

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director Prince George's County Planning Department 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 TTY: (301) 952-4366 www.mncppc.org/pgco

301-952-3595

August 07, 2017

Mr. Albert R. Schweizer, DBIA, QCxM Engineer State of Maryland Military Department Army National Guard Fifth Regiment Armory 29th Division Street, M-5 Baltimore, Maryland 21201

> RE: Laurel Readiness Center Complex Parking Improvements (MR-1713A)

Dear Mr. Schweizer:

The Prince George's County Planning Department appreciates the opportunity to provide written comments on the proposed improvements to the parking facilities of the Maryland Military Department (MMD) Laurel Readiness Center Complex, located at 8611 Odell Road in Laurel, Maryland. Currently, the existing site is approximately 4,200 square yards of military vehicle (MOV) parking in one area; and another 3,800 square yards of MOV parking is in another area of the complex. The total size of the proposed site is approximately 8,000 square yards.

Proposed Project:

The parking improvements project proposes the following:

- Convert 3,800 square yards of MOV parking to private owned vehicle (POV) parking;
- Construct an additional 1,600 square yards for POV parking; and
- Yield a total of approximately 9,600 square yards of MOV (4,200 square yards) and POV (5,400 square yards) parking.

The 23.5-acre property is owned by the MMD; and contains buildings, storage areas and parking lots, used for military and privately-owned vehicles by the National Guardsmen on duty at the Laurel Armory and Readiness Center. A new entry access point to the parking areas will be created as a part of this project. The Armory building is located in the northern portion of the property and fronts onto Odell Road. A stormwater management facility, located at the southeast edge of the property is proposed to be retrofitted; and new bio-retention basins are also proposed. The applicant submitted a Forest Conservation Plan to the Maryland Department of Natural Resources for review and approval. No impacts to forest land are anticipated other than the removal of two specimen trees that are in poor or very poor condition.

Staff Discussion of Issues and Concerns:

Environmental Resources

O The Environmental Planning Section determined that this federal site is not subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. The Maryland Department of the Environment will be evaluating any possible impacts to wetlands and streams. The Maryland Forest Services will review the proposed project if appropriate.

Transportation

The site is located on Odell Road, which is designated by the 2009 Approved Countywide Master Plan of Transportaion as an industrial road. Referring to the site-distance analysis provided by the applicant, the two lists of data substantiate the measured 85th percentile of travel speed to the right and the left of the proposed driveway entrance. The 45 mile per hour design speed is appropriate, as the measured 85th percentile speeds are less than the design speed. All analyses demonstrate adequate sight distance at the proposed driveway entrance.

Historic Preservation

- O As part of the Phase I archeological investigations conducted on the subject property in 1981 by MAAR, Inc., one archeological site was identified. Phase II evaluation of site 18PR377 was conducted in 1991. A total of 105 shovel test pits and 12 1-x-1 m test units were excavated. The site was found to be heavily disturbed by subsequent plowing; and no additional investigations were recommended.
- The current Laurel Armory and Readiness Center was constructed circa 1992 to 1993 and is located where the archeological site was identified. Therefore, no additional archeological investigations are recommended at this time.
- There are no Prince George's County historic sites or resources located on or adjacent to the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.

Consistency with Approved Plans

The application is within the growth boundary identified in the 2014 *Plan Prince George's 2035 Approved General Plan.* The area is planned for public sewer services under Sustainable Growth Act Tier II. It is in the Reserved Open Space (R-O-S) Zone.

Consistency with Development/Regulatory Standards

- O The applicant submitted materials indicating that military procedures prohibit the striping of the parking area for military vehicles, and security concerns make it undesirable to have extensive landscaping in the parking areas. However, the project is visible from Odell Road and some landscaping of the area is desirable. The applicant did not submit a landscape plan.
- Crime Prevention Through Environmental Design (CPTED) principles are regularly applied to projects and seem applicable to the military security concerns. If new landscaping is added to the site, plantings along the street using plant material could be used as both a visual and physical barrier to effectively screen the parking/storage of vehicles and prevent trespassing. Planting additional shade trees within the parking compound or along the south and west sides of parking/storage areas using species that branch out at a height of six-to-eight feet above ground level will reduce the heat island effect of large areas of paving, provide shade, and allow views into the compound from the street for monitoring purposes.

Staff Recommendations:

- The applicant will need to provide the site-distance analysis to the County at the time that the driveway
 entrance onto Odell Road is permitted; and the County will make the final determination regarding the
 driveway.
- The applicant is encouraged to incorporate additional landscaping along the street line and within or around the parking/storage areas for vehicles on the site using CPTED design principals.

Enclosed are staff memoranda from the Environmental Planning Section and the Historic Preservation Section of the Countywide Planning Division, the Urban Design Section of the Development Review Division, and the Community Planning Division, that further expound on the concerns outlined above.

If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, at 301-952-3580, or via email at Fatimah.Hasan@ppd.mncppc.org.

Sincerely,

Andree Green Checkley
Planning Director

Enclosures

c: Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division
Partha V. Tallapragada, P.E., Senior Engineer, Maryland Environmental Service
Redis C. Floyd, Clerk of the Council, Prince George's County Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Countywide Planning Division Environmental Planning Section

July 25, 2017

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-1713A – Laurel Readiness Center Parking Improvements

The Environmental Planning Section has completed its review for MR-1713A, Laurel Readiness Center Parking Improvements which proposes to construct approximately 37,800 square feet of military vehicle (MOV) parking, conversion of an estimated 34,200 square feet of existing military vehicle parking to privately owned vehicle (POV) parking, the construction of approximately 14,400 square feet of additional POV parking and access roads linking the parking areas. Retrofitting of an existing stormwater management pond and creation of a new bio-retention area are also proposed. The project is located on 23.5 acres of federally owned property at 8311 O'Dell Road, Laurel, Maryland as shown in project documents submitted, and received on June 27, 2017.

The Environmental Planning Section has determined that as federal property the site is not subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. Possible impacts to wetlands and streams will be evaluated by the Maryland Department of Environment (MDE). The project will be subject to state-level review by the Maryland Forest Services under the requirements of the Clean Water Act, if found applicable. The Environmental Planning Section has no additional comments.

Thank you for the opportunity to review 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 Historic Preservation Section (301) 952-3680 www.mncppc.org

July 11, 2017

MEMORANDUM

TO:

Fatimah Hasan, Planner Coordinator

Special Projects Section

Countywide Planning Division

VIA:

Howard Berger, Supervisor

Robert Krause, Historic Preservation Commission Liason

FROM:

Jennifer Stabler, Archeology Planner Coordinator

Daniel Tana, Planner Coordinator DPT

Historic Preservation Section Countywide Planning Division

SUBJECT:

MR-1713A, Laurel Readiness Center Parking Improvements

The subject property comprises approximately 23.5 acres located at 8611 Odell Road in Laurel, Maryland. The site is currently improved with the existing Laurel Armory and Readiness Center, which encompasses approximately 7 acres of the subject property. The current improvements include buildings, storage areas and parking lots for military vehicles and privately-owned vehicles belonging to National Guardsmen who report for duty at the Armory. Proposed improvements include the construction of approximately 4,200 square yards of military vehicle parking, the conversion of an estimated 3,800 square yards of existing military vehicle parking to privately-owned vehicle (POV) parking, the construction of approximately 1,600 square yards of addition POV parking, and the construction of access roads linking the parking areas.

Phase I archeological investigations were conducted on the subject property in 1981 by MAAR, Inc. One archeological site, 18PR377 (a late nineteenth to early twentieth century farmstead and Late Archaic and Early Woodland short-term resource procurement site), was identified. Phase II evaluation of site 18PR377 was conducted by R. Christopher Goodwin & Associates in 1991. A total of 105 shovel test pits and 12 1-x-1 m test units were excavated. The site was found to be heavily disturbed by subsequent plowing and no additional investigations were recommended.

The current Laurel Armory and Readiness Center was constructed circa 1992 to 1993. The current building is located where the archeological site was identified. Therefore, no additional archeological investigations are recommended.

There are no Prince George's County historic sites or resources located on or adjacent to the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.

I:\HISTORIC\Referrals\2017\Mandatory Referral\MR-1713A Laurel Readiness Center Parking Improvements_HPS 11 July 2017.docx



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

301-952-3972

August 3, 2017

MEMORANDUM

TO:

Fatimah Hasan, Planner Coordinator, Countywide Planning Division

VIA:

Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division

Frederick Stachura, Planning Supervisor, North Section, Community Planning

Division

FROM:

Maha Tariq, Senior Planner, North Section, Community Planning Division

MI

SUBJECT:

MR-1713A, Laurel Readiness Center Parking Improvements

DETERMINATIONS

Conformance is not required with this application

BACKGROUND

Location:

Located at the intersection of Muirkirk Road and Odell Road in Laurel

Size:

23.5 acres (proposed area of disturbance is 3.0 acres)

Daisting O

Existing Uses: The proposed land use is Institutional

Proposal:

The applicant is proposing to construct surface parking which constitutes a total of 5,800

square yards/ 1.19 acres of area.

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires conformance with the applicable General or Master Plan: NO

General Plan:

The subject property is within the Growth Boundary and in the Established Community Growth Policy area in the 2014 Approved Prince George's 2035

General Plan. The area is planned for public sewer services under

Sustainable Growth Act Tier 2.

Master/Sector Plan:

The subject property is located within Beltsville Agricultural Research Area. The

approved future land use is Institutional.

Planning Area/

Community:

Planning Area 62 South Laurel-Montpelier

Land Use:

Institutional

SMA/Zoning:

The 2010 Approved Subregion 1 Sectional Map Amendment retained the

subject property in R-O-S (Reserved Open Space) Zone.

PLANNING ISSUES

There are no general plan or master plan issues raised by this application.

cc: Long-Range Agenda Notebook



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

July 13, 2017

MEMORANDUM

TO:

Fatimah Hasan, Project Manager

VIA:

Susan Lareuse, Master Planner, Urban Design Section

FROM:

Ruth Grover, Planner Coordinator, Urban Design Section R.

SUBJECT:

Mandatory Referral MR-1713A

Laurel Armory and Readiness Center

The Urban Design Section is in receipt of the materials provided in support of Mandatory Referral MR-1713A, Laurel Armory and Readiness Center (Armory), and offers the following:

Background

- 1. The Armory, which is owned by the Maryland Military Department (MMD), is located on an approximately 23.5-acre site, at 8611 O'Dell Road in Laurel.
- 2. Approximately seven acres of property were previously developed into an armory with buildings on the northern portion of the property fronting O'Dell Road, storage areas, parking for military and privately-owned vehicles belonging to National Guardsman, and a stormwater management facility on the southeast edge of the property.

Proposal

3. The proposed improvements to the site include approximately 4,200 square yards of military vehicles parking, conversion of an estimated 3,800 square yards of existing military vehicle parking to privately-owned vehicle parking, the construction of approximately 1,600 square feet of additional privately-owned vehicle parking, construction of access roads and new stormwater management facilities. No new buildings are proposed.

Submitted Materials

4. A set of plans, including a stormwater management plan, was submitted along with a short narrative regarding the project. No landscape plan is provided.

Comments

5. The applicant has indicated that military procedures prohibit the striping of the parking area for military vehicles and security concerns make it undesirable to have extensive landscaping in the parking areas. However, the project is visible from Odell Road and some landscaping of the area

is desired. Crime Prevention Through Environmental Design (CPTED) principles are regularly applied to projects and seem akin to the military security concerns. Therefore, the Urban Design Section would suggest that if new landscaping is added to the site, that plantings along the street using plant material that could be used as both a visual and physical barrier could be both effective to screen the parking/storage of vehicles and prevent trespassing. Additional shade trees planted within the parking compound or along the south and west sides of parking/storage areas with species that branch out at a height of six to eight feet above ground level, will reduce the heat island effect of large areas of paving, provide shade, and allows views into the compound from the street for monitoring purposes.

Conclusion

The Urban Design Section offers the following suggestion:

1. The applicant is encouraged to incorporate additional landscaping along the street line and within or around the parking/storage areas for vehicles on the site using CPTED design principals.

Hasan, Fatimah

From:

Masog, Tom

Sent:

Friday, June 30, 2017 12:22 PM

To:

Hasan, Fatimah

Subject:

RE: MR-1713A Laurel Readiness Center Parking Improvements

Hi Fatimah

So I have looked over the materials and would note the following:

- I wish that they would have summarized their determination in a brief statement so that I could look at their data, agree with their numbers and move on.
- They didn't, so here is what I can say:
 - o The two lists of data substantiate the measured 85th percentile of travel speed to the right and the left of the proposed driveway entrance.
 - They do the analyses using a 45 mile per hour design speed. That is appropriate, as the measured 85th percentile speeds are less than the design speed.
 - o The analyses are posted on the plans you provided. All analyses demonstrate, to my satisfaction, adequate sight distance at the proposed driveway entrance.

Nevertheless, their materials will need to be provided to the County at the time that the driveway entrance onto Odell Road is permitted, and the County will make the final determination regarding the driveway. Beyond that, I have no comment on the parking improvements that are proposed.

I will return the materials to you.

Tom Masog

Supervisor, Transportation Planning Section, Countywide Planning Division Prince George's County Planning Department (301) 952-5216

From: Hasan, Fatimah

Sent: Thursday, June 29, 2017 10:34 AM

To: Grover, Ruth <Ruth.Grover@ppd.mncppc.org>; Lareuse, Susan <Susan.Lareuse@ppd.mncppc.org>; Martin, Maria

<Maria.Martin@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Shoulars, Katina

<Katina.Shoulars@ppd.mncppc.org>; Fields, Ernest < Ernest.Fields@ppd.mncppc.org>; Rowe, Brandon(Scott)

<Brandon.Rowe@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Ryan, Benjamin

<Benjamin.Ryan@ppd.mncppc.org>; ptall@menv.com; Schweizer, Albert R NFG (US) <albert.r.schweizer.nfg@mail.mil>;

Dharam Vir Kathuria <vir.kathuria@kci.com>; Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Chellis, Whitney

<Whitney.Chellis@ppd.mncppc.org>

Cc: Tana, Daniel <Daniel.Tana@ppd.mncppc.org>; Juba, Marc <Marc.Juba@ppd.mncppc.org>; Wilson, Valecia <valecia.wilson@ppd.mncppc.org>

Subject: RE: MR-1713A Laurel Readiness Center Parking Improvements

That is correct Ruth. Thanks.