is proposed to be built to include energy saving features. Once the new building is complete, the existing American Red Cross building will be demolished, and the temporary structure taken down. A new parking lot will be built in its place for use by the fire station. The emergency vehicles, equipment and staff will be relocated to the new building.

Construction will be during allowable construction hours outlined by the City of Hyattsville and Prince George's County authorities. Any construction work within the right-of-way will be regulated by the approved road permits by Prince George's County Department of Public Works and Transportation, and by the Maryland State Highway Administration (SHA). No night work will be performed to prevent noise impacts to the surrounding residents. Once constructed, the fire station itself has a twenty-four hour per day operating schedule.

There are currently no bicycle lanes on Belcrest Road or Queens Chapel Road, nor is SHA requiring installation of bicycle lanes on Queens Chapel Road or on the approach to the intersection on Belcrest Road. The existing sidewalks along Queens Chapel Road will remain intact during construction. The sidewalk along Belcrest Road will be replaced with a new seven-foot wide sidewalk to match the existing sidewalk. The road section will not be modified under this project, other than the island modification on Belcrest Road. The existing entrances to both Belcrest Road and Queens Chapel Roads will remain intact. The site is not located within a historic area and there are no historic features on site.

Schedule

The proposed schedule is as follows:

Start Phase II:	September 2017
Complete Phase II:	March 2018
Grand Opening:	April 2018

Funding

The property is owned and operated by Prince George's County Fire & EMS Department. The cost would be \$10 million for Phase II, and the funding is from the County.

Review and Permitting

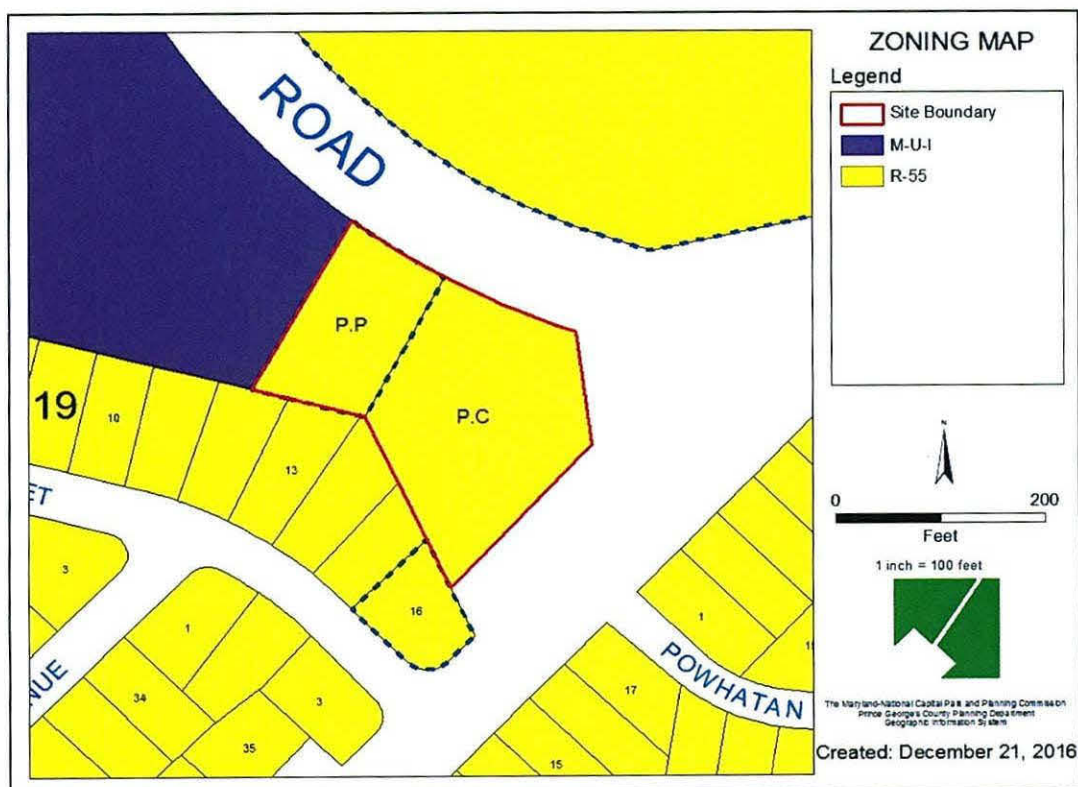
It should be noted that the Mandatory Referral review process does not exempt any project from the need to meet the requirements of any other entitlement process.

Permit status to date is as follows for Phase II:

Natural Resources Inventory Equivalency Letter	Approved 3/28/2012 (#NRI-103-14)
Woodland Conservation Ordinance Exemption	Approved 12/02/14 (#S-163-14)
Stormwater Management Concept	Approved (#19062-2013-00)
Final Sediment and Erosion Control	In Review
Stormwater Management Technical	In Review (#34130-2014-00)
WSSC Water and Sewer Permits	In Final Review (#14M2562)
State Highway Administration	In Review

SHA has noted that there is no need for a traffic impact study since the construction proposed is a replacement building with no increase to function or program. There will also be no change to noise levels since it is a replacement building; thus, a noise study is not required. The site lighting will conform to County requirements. Landscaping will be provided and will meet Maryland-National Capital Park and Planning Commission (M-NCPPC) requirements.

Map 3 – Proposed Hyattsville Volunteer Fire Department Project, Phase II – 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 fire station building and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

The site is in the Anacostia River subwatershed of the Washington Metropolitan six-digit watershed.

Natural Resources Inventory/Existing Conditions

A Natural Resources Inventory equivalency letter (NRI-103-14) was issued for the site with an expiration date of June 24, 2019. This letter is valid until October 29, 2020. This letter may be required by the Department of Permitting, Inspections, and Enforcement (DPIE) along with a floodplain study to obtain a stormwater management concept approval for this project.

Woodland Conservation

An evaluation of the site plan submitted by the applicant (referred on August 15, 2016), indicates that the site will not result in any clearing of woodlands on-site, as the area of the site proposed for development was previously developed and contains no existing woodlands. A standard letter of exemption from the Woodland Conservation Ordinance (S-163-14) was issued for this site because the site contains less than 10,000 square feet of woodland and has no previous tree conservation plan approvals. This letter is valid until December 2, 2016.

Regulated Environmental Features

A review of the information available indicates that there are no 100-year floodplains existing onsite.

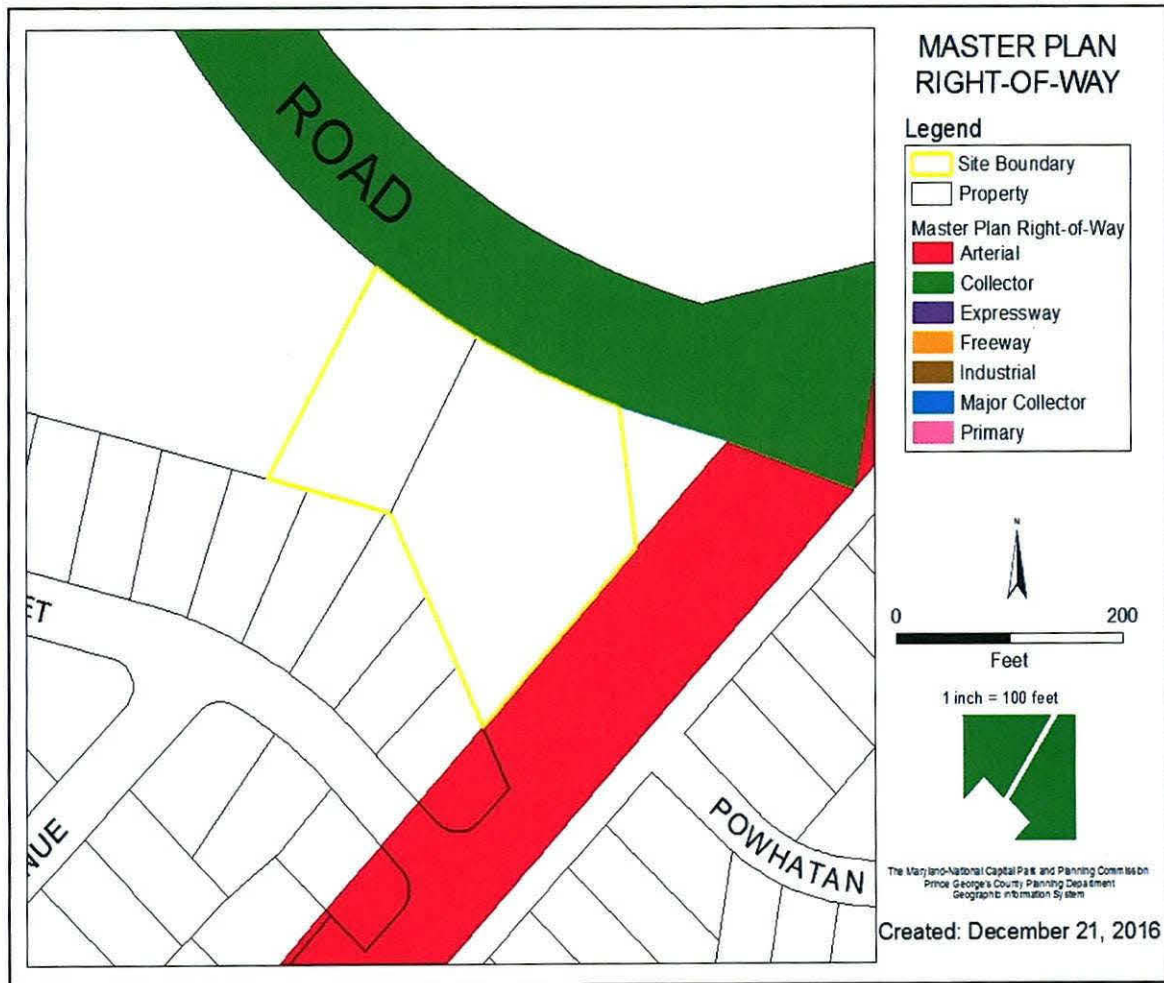
2. TRANSPORTATION ASSESSMENT

Map 4 indicates Master Plan right-of-way. The minor road work that is required to adjust the location of the median break on Belcrest Road will not affect the overall rights-of-way of Belcrest Road, and will not affect pedestrian access along Belcrest Road. Emergency vehicles will arrive back to the station utilizing the traffic signal switch in the same manner as in existing conditions. The proposed project will not increase overall traffic in the immediate area or have a negative impact on the pedestrian and bicycle environment. The proposal does not directly affect any capital improvement projects.

The site plan does not include a parking lot, though it appears that 43 parking spaces are provided, including two parking spaces accessible to residents and visitors with disabilities.

The existing sidewalk on Belcrest Road is inadequate to accommodate the anticipated heavy pedestrian and bicycle traffic as the transit district grows. Any increase in the horizontal width of the sidewalk in front of the proposed station would address this recommendation and alleviate the need for a more expensive retrofit in the future.

Map 4 –Master Plan Right-of-Way Map



Transportation Projects and Planned Facilities

The 2009 *Approved Countywide Master Plan of Transportation* recommends side paths along Belcrest Road. There are critical bicycle connections between north-south bicycle corridors, such as MD 500 (Queens Chapel Road) and the Prince George's Plaza Regional Transit District. The 2016 *Approved Prince George's Plaza Transit District Development Plan* carries forward the recommendation for a side path in front of the subject property with the anticipation that the public investment in a new fire/EMS station would provide the opportunity to complete this network gap on quasi-public property.

The existing sidewalk on Belcrest Road is inadequate to accommodate the anticipated heavy pedestrian and bicycle traffic as the Transit District grows. Any increase in the horizontal width of the sidewalk in front of the proposed station would address this recommendation and alleviate the need for a more expensive retrofit in the future.

3. HISTORIC PRESERVATION/ARCHEOLOGY

All identified archeological resources have been impacted by previous construction on subject properties, and proposed construction will not impact any known Prince George's County archeological sites, historic sites, or historic resources. A Phase I archeological survey is not recommended on this project. A search of current and

historic photographs, topographic and historic maps, and the locations of currently known archeological or historic sites indicates that the probability of archeological within the subject property is low. This proposal will not impact any identified historic sites, historic resources, documented properties, or known archeological sites.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The proposed impervious surface will be increased slightly from 0.85 to 0.86 acres. The existing ingress/egress will be retained with access for the fire station provided from Belcrest Road, and access for the American Red Cross offices from Queens Chapel Road.

Landscaping/Urban Design

The application is not subject to the 2010 Prince George's County Landscape Manual, though the applicant has provided Landscape Plan schedules for informational purposes. The following sections would ordinarily apply to the site: Sections 4.2, Requirements for Landscape Strips Along Streets; Section 4.3 Parking Lot Requirements; Section 4.4 Screening Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements.

Section 4.2, Requirements for Landscape Strips Along Streets—The applicant has provided landscape schedules for Belcrest Road and Queens Chapel Road for informational purposes. The number of shade trees provided falls short of what would typically be required. Staff recommends an additional shade tree or ornamental in the northeast corner of the site where the flagpole is located.

Section 4.3 Parking Lot Requirements—The applicant has provided a schedule for interior plantings in conformance with the requirements. The schedule for perimeter plantings should be deleted because it does not apply along the western and southern boundaries.

Section 4.4, Screening Requirements—The site plan indicates that dumpsters are located at the western end of the parking area designated for the American Red Cross. No details for the trash enclosure were provided. Staff recommends that the enclosure be constructed of the same brick as the fire station building that includes a metal gate.

Section 4.7, Buffering Incompatible Uses—The applicant has provided schedules for the western and southern property lines that abut a stormwater management pond and single-family detached dwellings, respectively. The applicant should correct the schedule label along the western property line adjacent to the stormwater management pond to indicate that it is for the western, not southern, property line. Landscape yards between four to six feet wide with fencing are provided along the western and southern property lines. Along the southern property line a storm drain easement and several existing trees are present.

Section 4.9, Sustainable Planting Requirements—A 4.9 schedule is provided which indicates the plant material required, but does not indicate the number or percentage of native plant units provided.

The Prince George's County Tree Canopy Coverage Ordinance

The site is not subject to Section 25-125 of the Zoning Ordinance regarding tree canopy coverage. Regardless, the applicant has provided a Tree Canopy Coverage schedule that indicates the 15 percent tree canopy coverage requirement in the R-55 Zone has been satisfied with four ornamental trees, 24 major shade trees and two evergreen trees.

Fencing

A six feet high, non-wood, sight tight fence is proposed along the western and southern property line. The applicant has indicated that a chain link with slats is being considered as the fencing material. Staff suggests that either wood or vinyl fencing be provided.

Lighting

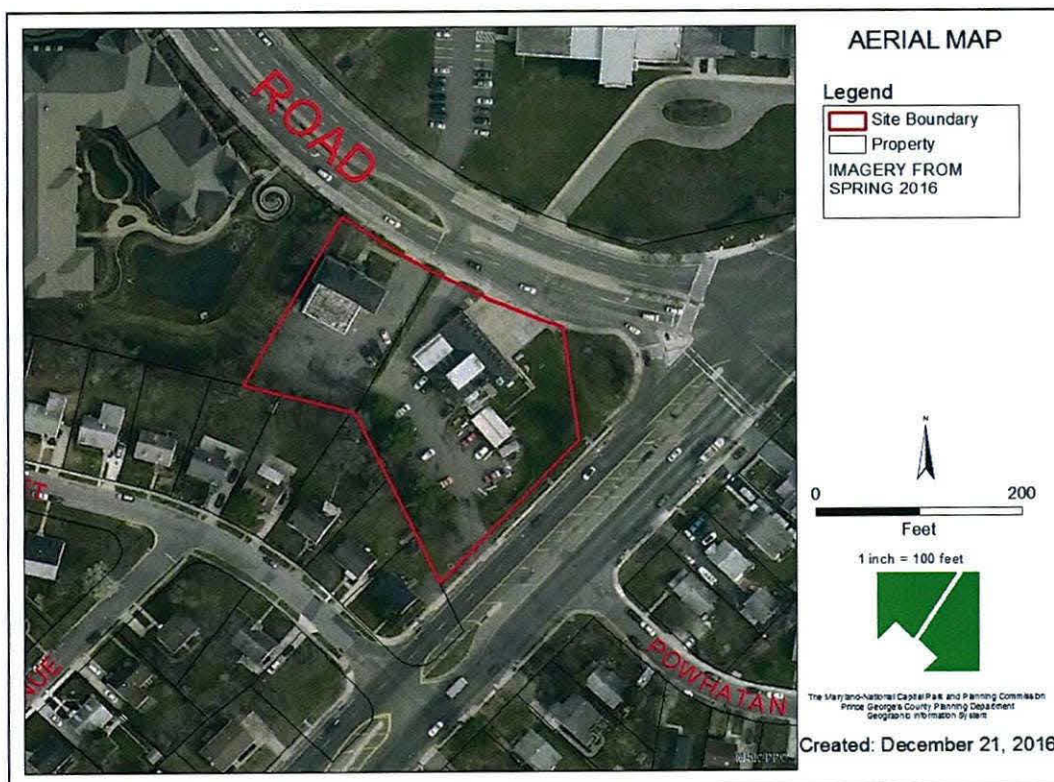
Although a photometric plan was included in the review package, no lighting details were provided. The Urban Design Section recommends the use of downward directed full cut off fixtures to reduce light trespass into the adjacent residential community.

Building Design and Green Building Techniques

The applicant indicated that the building will not be LEED certified, but that the following green design features will be included:

- LED light fixtures throughout all three floors of the facility, including the apparatus bays.
- Motion detectors and lighting controls for light fixtures.
- Full compliance with the 2012 IBC Energy code.
- Significant building envelope temperature insulation.
- Energy efficient windows.
- Energy efficient heat/air conditioning system with multiple smaller designated split system units for efficient interior zone conditioning of air in areas utilized or not utilized.
- Perimeter under slab insulation providing temperature isolation on extreme weather days.
- Use of recycled materials where possible.
- Large four foot roof over hangs throughout the building exterior to shade windows from sun.

Map 5 – Proposed Hyattsville Volunteer Fire Department Project, Phase II-- Aerial Map



5. CONSISTENCY WITH APPROVED PLANS

The proposed Fire/EMS Station lies on two parcels. The 2004 *Approved Sectional Map Amendment for the Prince George's County Gateway Arts District* retains the 6200 Belcrest Road property, Parcel C, in the One-Family Residential (R-55) zone and superimposed the Development District Overlay Zone on the property. The property is exempted from the Development District Standards because it is zoned R-55, and is in the Traditional Residential Neighborhood Character Area, and is within the City of Hyattsville.

The interior parcel, Parcel P on Belcrest Road, is subject to the 1994 *Approved Master Plan for Planning Area 68*, which recommends public/quasi-public uses for both parcels. Both plans recommend a fire/EMS Station at 6200 Belcrest Road. In addition, both plans are amended by the 2008 *Approved Public Safety Facilities Master Plan*, which recommends the project under review.

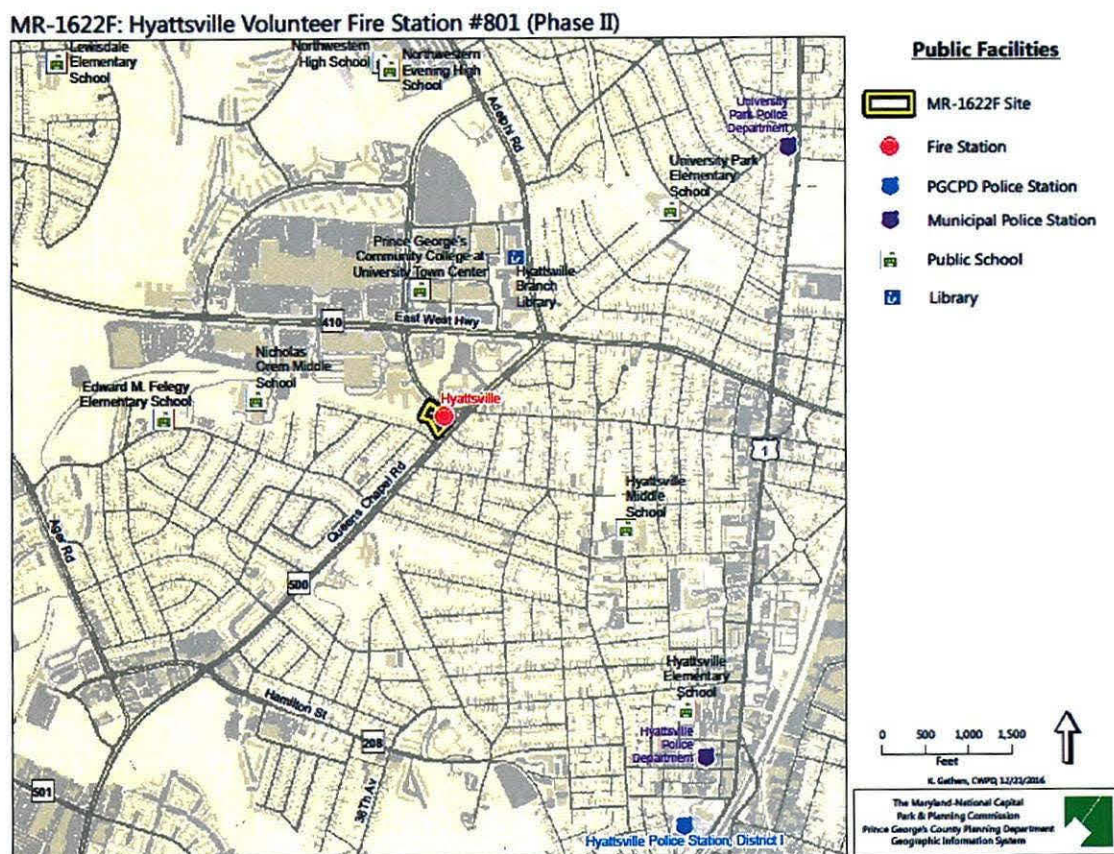
The recommendations from the 2009 *Approved Countywide Master Plan of Transportation* and the 2016 *Approved Prince George's Plaza Transit District Development Plan* are noted in the Transportation Assessment section above, as it relates to a side path in front of the subject property.

6. EXISTING PUBLIC FACILITIES

Map 6 shows the locations of existing public facilities. The project is in conformance with the Guidelines for the Proposed Renovations and Replacements, found in the 2008 *Approved Public Safety Facilities Master Plan*. The existing Hyattsville Fire/EMS Co. 801 is a first due response station, with a maximum of seven minute travel time. The station is equipped with two engines, one ambulance, one rescue squad, one aerial truck and is staffed by both volunteer and career personnel. In addition, the project site is served by Police District I housed in the Hyattsville Justice Center. The Hyattsville Community and the surrounding areas are located between The Capital Beltway and the District of Columbia, on the north side of the county, comprise District I.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

Map 6 – Public Facilities



7. COMMUNITY OUTREACH

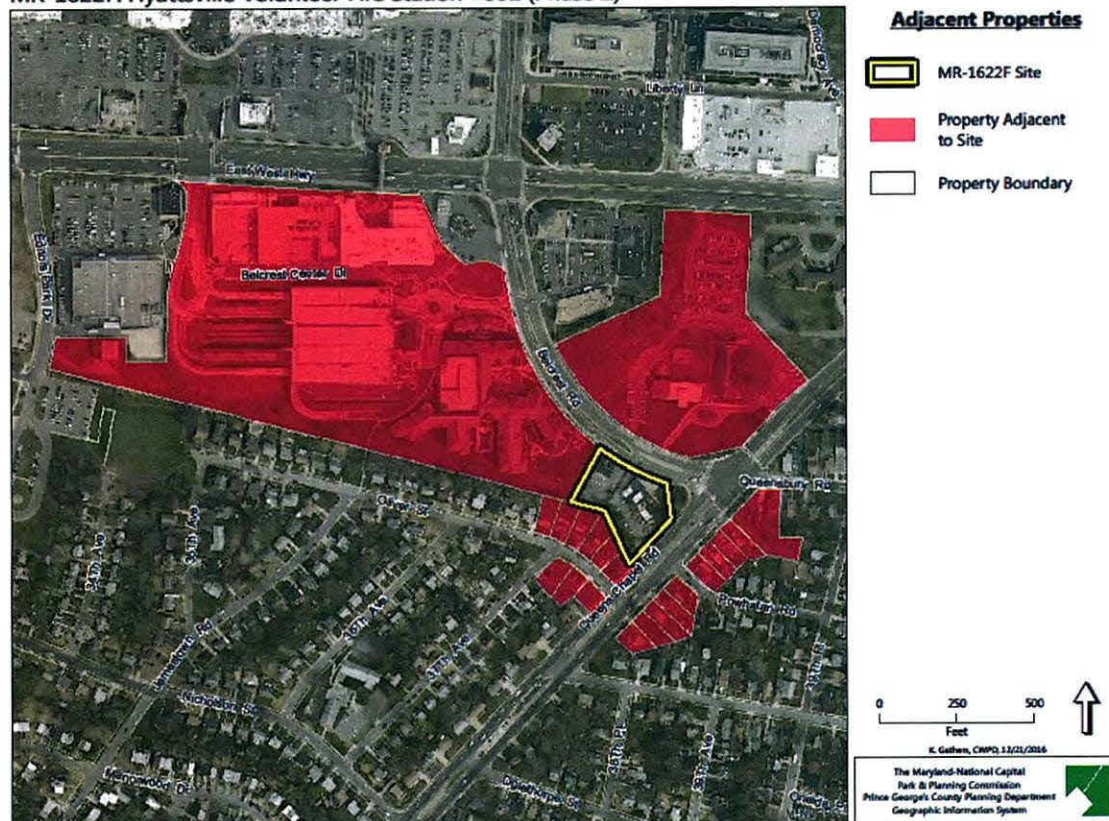
M-NCPPC has transmitted notification letters to adjoining property owners as well as those adjacent to adjoining property owners, and civic associations, informing them of the project and a Planning Board hearing date of January 26, 2017 (see Map 7).

The Hyattsville Volunteer Fire Department, in conjunction with the American Red Cross and Prince George's County Fire/EMS Department, officially began notification of the proposed replacement fire station project by letter to selected community residences, businesses, and institutions in the fall of 2013. A ground breaking for the new station was held at the fire station's Annual Open House on October 12, 2013, and was attended by approximately 1,500 residents of Hyattsville. At subsequent open house events held on October 25, 2014, October 17, 2015, and October 22, 2016, the community was invited to view the station, apparatus, and architectural renderings of the new fire station and to answer any questions or concerns regarding the construction of the new facility.

Since 2013, a Biannual Fund Drive mailer has been circulated to every resident of the City of Hyattsville every fall and spring, that includes information on the new fire station. Adjacent property owners were notified by registered mail in early 2014. The Fire Department has not received any negative responses thus far. The Hyattsville Volunteer Fire Department Facebook page and its website, www.hvfd.com, has shared news and architectural renders of the new station since 2013, as well as through Twitter and through the Hyattsville Life and Times Newspaper. The new station has been mentioned at several meetings of the Hyattsville City Council, which are televised (since 2013).

Map 7 – Adjacent Properties

MR-1622F: Hyattsville Volunteer Fire Station #801 (Phase II)



STAFF COMMENTS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Development Review Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
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December 14, 2016

MEMORANDUM

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

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

FROM: Cynthia Fenton, Planner Coordinator
Urban Design Section, Development Review Division

SUBJECT: **MR-1622F Hyattsville Volunteer Fire Department Project, Phase II**

The Urban Design Section has reviewed the materials provided in support of Mandatory Referral MR-1622F, for Phase II of the Hyattsville Volunteer Fire Department project. The applicant proposes to construct a new fire station located at 6200 and 6206 Belcrest Road.

The site is bounded to the north by Belcrest Road, and beyond, by a church; to the south by single-family detached homes; to the east by Queens Chapel Road and beyond by single-family detached homes; and, to the west by property owned by WMATA consisting of the Mosaic at Metro apartments. The subject property consists of approximately one and one-half acres, consisting of Parcels C and P, zoned R-55. The site contains the existing fire station in addition to a building housing the American Red Cross. Phase I of the two-phase project was reviewed in September, 2016 and involved the renovation of the existing American Red Cross building to be utilized temporarily by the firefighters, and the construction of a temporary apparatus storage building. The American Red Cross building will be demolished, and the temporary storage building removed once the new fire station is complete, so that additional parking can be accommodated for the new building.

The subject project is being reviewed pursuant to the Land Use Article §20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County 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 Urban Design Section offers the following comments:

PROPOSAL

The current proposal is for Phase II of a two phase project to demolish the existing fire station, the American Red Cross building, and a temporary storage building constructed in Phase I of this development project, and replace them with a new, state-of-the-art fire station building. The lowest level

of the building is proposed to provide office facilities for the American Red Cross. The proposed impervious surface will be increased slightly from 0.85 to 0.86 acres. The existing ingress/egress will be retained with access for the fire station provided from Belcrest Road, and access for the Red Cross offices from Queens Chapel Road.

Zoning

The site is zoned One-Family Detached Residential (R-55). A portion of the site is in the Gateway Arts District Development District Overlay (D-D-O) Zone, which should be reflected on the site plan. Properties within the municipal boundaries of the City of Hyattsville in the R-55 zone are generally exempt from the DDO standards and are subject to the requirements of the R-55 Zone; however, the Mandatory Referral review process exempts the subject development from Zoning Ordinance requirements. The site plan does not indicate whether or not it conforms to requirements in the R-55 Zone, including frontage, required yards, and specifically lot coverage. The site plan does not include a parking table, though it appears that 43 parking spaces are provided, including two handicap spaces. No information was provided on the number of personnel utilizing the building. The applicant has provided landscaping information which is discussed below. No signage details were provided for review.

Architecture

The proposed building will be two stories with a partial basement comprising a gross floor area of 24,988 square feet. The elevations present a building with multiple gabled rooflines in varying heights and facades faced in brick and accents in cedar shake fiber cement siding. Building projections, a brick tower and a variety of window types, including full and half rounds and standard windows accented with single or double soldier course, provide visual interest. Three drive-through bays and one truck bay are provided with window paneled roll-up doors, enhanced with a triple brick soldier course above each. The basement level will house the American Red Cross offices and the remainder of the building will contain the fire department offices and living space, including a laundry room, kitchen, dining area, and sleeping areas. The Urban

Design Section finds the proposed architecture attractive and compatible with the surrounding residential neighborhood. The building materials and design are of high quality, and will complement the residential character of the immediate area. The applicant did not indicate whether space would be available in the building for the public to hold community meetings or other events.

Landscaping

The application is not subject to the 2010 Prince George's County Landscape Manual, though the applicant has provided Landscape Plan schedules for informational purposes. The following sections would ordinarily apply to the site: Sections 4.2, Requirements for Landscape Strips Along Streets; Section 4.3 Parking Lot Requirements; Section 4.4 Screening Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements.

Section 4.2, Requirements for Landscape Strips Along Streets—The applicant has provided landscape schedules for Belcrest Road and Queens Chapel Road for informational purposes. The number of shade trees provided falls short of what would typically be required. Staff recommends an additional shade tree or ornamental in the northeast corner of the site where the flagpole is located.

Section 4.3 Parking Lot Requirements—The applicant has provided a schedule for interior plantings in conformance with the requirements. The schedule for perimeter plantings should be deleted because it does not apply along the western and southern boundaries.

Section 4.4, Screening Requirements—The site plan indicates that dumpsters are located at the western end of the parking area designated for the American Red Cross. No details for the trash

enclosure were provided. Staff recommends that the enclosure be constructed of the same brick as the fire station building with a metal gate.

Section 4.7, Buffering Incompatible Uses—The applicant has provided schedules for the western and southern property lines that abut a stormwater management pond and single-family detached dwellings, respectively. The applicant should correct the schedule label along the western property line adjacent to the stormwater management pond to indicate that it is for the western, not southern, property line. Landscape yards between four to six feet wide with fencing are provided along the western and southern property lines. Along the southern property line a stormdrain easement and a number of existing trees are present.

Section 4.9, Sustainable Planting Requirements—A 4.9 schedule is provided that indicates the plant material required, but does not indicate the number or percentage of native plant units provided.

The Prince George's County Tree Canopy Coverage Ordinance

The site is not subject to Section 25-125 of the Zoning Ordinance regarding tree canopy coverage. Regardless, the applicant has provided a Tree Canopy Coverage schedule that indicates the 15 percent tree canopy coverage requirement in the R-55 Zone has been satisfied with four ornamental trees, 24 major shade trees and two evergreen trees.

Fencing

A six feet high, non-wood, sight tight fence is proposed along the western and southern property line. The applicant has indicated that chain link with slats is being considered as the fencing material. Staff suggests that either wood or vinyl fencing be provided.

Lighting

Although a photometric plan was included in the review package, no lighting details were provided. The Urban Design Section recommends the use of downward directed full cut off fixtures to reduce light trespass into the adjacent residential community.

Green Building Techniques

The applicant indicated that the building will not be LEED certified but that the following green design features will be included:

- LED light fixtures throughout all three floors of the facility including the apparatus bays.
- Motion detectors and lighting controls for light fixtures.
- Full compliance with the 2012 IBC Energy code.
- Significant building envelope temperature insulation.
- Energy efficient windows.
- Energy efficient heat/air conditioning system with multiple smaller designated split system units for efficient interior zone conditioning of air in areas utilized or not utilized.
- Perimeter under slab insulation providing temperature isolation on extreme weather days.
- Use of recycled materials where possible.
- Large four feet roof over hangs throughout the building exterior to shade windows from sun.

Recommendation

- 1) Revise the plan notes to indicate the site is within the Gateway Arts DDO but is exempt from the development district standards and zoning ordinance requirements.
- 2) The site plan should provide information on setbacks, yards and lot coverage.
- 3) The Landscape Plan should be revised as follows:
 - a. Show the width of all landscape buffers on the plan, and identify/label them accordingly.
 - b. Provide an additional shade tree or ornamental in the northeast corner of the site where the flagpole is located.
 - c. Correct the schedule label for Section 4.7 along the western property line adjacent to the stormwater management pond.
 - d. In the Section 4.7 schedule, correct the linear footage for the southern property line.
 - e. In the 4.9 schedule, indicate the number and percentage of native plant units provided. Any invasive species should be removed from the site.
 - f. Label the schedules provided "For Informational Purposes Only."
- 4) A detail for the trash enclosure should be provided, showing that the enclosure is constructed of the same or similar materials in a complementary color as the fire station building that includes a metal gate.
- 5) Either wood or vinyl fencing in a style compatible with the residential character of the area should be provided along the western and southern property lines, and its detail should be provided on the site plan.
- 6) A lighting detail should be provided on the site plan with full cut-off fixtures for the pole-mounted lighting. Up-lighting of the building should be considered to enhance the facility at night.
- 7) The applicant is encouraged to have a community space available where the public can hold meetings or similar events.



December 7, 2016

MEMORANDUM

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

VIA: Howard Berger, Planning Supervisor
Historic Preservation Section, Countywide Planning Division

FROM: Robert Krause, Planner Coordinator
Jennifer Stabler, Planner Coordinator
Historic Preservation Section, Countywide Planning Division

SUBJECT: **MR-1622F Hyattsville Volunteer Fire Department Project, Phase II**

Historic Preservation Section Comments

The Historic Preservation Section reviewed materials provided in support of MR-1622F proposed project. The Property is located at 6200 Belcrest Road in Hyattsville, Maryland. This project will also involve the use of the adjacent property at 6206 Belcrest Road, which is also owned by the Hyattsville Volunteer Fire Department. The building on this property is known as the American Red Cross Building.

Phase II of this project consists of the closure and demolition of the existing fire station. A temporary tent structure will be erected in the existing parking lot to house the fire apparatus and equipment. The existing adjacent American Red Cross Building will house the temporary station during demolition and the construction of the new fire station. No upgrades to utilities or modification to the exterior of the building will be necessary.

Findings and Conclusions

Prior to issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) forms for the structures located at 6200 Belcrest Road and 6206 Belcrest Road to be reviewed and approved by Historic Preservation Section staff. The building shall be documented by a 36 CFR qualified architectural historian and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings.

Archeology

All identified archeological resources have been impacted by previous construction on subject properties, and proposed construction will not impact any known Prince George's County archeological sites, historic sites, or historic resources. A Phase I archeological survey is not recommended on this project. A search of current and historic photographs, topographic and historic maps, and the locations of currently known archeological or historic sites indicates the probability of archeological within the subject property is low. This proposal will not impact any identified historic sites, historic resources, documented properties, or known archeological sites.

December 19, 2016

MEMORANDUM

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

VIA: Frederick Stachura, J.D., Acting Planning Supervisor, North Section, Community Planning Division

FROM: Scott Rowe, AICP, CNU-A, Planner Coordinator, North Section, Community Planning Division

SUBJECT: **MR-1622F Hyattsville Volunteer Fire Department Project, Phase II**

DETERMINATIONS

The proposal advances a specific recommendation of several applicable master plans.

A wider sidewalk along Belcrest Road would implement a key bicycle/pedestrian recommendation for this critical area adjacent to a Regional Transit District.

BACKGROUND

Location: 6200 and 6206 Belcrest Road, Hyattsville, MD

Size: 1.4 acres

Existing Use: Fire and Emergency Medical Services Station and office

Proposal: Fire and Emergency Medical Services Station and office

GENERAL PLAN, MASTER PLAN AND SMA

This application requires no conformance with the applicable General or Master Plan.

2035 General Plan

This application is not located within a General Plan center or investment area. The property abuts the Prince George's Plaza Regional Transit District, one of three Downtowns for Prince George's County.

Master Plan:	6200 Belcrest Road: 2004 <i>Approved Sector Plan for the Prince George's County Gateway Arts District</i> 6206 Belcrest Road: 1994 <i>Approved Master Plan for Planning Area 68</i>
Planning Area/ Community	Planning Area 68/City of Hyattsville
Land Use:	The 1994 <i>Approved Master Plan for Planning Area 68</i> recommends public/quasi-public uses for both parcels. The 2004 <i>Approved Sector Plan for the Prince George's County Gateway Arts District</i> replaces the 1994 master plan for 6200 Belcrest Road and places the property in the Traditional Residential Neighborhood Character Area, which recommends preservation of existing neighborhoods. Both plans recommend a Fire/EMS Station at 6200 Belcrest Road.
Environmental:	Please see the Environmental Section's referral for details regarding relevant environmental recommendations. The entire property lies within the Regulated Area of the Countywide Green Infrastructure Network.
Historic Resources:	There are no historical resources in the vicinity of the subject property.
Transportation:	Access is provided by MD 500 (Queens Chapel Road) an arterial and Belcrest Road (C-229), a collector.
Public Facilities:	The subject property is home to the Hyattsville Fire/EMS Station #801. The 2009 <i>Approved Public Safety Facilities Master Plan</i> recommends the proposed facility on both parcels as proposed.
Parks & Trails:	<p>The 2009 <i>Approved Countywide Master Plan of Transportation</i> (MPOT) recommends wide sidewalks and designated bike lanes on MD 500 (Queens Chapel Road) and sidepaths on Belcrest Road.</p> <p>The 2016 <i>Approved Prince George's Plaza Transit District Development Plan</i> (which governs Belcrest Road north of the subject property) recommends a shared use side path between the entrance to the Prince George's Plaza Metro Station and MD 500 (Queens Chapel Road) and recommends incorporating this side path through a widening of the existing sidewalk.</p>
Aviation:	The subject property is not directly affected by aviation impacts.
SMA/Zoning:	<p>The 2004 <i>Approved Sectional Map Amendment for the Prince George's County Gateway Arts District</i> retained 6200 Belcrest Road in the One-Family Residential (R-55) zone and superimposed the Development District Overlay Zone on the property, but exempted the property from the Development District Standards because it is zoned R-55, is in the Traditional Residential Neighborhood Character Area, and is within the City of Hyattsville.</p> <p>The 1994 <i>Approved Sectional Map Amendment for Planning Area 68</i> retained 6206 Belcrest Road in the One-Family Residential (R-55) Zone.</p>

PLANNING ISSUES

The 2009 *Approved Countywide Master Plan of Transportation* recommends side paths along Belcrest Road. These are a critical bicycle connection between north-south bicycle corridors such as MD 500 (Queens Chapel Road) and the Prince George's Plaza Regional Transit District. The 2016 *Approved Prince George's Plaza Transit District Development Plan* carries forward the recommendation for a side path in front of the subject property with the anticipation that the public investment in a new fire/EMS station would provide the opportunity to complete this network gap on quasi-public property.

The existing sidewalk on Belcrest Road is inadequate to accommodate the anticipated heavy pedestrian and bicycle traffic as the Transit District grows. Any increase in the horizontal width of the sidewalk in front of the proposed station would address this recommendation and alleviate the need for a more expensive retrofit in the future.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

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

December 14, 2016

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Countywide Planning Division
VIA: Maria Martin, Planning Supervisor, Countywide Planning Division
FROM: Jay Mangalvedhe, Senior Planner, Countywide Planning Division
SUBJECT: **MR-1622F Hyattsville Volunteer Fire Department Project, Phase II**

Project Description

The site is located at southwest quadrant of the intersection of Queens Chapel Road and Belcrest Road, in Hyattsville, MD. The property is owned by the Hyattsville Volunteer Fire Department Inc.

This is Phase II of the project, which involves demolition of the existing fire station, and construction of a new fire station in its place. The temporary apparatus structure and fire station will remain in place and operation throughout construction. Upon completion of the new fire station, the emergency vehicles, equipment and staff will be relocated to the new building. Once this is complete, the existing American Red Cross building will be demolished, and the temporary apparatus structure would be demolished and a new parking lot constructed for use by the fire station.

The above findings are in conformance with the 2008 *Adopted and Approved Public Safety Facilities Master Plan* and the "Guidelines for the Proposed Renovations and Replacements".

The project is in Councilmanic District 2 and is inside the employment areas as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

Evaluation of Existing Public Facilities

The existing Hyattsville Fire/EMS Co. 801 is a first due response station, with a maximum of seven minute travel time, and located at 6200 Belcrest Road, in Hyattsville, Maryland.

The station is equipped with two engines, one ambulance, one rescue squad, one aerial truck and is staffed by both volunteer and career personnel.

In addition, the project site is served by Police District I, housed in the Hyattsville Justice Center. District I comprises the Hyattsville community and the surrounding areas, located between the Capital Beltway and the District of Columbia, on the north side of the County.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 3, Community System.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

August 30, 2016

MEMORANDUM

TO: Fatimah Hasan, Planning Coordinator, Countywide Planning Division

FROM: Daniel Janousek, Planning Coordinator, Countywide Planning Division

SUBJECT: MR-1622F Hyattsville Volunteer Fire Department Project, Phase II

Summary

According to the applicant, the new fire station will be oriented the same as the existing building, with a large concrete driveway entrance on Belcrest Road in the same location. Upon completion of the new fire station, the emergency vehicles, equipment and staff will be relocated to a new building.

Minor road work is required to adjust the location of the median break on Belcrest Road. This will not affect the overall rights-of-way of Belcrest Road, and will not affect pedestrian access along Belcrest Road. Emergency vehicles will arrive back to the station utilizing the traffic signal switch in the same manner as in existing conditions.

The existing entrance onto Queens Chapel Road will also remain intact and will serve as a small parking lot in the rear of the building. No emergency vehicles will enter this parking lot.

Analysis

The proposal does not conflict with the transportation recommendations of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The MPOT contains sidewalk, trail, transit, and rights-of-way recommendations.

The area roads are recommended for bicycle facilities in the MPOT. The MPOT recommends that bicycle accommodations be made to new development. It is recommended that the fire station add up to four bicycle parking spaces (two u-shaped racks) to the facility.

Conclusion

The Transportation Planning Section has reviewed the fire station proposal and determines that it will not increase overall traffic in the immediate area or have a negative impact on the pedestrian and bicycle environment. The proposal does not conflict with the MPOT or the area master plan, nor does it directly affect any capital improvement projects.

Recommendations

Provide two u-shaped bicycle parking racks on site to accommodate four bicycles. The racks should be anchored in a concrete base.

Countywide Planning Division
Environmental Planning Section

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

August 30, 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-1622F Hyattsville Volunteer Fire Department Project, Phase II

The Environmental Planning Section has completed its initial review for MR-1622F, proposed demolition and construction of a new volunteer fire station, located at 6200 Belcrest Road, in Hyattsville, MD 20782.

After evaluating a site plan submitted by the applicant, the Environmental Planning Section has determined the proposed development activities for this site will not result in any clearing of woodlands on site, as the area of the site proposed was previously developed and contains no existing woodlands. A standard letter of exemption from the Woodland Conservation Ordinance (S-163-14) was issued for this site, because the site contains less than 10,000 square feet of woodland and has no previous TCP approvals. This letter is valid until December 2, 2016.

A Natural Resource Inventory Equivalency letter (NRI-103-14) has been issued for the site and has an expiration date of June 24, 2019. This letter may be required by the Department of Permitting, Inspections and Enforcement (DPIE) along with a floodplain study in order to obtain a stormwater management concept approval for this project.

Part of the proposed development is in close proximity to the backyards of some single-family houses along Oliver Street and is across the street from the front yards of several single-family houses along Queens Chapel Road. Care should be taken to minimize construction noise onto adjoining properties by limiting construction hours to daytime hours and to weekdays only.

Conclusion

Thank you for the opportunity to comment on this proposed project. If you have questions regarding these comments, please contact the Environmental Planning Section at (301) 883-3240.

Mandatory Referral Review

PROPOSED HYATTSVILLE VOLUNTEER FIRE DEPARTMENT PROJECT, PHASE II

for review by

PRINCE GEORGE'S COUNTY PLANNING BOARD
January 26, 2017

AGENDA ITEM: #7
APPLICATION: MR-1622F

WHY MANDATORY REFERRAL REVIEW?

Mandatory Referral Review Objectives:

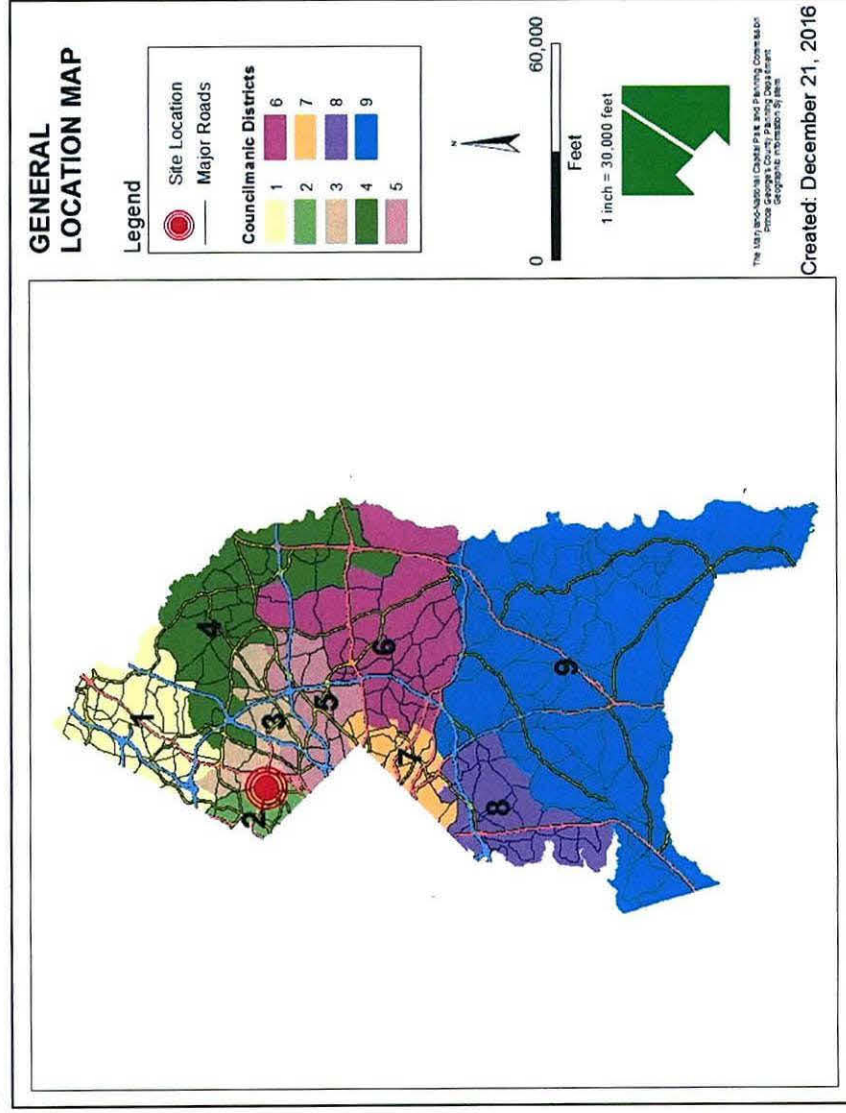
- To be in compliance with state law - Sections §20-301 through 305 of the Land Use Article.
- To build consensus with other public agencies: federal, state, public/private utilities.
- To engage in dialogue with federal, state and local counterparts.
- To inform/educate adjacent private owners of any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

PROPOSED HYATTSVILLE VOLUNTEER FIRE DEPARTMENT PROJECT, PHASE II

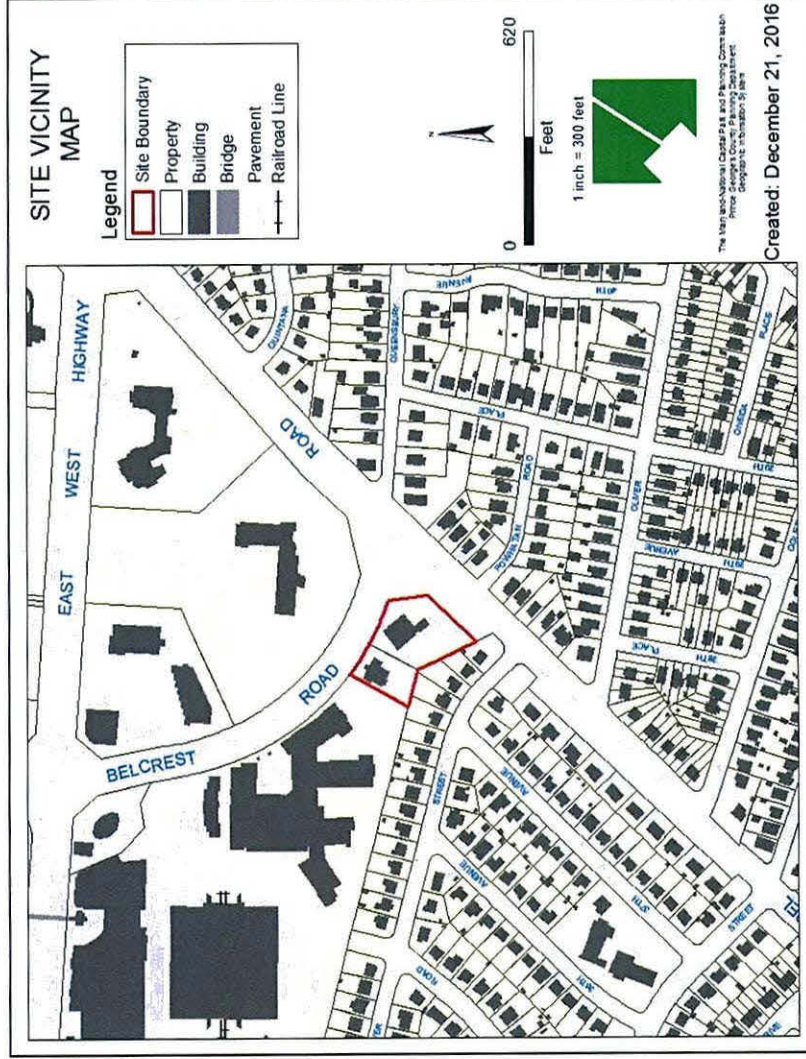
PURPOSE

- **To demolish the existing Fire and Emergency Medical Service (EMS) building on the site and construct a new fire and EMS building; demolish the American Red Cross building and construct a new parking lot.**

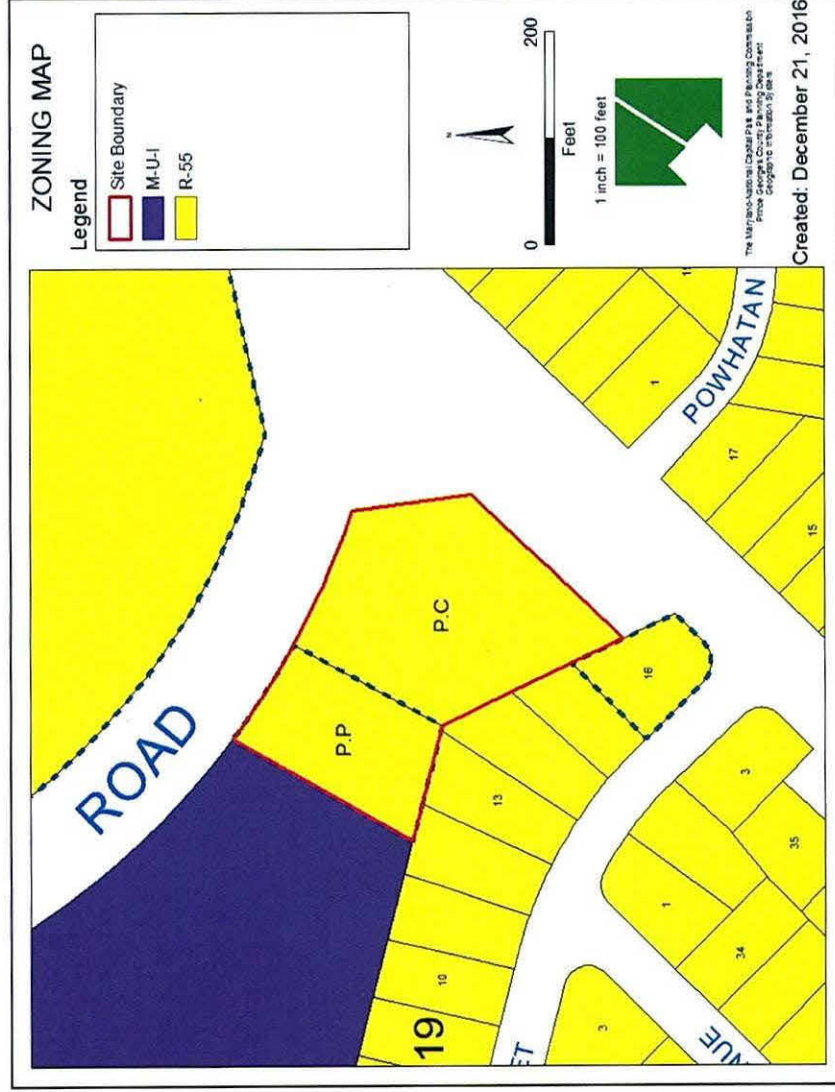
GENERAL LOCATION



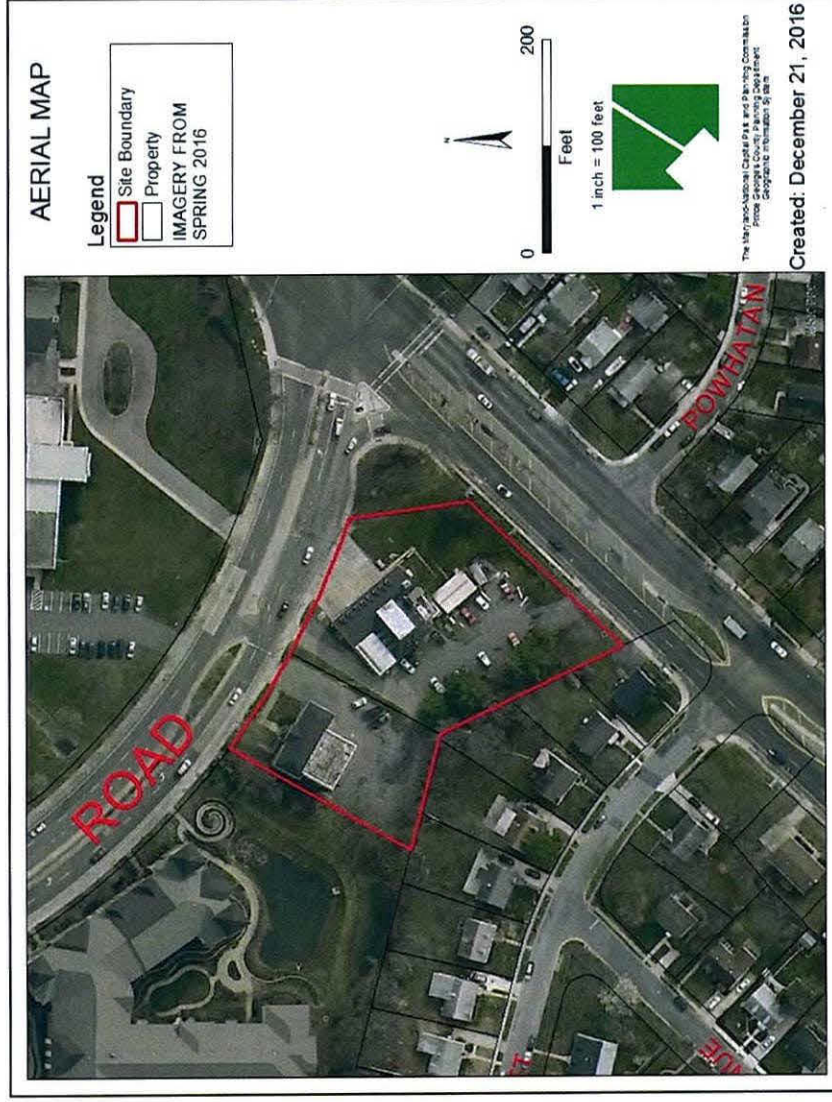
SITE VICINITY



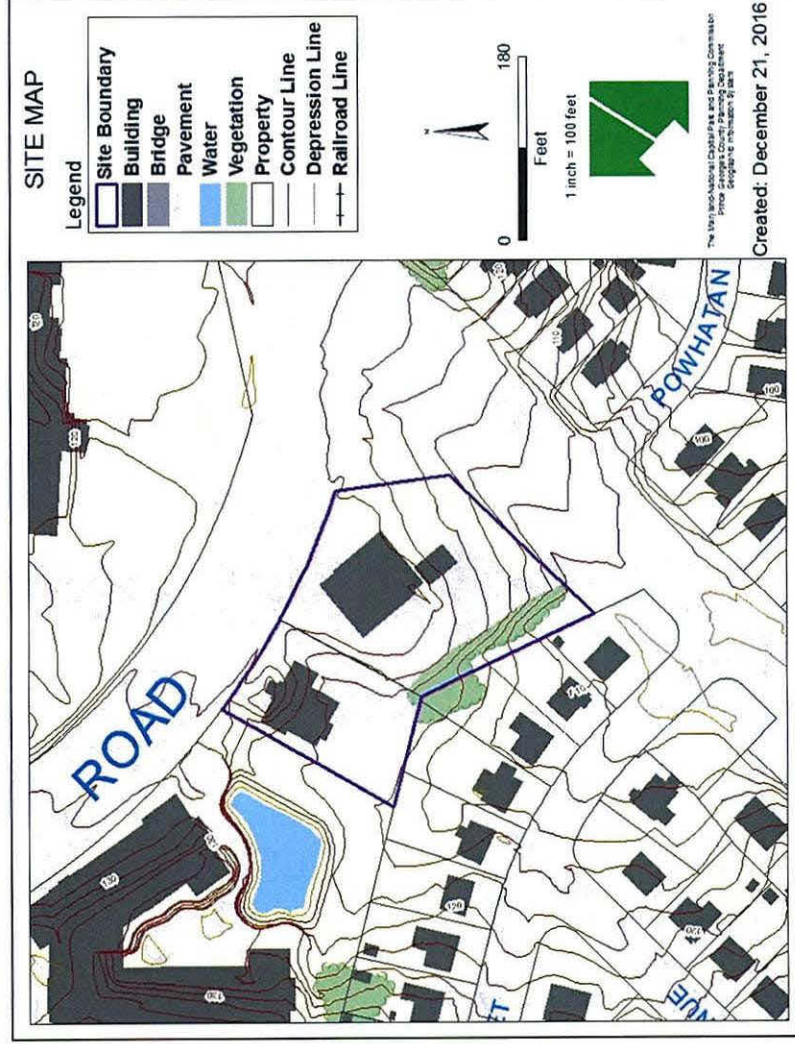
EXISTING ZONING



AERIAL VIEW



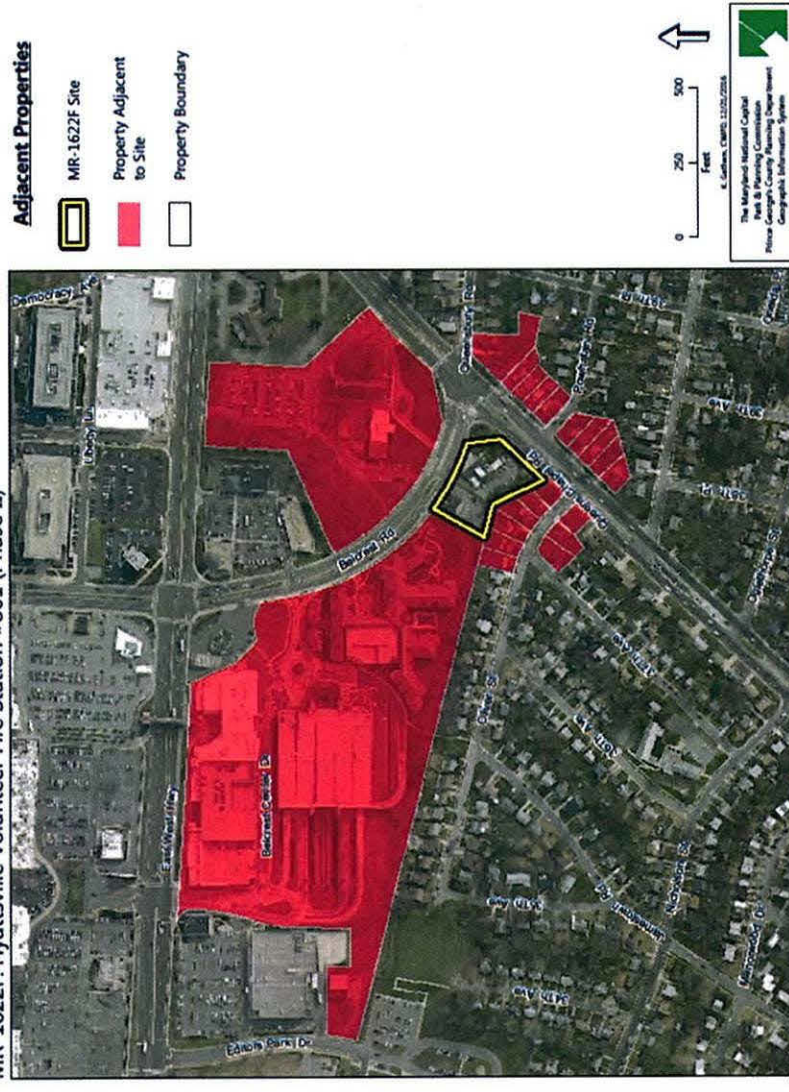
ENVIRONMENTAL FEATURES



[illegible]

NOTIFICATION OF ADJACENT PROPERTY OWNERS

MR-1622F: Hyattsville Volunteer Fire Station #801 (Phase II)



EXISTING CONDITIONS

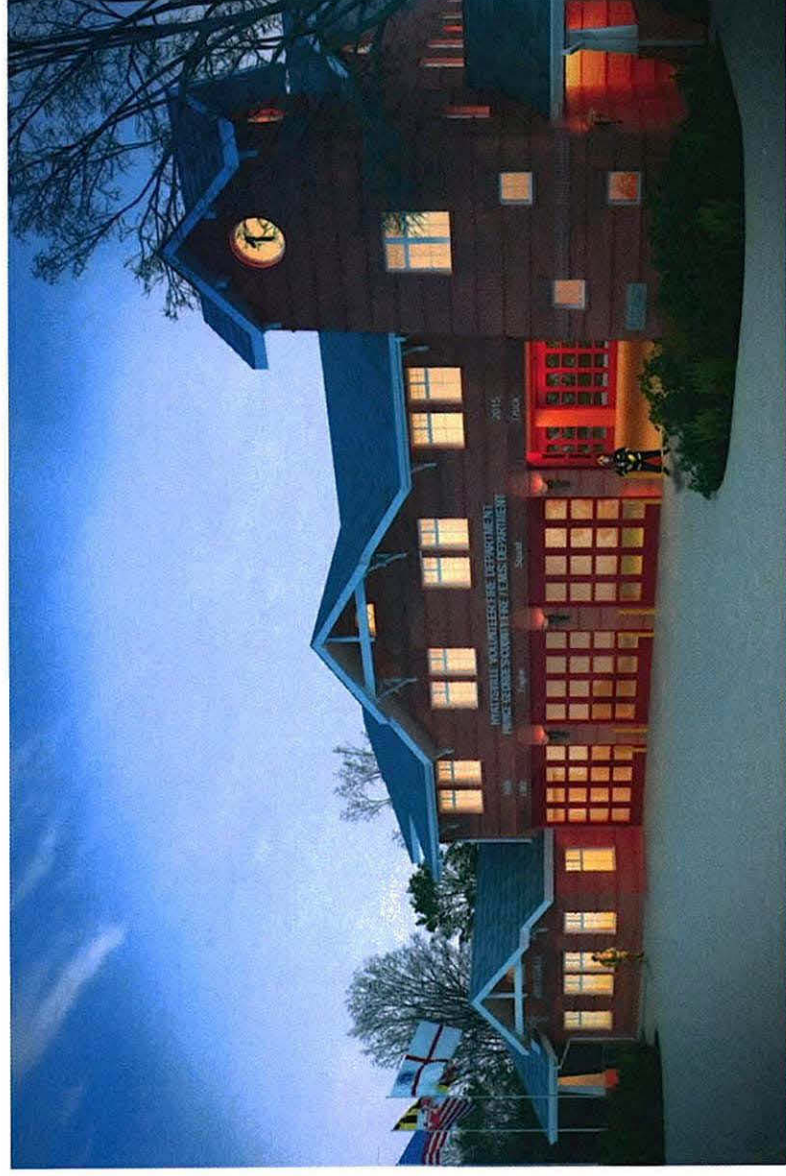
Phase I

- Construction of temporary apparatus structure for the existing fire apparatus and emergency vehicles planned.
- Approximately six to 24 staff members are on duty in the fire station at any given time; will remain the same.
- Renovation and move to Red Cross building underway.
- Existing fire station to be closed upon completion of these steps.

PROJECT FEATURES

- \$10 million project includes high quality construction of a 23,195 square foot building.
- Approximately eight-month construction period anticipated.
- New fire station accommodates staff offices, fire engines and other emergency vehicles and equipment, meeting rooms, and dormitories for firemen, volunteers, and firefighters in training.
- Provides access for American Red Cross.
- Not registered for LEED certification, but proposed to include energy saving features.
- Includes demolition of American Red Cross building and temporary structure.
- Provides environmentally-friendly design of new parking lot.
- Modifies Belcrest Road island to accommodate egress and ingress of emergency vehicles.

Front View – From Belcrest Road



Rear View – From Queens Chapel Road



M-NCPPC STAFF RECOMMENDATIONS

- Part of the proposed development is in close proximity to the backyards of some single-family houses along Oliver Street and is across the street from the front yards of several single-family houses along Queens Chapel Road. Care should be taken to minimize construction noise onto adjoining properties by limiting construction hours to daytime hours and to weekdays only.
- The applicant should provide two u-shaped bicycle parking racks on site to accommodate four bicycles. The racks should be anchored in a concrete base.
- Prior to issuance of any demolition or grading permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Maryland Inventory of Historic Property (MIHP) forms for the structures located at 6200 Belcrest Road and 6206 Belcrest Road to be reviewed and approved by Historic Preservation Section staff. The building shall be documented by a 36 CFR qualified architectural historian and the submitted documentation shall include a chain of title, floor plans, and representative interior and exterior photos of the buildings.
- The applicant should revise the plan notes to indicate the site is within the Gateway Arts District's development district overlay zone boundaries and the traditional residential neighborhood character area, but is exempt from the development district standards and zoning ordinance requirements. The site plan should provide information on setbacks, yards and lot coverage.

M-NCPPC STAFF RECOMMENDATIONS

- The Landscape Plan should be revised as follows:

Show the width of all landscape buffers on the plan, and identify/label them accordingly.

- a) Provide an additional shade tree or ornamental in the northeast corner of the site near the flagpole.
- b) Correct the schedule label for Section 4.7 along the western property line adjacent to the stormwater management pond.
- c) In the Section 4.7 schedule, correct the linear footage for the southern property line.
- d) In the 4.9 schedule, indicate the number and percentage of native plant units provided. Any invasive species should be removed from the site.
- e) Label the schedules provided "For Informational Purposes Only."

- The applicant should provide details for the trash enclosure, showing that the enclosure is constructed of the same or similar materials in a complementary color as the fire station building that includes a metal gate.
- The applicant should provide either wood or vinyl fencing in a style compatible with the residential character of the area along the western and southern property lines, and its detail should be provided on the site plan.

M-NCPPC STAFF RECOMMENDATIONS

- The applicant should provide lighting detail of all the cut-off fixtures for the pole-mounted lighting on the site plan. Up-lighting of the building should be considered to enhance the facility at night.
- The applicant is encouraged to have a community space available where the public can hold meetings or similar events.
- The 2009 *Approved Countywide Master Plan of Transportation* recommends side paths along Belcrest Road. There are critical bicycle connections between north-south bicycle corridors, such as MD 500 (Queens Chapel Road) and the Prince George's Plaza Regional Transit District. The 2016 *Approved Prince George's Plaza Transit District Development Plan* recommended a side path in front of the subject property in anticipation of public investment in a new fire/EMS station, providing the opportunity to complete this network gap.

PROPOSED HYATTSVILLE VOLUNTEER FIRE DEPARTMENT PROJECT, PHASE II

Planning Board Action:

Staff recommends project approval.

This concludes the staff presentation.

QUESTIONS?