

April 11, 2019

Mr. Rowland Buraimoh, Project Manager
Prince George's County Office of Central Services
Facilities Operations & Management Division
3415 Forest Edge Road
Forestville MD 20747

**RE: DPW&T Proposed Wash Bay Facility
(MR-1903A)**

Dear Mr. Buraimoh:

The Prince George's County Planning Department appreciates the opportunity to review the proposed Wash Bay Facility project by the Department of Public Works and Transportation (DPW&T). The application is being reviewed through Mandatory Referral 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 Zoning Ordinance that require the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral (MR) review process.

Enclosed is a staff analysis, including staff comments of the subject application supporting the recommendations outlined below:

STAFF RECOMMENDATIONS

- During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution.
- The applicant should incorporate as many green building and sustainable site development techniques as possible.
- The applicant should provide a landscape plan to show existing trees that are to be removed and protection for those trees that are to remain within the limits of disturbance and include a minimum ten-foot-wide landscape strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage along D'Arcy Road, excluding driveway openings. A plant schedule should also be provided indicating the species of proposed plant material.
- The applicant should provide the top and bottom wall elevations of the proposed retaining wall.
- All lighting fixtures on the site should be full cut-off type.
- The applicant should correct the address, parcel numbering and tax account duplication for the site.

If you should have any questions, please contact Christine A. Osei, Project Manager, at 301-952-3313, or via email at Christine.Osei@ppd.mncppc.org.

Sincerely,



Andree Green Checkley
Planning Director

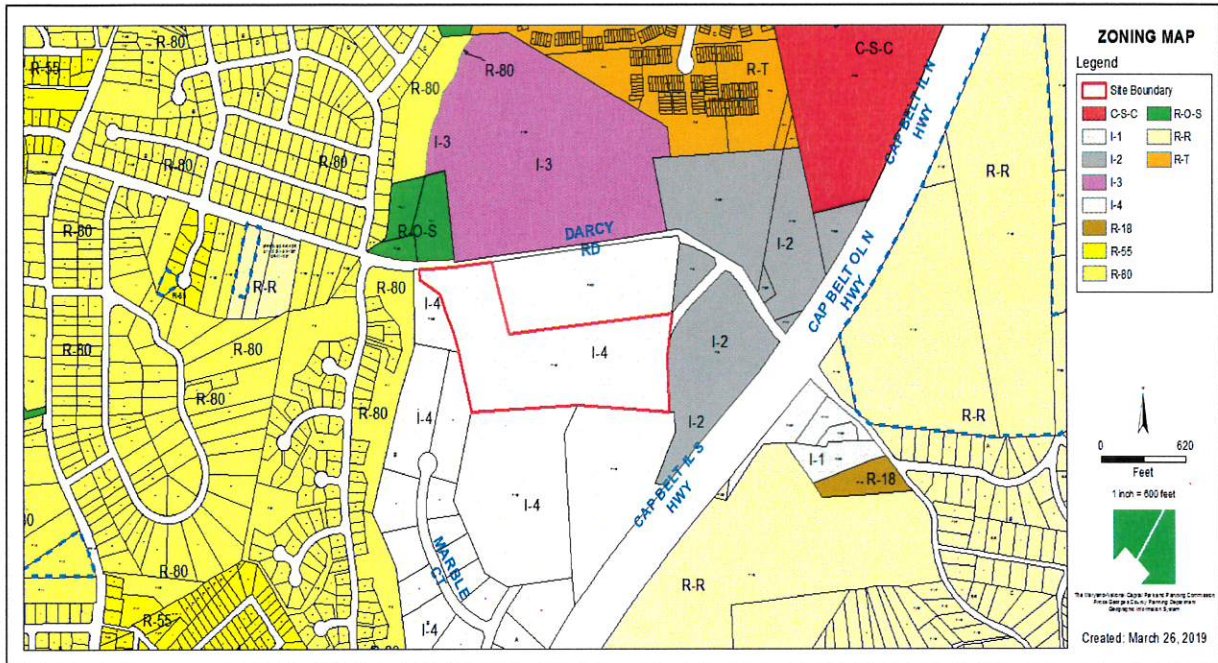
Enclosures

c: Derick Berlage, Chief, Countywide Planning Division
Crystal S. Hancock, Acting Planning Supervisor, Special Projects Section, Countywide Planning Division
Christine A. Osei, Planner Coordinator, Special Projects Section, Countywide Planning Division
Redis C. Floyd, Clerk of the Council, Prince George's County Council

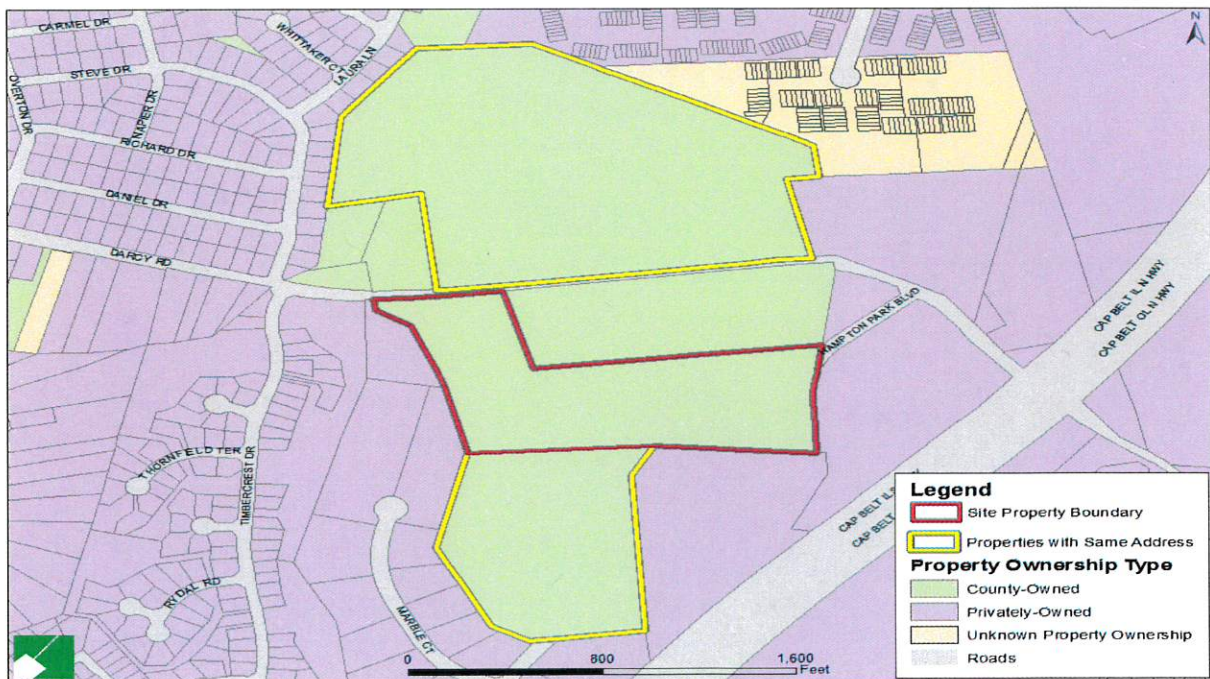
MR-1903A Staff Analysis: Proposed D'Arcy Road Wash Bay Facility

The subject project site contains two parcels with the same parcel number (108), the same premise address, and the same account tax number (0593590). The larger parcel (108) contains 85.67 acres and the smaller parcel (108) contains 2.65 acres, both located at 8400 D'Arcy Road. The site is within a Limited Intensity Industrial (I-4)/ Military Installation Overlay Zone (M-I-O) Zone. The subject application is on a 2.65-acre site previously developed and used as an animal control facility. The building was razed in 2013. The subject project site is shown on Maps 1 and 2 below.

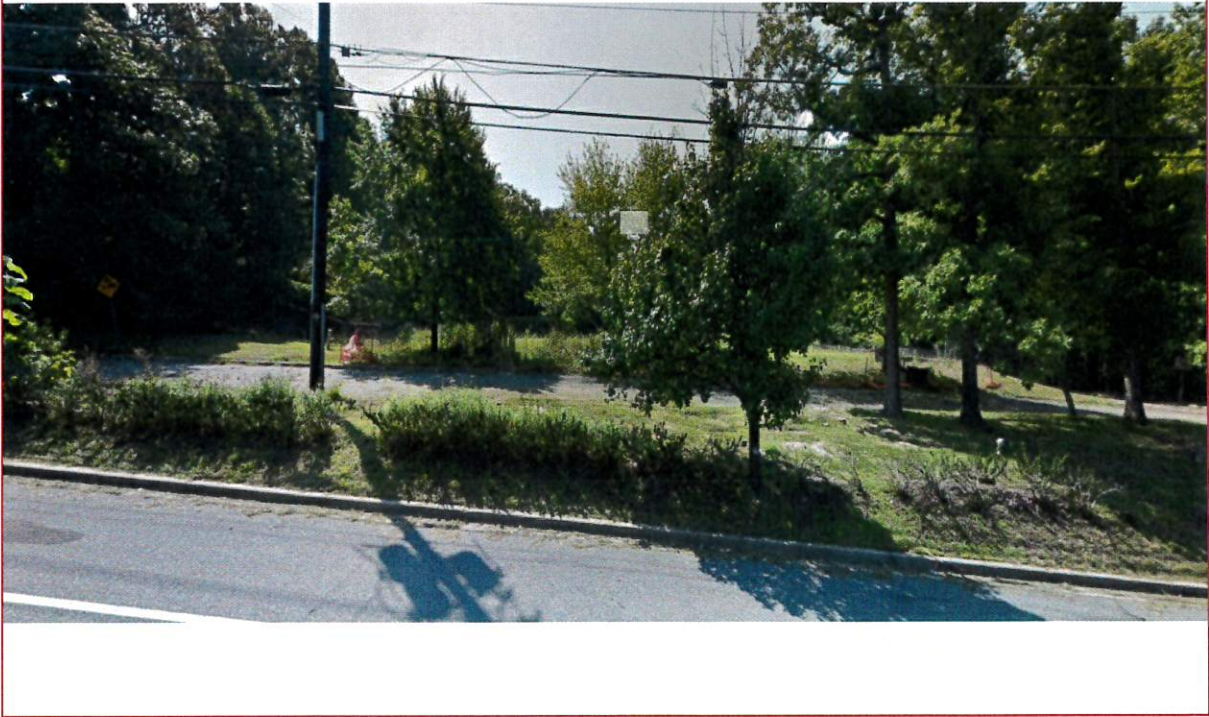
Map 1 - Existing Zoning



Map 2 - Property Ownership/Project Site

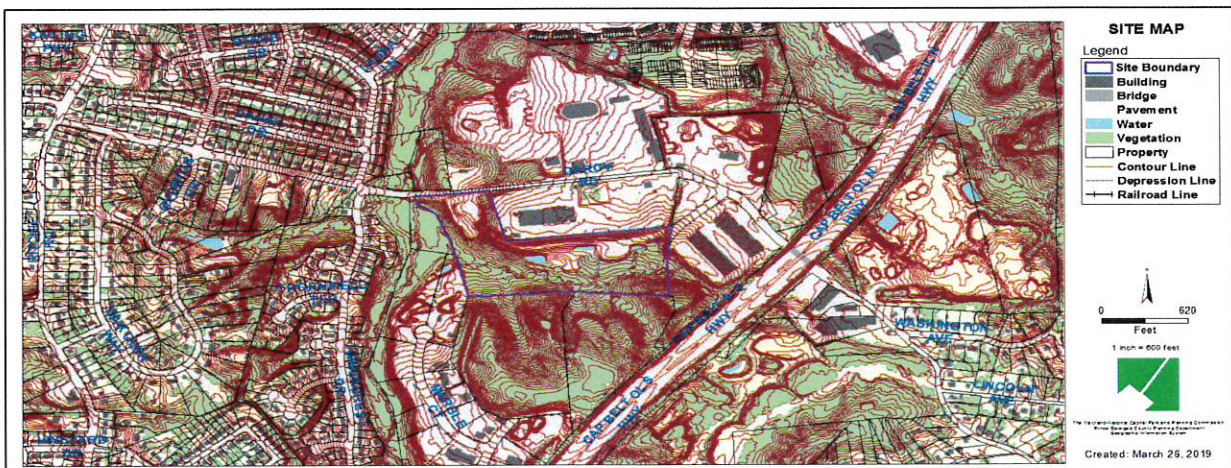


Existing Front View of the Project Site (D'Arcy Road)



The construction of the proposed facility will create an impervious surface area of approximately 1.68 acres (63.32 percent). The new facility will consist of three wash bays, two automatic and one manual, a parking lot, a driveway, concrete sidewalks and a security fence along the perimeter of the development with an electronic close and open gate. The facility is designed to accommodate the Lowboy Tractor and Trailer, 950 Cat Loader, Gradall, dump trucks with tailgate salt spreader and vacuum truck. A heavy-duty asphaltic pavement will be constructed at the facility access road and parking lot. Onsite stormwater management includes two micro-bioretenion facilities to treat the roof runoff, three structural underground sand filters for water quality treatment to treat the surrounding impervious runoff, and one Underground Quality Control Structure. The site is located within environmental sensitive areas. See Map 2

Map 2 - Existing Environmental Constraints



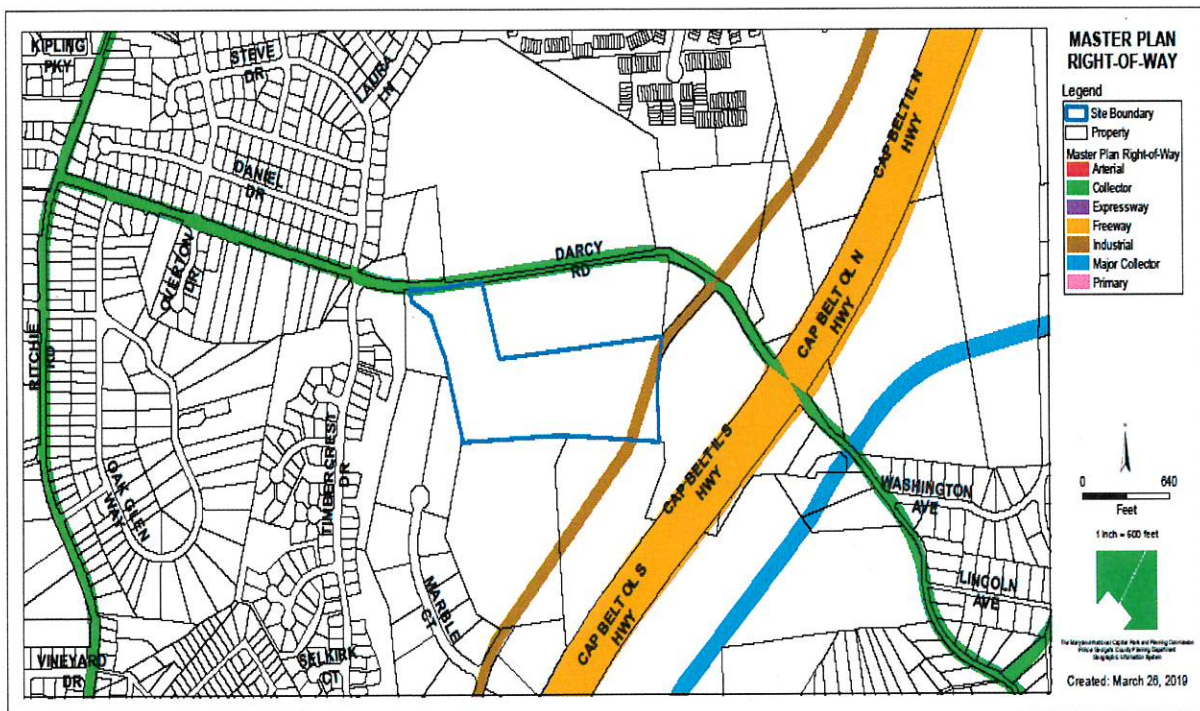
This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* which designates this application in the Established Communities. The vision for the Established Communities is context sensitive infill and low-to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

The project conforms with the institutional land use recommendations of the 2010 *Approved Subregion 4 Master Plan*. The subject application will not impact any Prince George's County Historic Sites, Historic Resources, or Archaeological Resources.

The 2016 *Approved Military Installation Overlay Zoning Map Amendment* retained the subject property in the I-4 (Limited Intensity Industrial) Zone and applied the Military Installation Overlay (M-I-O) Zone. This application is located within the Noise Intensity Zone, Imaginary Surface B, and Accident Potential Zone (APZ) 2 of the Military Installation Overlay Zone. The height limit for this location is 240 feet and it has a noise contour of 60 DBA- 74 DBA. Section 27.548.54, 27.548.55, and 27.548.56 establish additional requirements when building in areas subject to height limits, high noise and safety respectively.

The Prince George's County Fire and Emergency Medical Services (EMS) Department indicates that a five-minute total response time is recognized as the National Standard for Fire/EMS response times. This arises from the 2016 Edition of the National Fire Protection Association (NFPA) 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. This standard is being applied to review of non-residential applications. See Map 3.

Map 3 - Existing Road Network: Master Plan Right-Of-Way

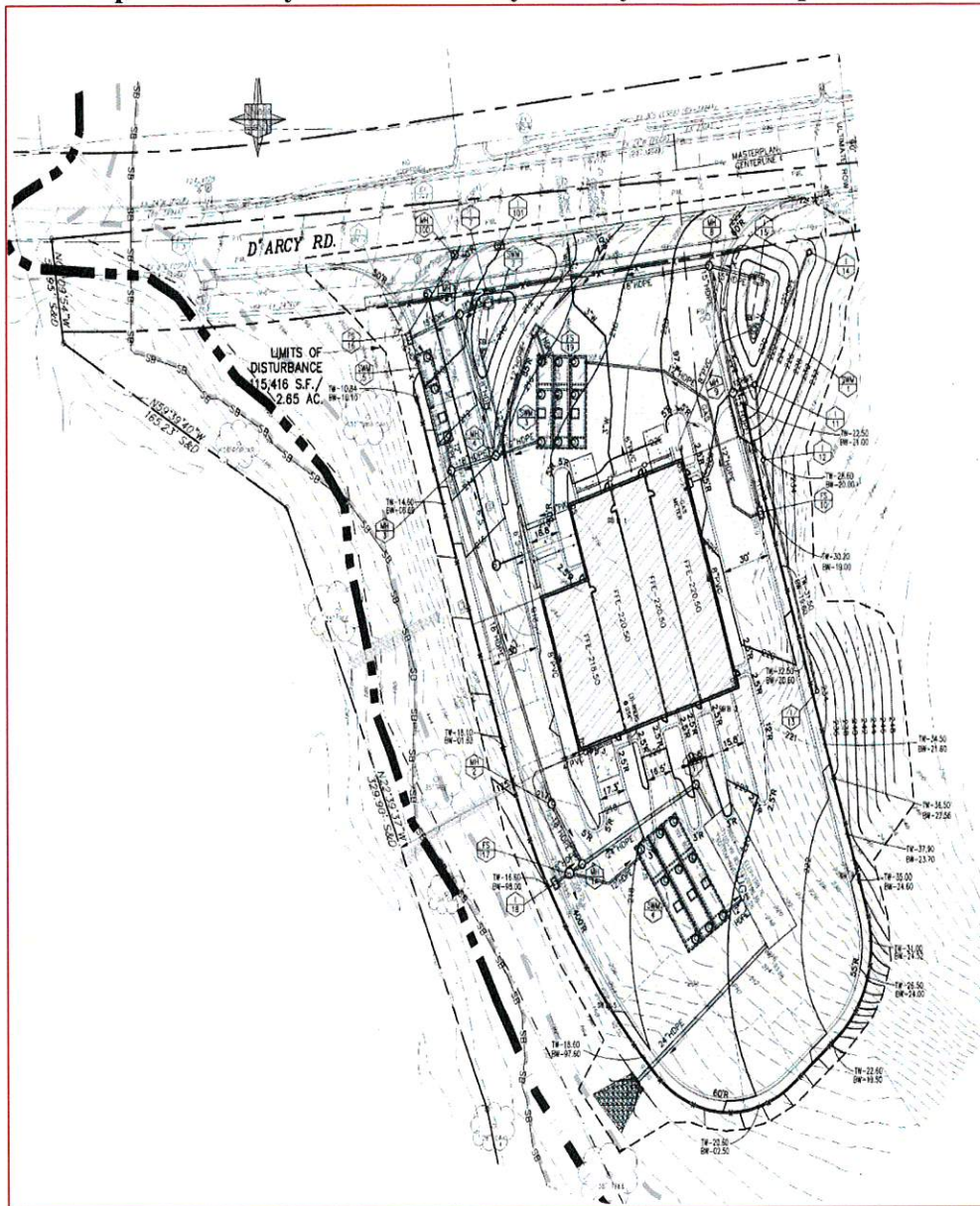


The Assistant Fire Chief James V. Reilly, Office of the Fire Marshall of the Prince George's County Fire/EMS Department stated in writing that as of March 13, 2019, the subject project was determined to have a travel time under four-minutes from Fire/EMS station 837, which is located at 1415 Ritchie-Marlboro Road, in Capitol Heights, Maryland. Applying the National Standard, the subject property passes the adequacy test. The proposed project is in Police District III, which is located at 7600 Barlow Road, in Landover, Maryland.

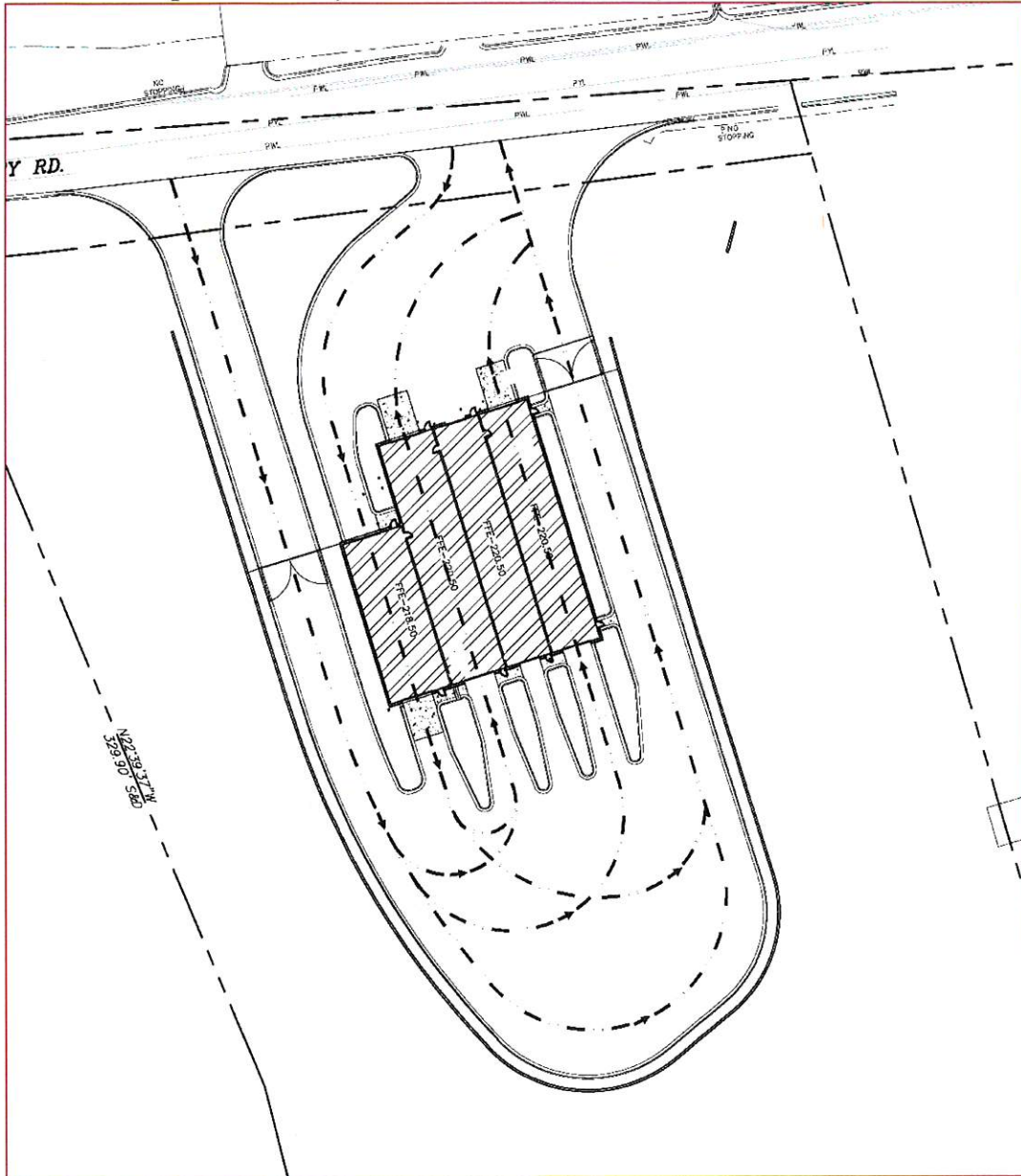
The construction phase of the project is scheduled to begin in mid-2020 and be completed in Spring 2021. During construction, a number of vehicles will be accessing the site from D'Arcy Road. The total construction traffic will vary during different portions of the project. Most of the construction activity will take place on weekdays (Monday through Friday) between the hours of 8:00 a.m. and 5:00 p.m.

After completion of the project, vehicles accessing the site will return to existing levels, with the exception of bad weather during the winter when roadway maintenance is required. The project will conform to dust control requirements as specified in 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control and to construction noise control requirements as specified in Subtitle 19 of the Prince George's County Code, which is adopted by reference to the Code of Maryland Regulations (COMAR). Renderings for the proposed facility are shown below.

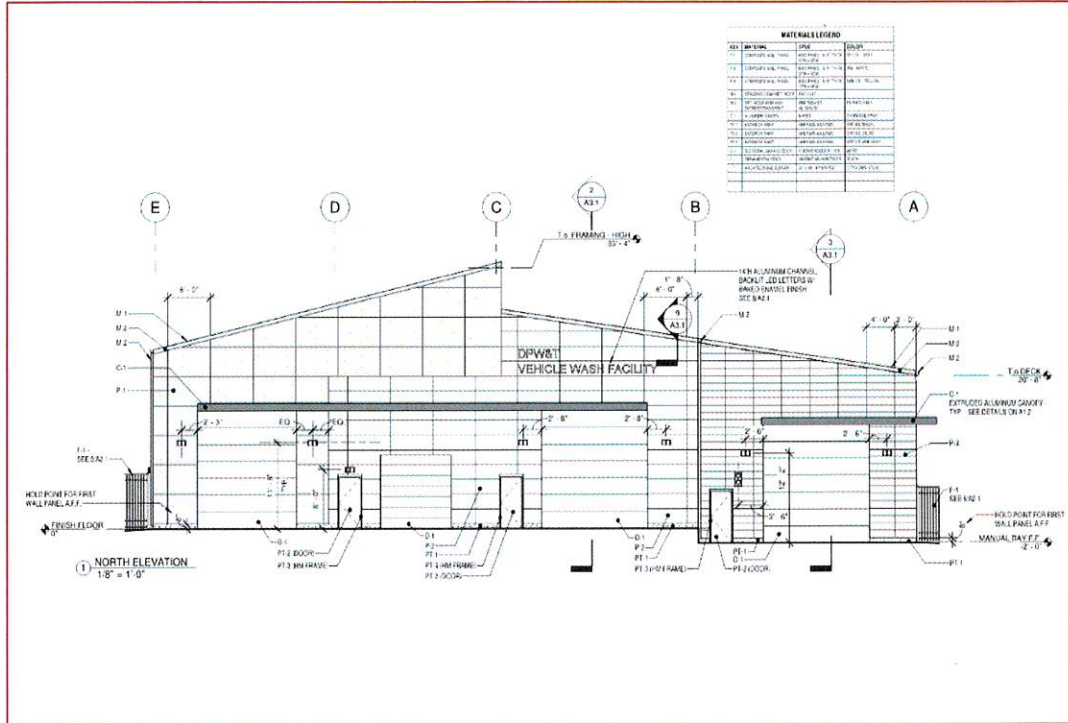
Proposed D'Arcy Road Wash Bay Facility: Site/Concept Plan



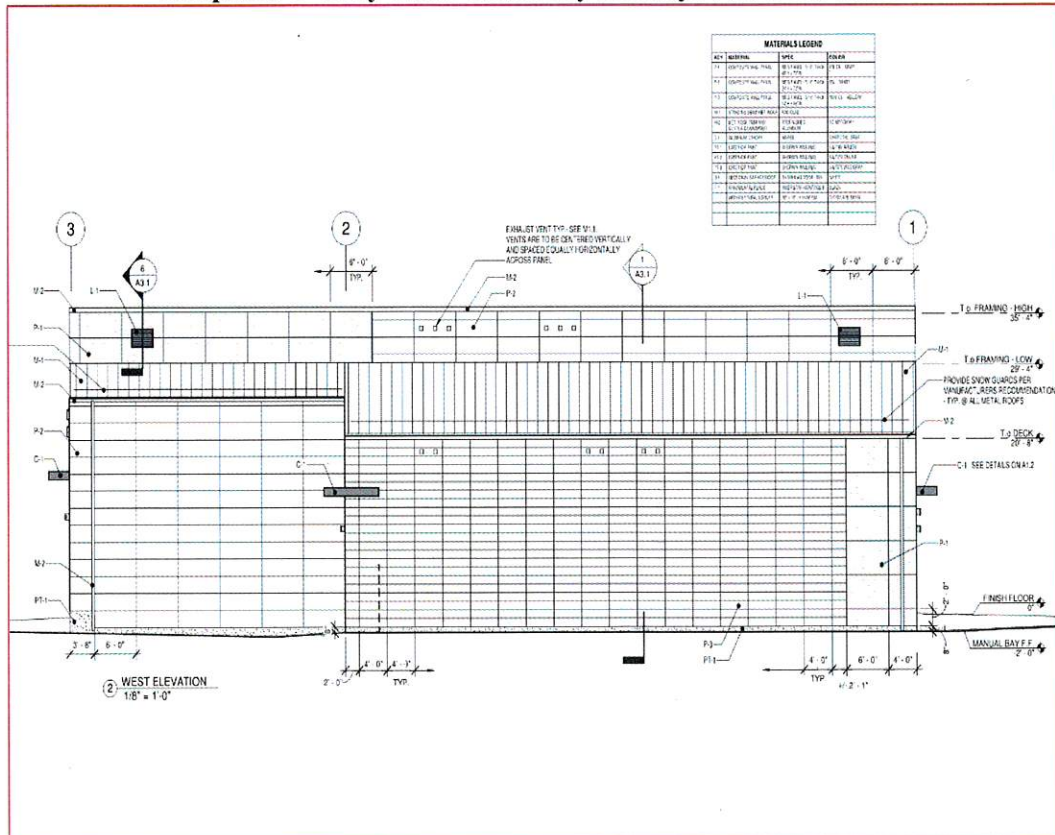
Proposed D'Arcy Road Wash Bay Facility: Circulation Plan



Proposed D'Arcy Road Wash Bay Facility: Northern Elevation

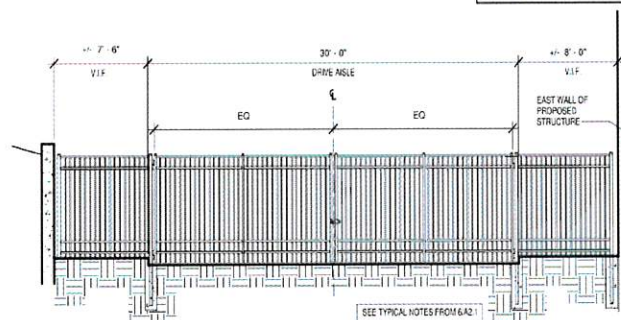


Proposed D'Arcy Road Wash Bay Facility: West Elevation



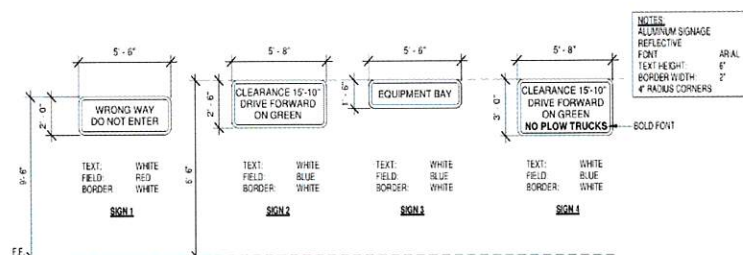
NOTES:
- 8'-0" H WELDED STEEL FENCE
- MONTAGE BY AMERISTAR AS BASIS OF DESIGN
- DOUBLE GATE

Ornamental Fencing Along D'Arcy Road
Source: Ameristar Fencing Security, 2016, Montage II
[Web page]. Retrieved from <https://www.ameristarfencing.com>



Chain-link Fencing Around Remaining Site
Source: Sofia. (2017, December 10). Black Vinyl Coated Chain Link Fence [Web page]. Retrieved from <https://www.westernvinyl.com>

NOTES:
ALUMINUM LETTERING - FLAT CUT
BAKED ENAMEL FINISH
BACKLIT LED
FONT: ARIAL
TEXT HEIGHT: .4"
LETTER THICKNESS: .3"
COLOR: TO BE SELECTED BY
ARCHITECT FROM MANUFACTURER'S
COMPLETE COLOR LINE
MOUNT: WELDED STUD BOSS MOUNT
4 STUDS PER LETTER, MIN.
LETTERS PROJECTED FROM SURFACE OF
RAINSCREEN SURFACE AT MANUFACTURER
RECOMMENDED DISTANCE



⑦ TRAFFIC SIGNAGE
1/4" = 1'-0"

Elevation 1 - New Vehicle Wash Facility



Elevation 2



Elevation 3



PERMITTING AGENCIES

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. The subject application will receive final approvals from the following permitting agencies:

Permitting Agencies

Agency Name	Required Permit
WSSC	Water and Sewer Connections
DPIE	Fine Grading, Building Permit Right-of-Way Dedication, Floodplain
MDE and U.S Corp of Engineers	Wetland/Waterway & General Discharge. Joint Jurisdiction Determination/Joint Permit
Soils Conservation District	Sediment & Erosion Control
Health Department	General Discharge/other

STAFF COMMENTS

301-952-3530

April 1, 2019

MEMORANDUM

TO: Christine Osei, Planner Coordinator
Special Projects Section, Countywide Planning

VIA: Jill Kosack, Supervisor, Urban Design Section *JSK*

FROM: Jonathan Bush, Senior Planner, Urban Design Section

SUBJECT: **Mandatory Referral MR-1903A D'Arcy Road
DPW&T Wash Bay Facility**

The Urban Design Section has reviewed the information dated March 5, 2019, submitted in support of MR-1903A for the Department of Public Works and Transportation (DPW&T) vehicle wash facility. The larger 85.67-acre site is located at approximately 8400 D'Arcy Road and is in the Limited Intensity Industrial (I-4)/ Military Installation Overlay Zone (M-I-O) Zone. The subject 2.65-acre area of impact was previously developed as an animal control facility, which has been razed. The larger site is mainly wooded and is bounded by D'Arcy Road to the north, with property in the Reserved Open Space (R-O-S)/ M-I-O Zones beyond; by vacant land to the south; by DPW&T Transportation Operations to the east; and by vacant land to the west in the I-4/M-I-O Zones. The applicant proposes to build an 11,783 square-foot vehicle wash facility consisting of three wash bays (2 automatic, 1 manual) and associated on-site improvements such as concrete sidewalks and security fence with electronic guard rail. Retaining walls will be provided along the perimeter, and heavy-duty asphaltic pavement will be utilized for facility access roadways that will loop the proposed facility with access to D'Arcy Road.

Architecture

The Urban Design staff finds that the architectural elevations do not provide dimensions that should be illustrated on the plan, especially building height. Since the site is also located in the M-I-O Zone, the facility is encouraged to be consistent with those requirements for height, noise and safety. Architectural elevations do provide visual interest through the use of alternating building materials, colors, and roofline pitch. The building is finished with a combination of aluminum, metal, and precast composite materials and should be below the height limit of the M-I-O Zone.

Lighting

A photometric plan has been provided in this application. The Urban Design staff notes that foot-candle readings at some locations around the property line are greater than 0.1 and up to 1.6; but acknowledges that the proposed use will be fully operational 24 hours a day and that lighting must ensure a safe working

environment. Staff also acknowledges that building-mounted lighting is shown on the architectural elevations, but no lighting details were provided. The Urban Design Section recommends that lighting fixtures throughout the entire site be full cut-off type.

Landscaping

The project is exempt from the requirements of the 2010 *Prince George's County Landscape Manual*. The Urban Design staff notes that the site would normally be required to demonstrate conformance with the following sections: 4.2, Requirements for Landscape Strips Along Streets, and 4.9, Sustainable Landscaping Requirements. The submitted narrative states that no additional landscaping is proposed outside of stormwater management (SWM) facilities, but the architectural renderings illustrate landscaping along the eastern and western sides of the site. No landscape plan has been provided to show proposed landscaping around the retaining wall and/or SWM facilities. The site plan does illustrate that retaining walls are planned along the perimeter of the site, but no top and bottom wall elevations have been provided.

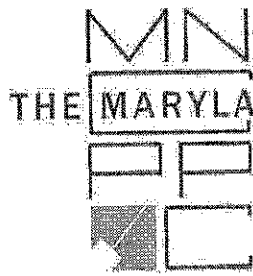
Green Building Standards

The applicant does not provide any information regarding environmental design, or green building and sustainable site development techniques. The Urban Design Section encourages the use of environmentally-conscious design techniques and water saving practices such as greywater system for this site. The applicant is encouraged to incorporate as many green building and sustainable site development techniques as possible.

Conclusion

The Urban Design Section recommends the following in regard to Mandatory Referral MR-1903A:

1. During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution.
2. Incorporate as many green building and sustainable site development techniques as possible.
3. Provide a landscape plan to show existing trees that are to be removed and protection for those trees that are to remain within the limits of disturbance and include a minimum ten-foot-wide landscape strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage along D'Arcy Road, excluding driveway openings. A plant schedule should be provided indicating the species of any proposed plant material.
4. Provide the top and bottom wall elevations of the proposed retaining wall.
5. Lighting fixtures throughout the entire site be full cut-off type



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mneppc.org/pgco

March 15, 2019

MEMORANDUM

TO: Christine A. Osei, Special Projects Section, Countywide Planning Division

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

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JS*
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TS*

SUBJECT: MR-1903A, D'Arcy Road DPW&T Wash Bay Facility

The project site is located on an 85.67-acre property at 8400 D'Arcy Road, east of the intersection of Timbercrest Drive and D'Arcy Road. The site is currently vacant and was previously used by Animal Control. The proposed vehicle wash facility will consist of a new building with three wash bays, a parking lot, driveway, concrete sidewalks and security fence with an electronic gate. Retaining walls are planned along the perimeter of the development. The subject property is zoned I-4.

The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. The Duncan grave site and the site of the County Alms House (75A-004) are located to the east of the subject property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property was previously graded and developed. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I Archeology Survey is not recommended.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3972

March 26, 2019

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section, Countywide Planning Division

VIA: Scott Rowe, AICP, CNU-A, Planning Supervisor, Long-Range Planning Section, ^{SR} Community Planning Division
David A. Green, MBA, Master Planner, Community Planning Division ^{DA}

FROM: Chidy Umeozulu, Planner Coordinator, Neighborhood Revitalization Section, ^{CU} Community Planning Division

SUBJECT: MR-1903A D'Arcy Road DPW&T Wash Bay Facility

FINDINGS:

General Plan:

This application is consistent with the 2014 *Plan Prince George's 2035 General Plan* which designates this application in the Established Communities

Master Plan:

This application conforms with the Institutional land use recommendations of the 2010 *Approved Subregion 4 Master Plan*.

BACKGROUND

Location: Southside of D'Arcy Road, east of the intersection of Timbercrest Drive and D'Arcy Road

Existing Uses: Vacant and was previously used by Animal Control

Proposal: Prince George's DPW&T vehicle wash facility consisting of a new building with 3 wash bays (2 automatic and 1 manual), parking lot, driveway, concrete sidewalks and security fence with electronic Close/Open gate. Retaining walls are also planned along the perimeter of the development. Heavy-duty asphaltic pavement will be constructed for the facility access roads and parking lot.

GENERAL PLAN, MASTER PLAN AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is context sensitive infill and low-to medium-density development and recommends

maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

Master Plan:

The 2010 *Approved Subregion 4 Master Plan* recommends Institutional land uses on the subject property.

Planning Area: PA 75A

Community: Beltway Employment Areas

Aviation/MIOZ:

This application is located within the Noise Intensity Zone, Imaginary Surface B, and Accident Potential Zone (APZ) 2 of the Military Installation Overlay Zone. The height limit for this location is 240 feet and has a noise contour 60 DBA- 74 DBA. Section 27.548.54, 27.548.55, 27.548.56 establish additional requirements when building in areas subject to height limits, high noise and safety respectively.

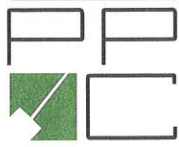
SMA/Zoning:

The 2016 *Approved Military Installation Overlay Zoning Map Amendment* retained the subject property in the I-4 (Limited Intensity Industrial) Zone and applied the Military Installation Overlay (M-I-O) Zone.

cc: Long Range Book

Fred Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division

MIN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Countywide Planning Division
Special Projects Section


14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco


301-952-3065

March 26, 2019

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section, Countywide Planning Division

VIA:  Crystal Hancock, Acting Supervisor, Special Projects Section, Countywide Planning Division

FROM: Theodore Kowalik, Planner Coordinator, Special Projects Section, Countywide Planning Division 

SUBJECT: **MR-1903A D'Arcy Road DPW&T Wash Bay Facility Project**

Project Description

The project is located at 8400 D'Arcy Road District Heights, MD 20747. This project involves the construction of a 11,783 square foot vehicle wash facility and associated impervious surface area of 73,087 square feet.

The proposed site is in Council District 6 and is inside the Established Communities Areas boundary as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

Evaluation of Existing Public Facilities

The Special Projects Section has reviewed this plan for adequacy of fire and rescue, police, and water and sewer services.

The Prince George's County Fire and Emergency Medical Services (EMS) Department indicates that a 5-minute total response time is recognized as the national standard for Fire/EMS response times. This arises from the 2016 Edition of the National Fire Protection Association (NFPA) 1710 Standards for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. This standard is being applied to review of non-residential applications.

The Assistant Fire Chief James V. Reilly, Office of the Fire Marshall of the Prince George's County Fire/EMS Department stated in writing that as of March 13, 2019, the subject project was determined to have a travel time under four minutes from Fire/EMS station 837 which is located at 1415

Ritchie-Marlboro Road Capitol Heights, MD 20743. Applying the national standard, the subject property passes the adequacy test.

The proposed project is in Police District III which is located at 7600 Barlow Road, Landover, MD 20785.

Water and Sewerage Findings

The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community system.

March 25, 2019

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section *pk*

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section *pk for ACS*

SUBJECT: **MR-1903A D'Arcy Road Wash Bay Facility**
Prince George's County Department of Public Works and Transportation
(DPW&T)
8400 D'Arcy Road, District Heights

The Environmental Planning Section has completed its review of the above application for the new D'Arcy Road Department of Public Works and Transportation (DWP&T) Wash Bay Facility. The new facility will consist of one 11,783 square foot building with three wash bays, parking area and driving lanes. The proposed limited of disturbance will be 115,416 square feet of new disturbance.

This Mandatory review evaluation included a review of the submitted approved Natural Resources Inventory Equivalency Letter, unapproved NRI plan, and site plan prepared by Norton Land Design and Bignell Watkins Hasser Architects P.C. These plans and other documents were accepted March 5, 2019. With the review of the above listed plans and consultation with GIS layers on PGAtlas.com, the Environmental Planning Section provides the following comments.

Background

EPS has previously reviewed the proposed site during the approval of NRI-184-2018. The property is approximately 21.67-acres in area, zoned Limited Intensely Industrial (I-4) and is currently wooded with scattered open areas with the eastern portion of the site used as a storage yard with access off D'Arcy Road.

Environmental Review

Natural Resources Inventory (NRI): The site has an approved Natural Resources Inventory – Equivalency Letter, NRI-184-2018, approved on December 14, 2018. The site is grandfathered from the NRI process because of a previously approved Type 2 Tree Conservation Plan.

The NRI plan is required by the Prince George's Soil Conservation District (PGSCD) for review of erosion and sediment control requirements, and by the Department of Permits, Inspections, and Enforcement (DPIE) for the review of stormwater management requirements.

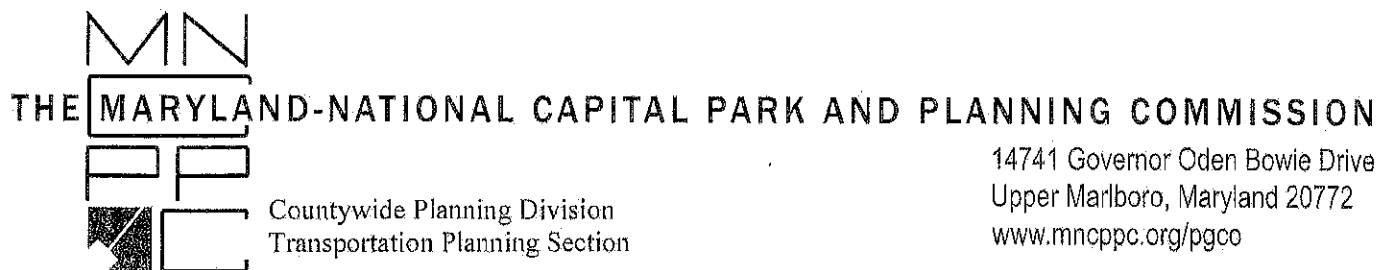
Woodland Conservation: The development activity proposed will result in the clearing of more than 20,000 square feet of woodlands, and approval of a Type 2 Tree Conservation Plan will be required prior

to issuance of a grading permit. No Type 2 Tree Conservation Plan was submitted with the MR review application.

The site has an existing Type 2 Tree Conservation Plan (TCP2-097-97) which will need to be revised to show the proposed impacts. No Subtitle 25 variance application for specimen tree removal is required because the site is grandfathered for this variance process.

Stormwater Management: The application has not received Stormwater Management Concept Approval, but is required to comply with county stormwater management requirements as determined by DPIE. The plans are in the approval process and have a tracking number of 58322-2016-00. A copy of the Stormwater Management Concept Approval Letter and plans shall be submitted at time of TCP2 application, and the location of proposed stormwater management facilities on-site shall be shown on the TCP2.

Thank you for the opportunity to comment on the development of the D'Arcy Road DPW&T Wash Bay Facility. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

301-952-3680

March 20, 2019

MEMORANDUM

TO: Christine Osei, Special Projects Section, Countywide Planning Division

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: MR-1903A: D'Arcy Road DPW&T Wash Bay Facility

Proposal

The applicant is proposing to construct a vehicle wash facility within Prince George's County property. The site is currently vacant, and previously housed the County's animal control facility.

Background

The applicant proposes an 11,783 square foot building on the site, which is currently vacant. The mandatory referral process is intended to review consistency of public and utility projects with master plans, identify significant off-site impacts, and review the relationships between such projects and their surrounding neighborhoods. There are no transportation-related findings related to traffic or adequacy associated with a mandatory referral, and while the staff/Planning Board can make recommendations for public and utility projects, no conditions can be attached to the review.

Review Comments

It is proposed that a vehicle wash facility of 11,783 square feet be constructed on the site. The facility will consist of a new building with three wash bays, a parking lot, driveways, concrete sidewalks and a security fence with electronically-controlled gates. Access and circulation are acceptable. Any traffic impacts would be minor and would be localized along D'Arcy Road adjacent to the site and between the site and the maintenance facility immediately to the east.

This site is adjacent to D'Arcy Road, which is a master plan collector facility. Ultimate right-of-way needs extend approximately 18 feet behind the existing curb (40 feet from centerline). No structures are proposed within the ultimate right-of-way. Regarding active transportation, the master plan recommends bicycle lanes along D'Arcy Road.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable. No transportation-related recommendations are required for this proposal.