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(301) 952-3561

REVISED

August 8, 2019

Mr. Brian Donnelly Macris, Hendricks & Glasscock, P.A. 9220 Wightman Road, Suite 120 Montgomery Village, MD 20886

Office of the Chairman

Prince George's County Planning Board

RE: Mount Rainier Civic Center (MR-1910F)

Dear Mr. Donnelly:

The Prince George's County Planning Board had the opportunity to review the proposed Mount Rainier Civic Center, which seeks to renovate Potts Hall and construct a 1,250 square-foot lobby link addition between Potts Hall and the existing City Hall during its regular meeting on July 25, 2019. The following staff recommendations were provided for your consideration. A copy of the staff report is also enclosed for your records.

STAFF RECOMMENDATIONS

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

- The applicant shall obtain an approved Historic Area Work Permit for any work required within the Environmental Setting of Star/Potts Hall (Historic Site 68-013-01).
- The window sash should be two-over-two configuration to match the historic windows shown in the 1912 and 1932 photographs and the one extant window in the southwest corner under the exterior stair.
- The proposed photovoltaic panels should not be installed on the southwest roof. If solar panels on this building are required, staff suggests exploring the use of solar panel shingles, which have a look similar to that of regular shingles and would give the roof a reasonably historically correct appearance.
- The windows in the north gable should be restored or recreated to meet the Architectural Elements | Façades and Fenestration Standard 1. Leaving the gable wall blank does not meet this Standard. (2010 Approved City of Mount Rainier Mixed-Use Town Center Zone Development Plan)
- Wood or cementitious siding should be used in the gable to meet the Architectural Elements Building, Color, Lighting, and Materials Standard 1. "Plastic wood" siding would not meet this standard or Rehabilitation Standard 9. (2010 Approved City of Mount Rainier Mixed-Use Town Center Zone Development Plan)

- Retain the southwest corner of the building where the one remaining original window is located. The
 corner of Potts Hall with its original window could be retained within the lobby of the new Civic
 Center, meeting Standard 10 while serving as an interesting interior feature. (2010 Approved City of
 Mount Rainier Mixed-Use Town Center Zone Development Plan)
- During the construction phase, the applicant should adhere to the Code of Maryland Regulations (COMAR) regarding particulate matter pollution.
- Use full cut-off light fixtures throughout the entire project.
- Revise the plantings to use native species wherever possible.
- Incorporate green building and sustainable site development techniques, to a practical extent.

The Board would appreciate a written response from you indicating whether your organization would consider implementing some or all of the above recommendations, given your participation in the Mandatory Referral process.

Should you have questions or require additional information regarding the enclosed staff report, please do not hesitate to contact Benjamin Ryan, Countywide Planning, at 301-952-4383 or via email at Benjamin.Ryan@ppd.mncppc.org.

Sincerely,

Sijobik M. Juwlett

Elizabeth M. Hewlett

Chairman

Enclosure

c: Malinda Miles, Mayor, City of Mount Rainier
 Andree Green Checkley, Planning Director, Prince George's County Planning Department
 Katina Shoulars, Acting Chief, Countywide Planning Division
 Crystal Saunders Hancock, Acting Planning Supervisor, Special Projects Section, Countywide
 Planning Division
 Benjamin Ryan, Planner, Transportation Section, Countywide Planning Division
 Donna J. Brown, Clerk of the Council, Prince George's County Council

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-1910F

indicated y interest and		
Application	General Data	
Project Name:		
Mount Rainier Civic Center	Planning Board Hearing Date:	7/24/2019
Location:	Date Accepted:	5/31/2019
3405 Rhode Island Avenue Mount Rainier, MD 20712 &	Mandatory Action Timeframe:	60 Days
1 Municipal Place		
Mount Rainier, MD 20712	Acreage:	0.15
Applicant/Address:	Zone:	MU-TC
3405 Rhode Island Avenue Mount Rainier, MD 20712	Planning Area:	68
Property Owner: City of Mount Rainier	General Plan Tier:	Established Community
	Council District:	District 2
	Municipality:	Mount Rainier
	200-Scale Base Map:	205NE03

Purpose of Application	Notice Date
Renovate Potts Hall and construct an addition connecting Potts Hall with the Existing City Hall.	Acceptance Mailing: June 3, 2019

Staff Reviewers: Benjamin Ryan
Phone Number: 301-952-4383
Email: Bejamin.Ryan@ppd.mncppc.org

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD STAFF REPORT

Subject: Mandatory Referral (MR-1910F)

Mount Rainier Civic Center

The subject project, for the renovation of a building and construction of a lobby addition, 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 Zoning Ordinance which requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately-owned utilities through the Mandatory Referral (MR) review process.

PROJECT OVERVIEW

SITE DESCRIPTION

The subject site consists of 2 lots and is an .18-acre site in the MU-TC zone. It is bound by Rhode Island Avenue to the north and Perry Street to the south. The site is in a densely developed area of the county and is home to the Mount Rainier bus terminal. It is surrounded by commercial development, municipal parking and single-family homes. The site is fully developed with two buildings owned by the City of Mount Rainier: Potts Hall is located at 3405 Rhode Island Avenue (Lot 4) and City Hall is located at 1 Municipal Place (Lot 29). The buildings are in close proximity to each other and separated by an open space. The site is not located within the Chesapeake Bay Critical Area and does not contain any woodland or regulated environmental features.

Both properties are owned by the City of Mount Rainier and are located in the Mixed-Use Town Center (MU-TC) Zone. Additionally, both properties are within the Town Center (TC) character area as described in the 2004 Approved Sectional Map Amendment for the Prince George's County Gateway Arts District and the 2010 Approved City of Mount Rainier Mixed-Use Town Center Zone Development Plan.

BACKGROUND

The site was previously the subject of a Conceptual Site Plan (CSP-10003) which was approved by the Planning Board on October 10, 2010. A Natural Resource Inventory Equivalency Letter was also approved for the site on June 6, 2019.

Potts Hall, also known as Star/Potts Hall, is used primarily for community gatherings and meetings. It was constructed circa 1909 and recently designated as a Historic Site by the Prince George's County Historic Preservation Commission. City Hall is the primary location for the City of Mount Rainier's government functions. It is a large, two-story building with a rectangular form that is significant to the social and cultural development of the community; it is one of the largest buildings within the City of Mount Rainier.

PROJECT DESCRIPTION

This proposed project seeks to renovate Potts Hall and construct a 1,250 square foot addition which will create a central lobby entrance with an elevator connecting the two buildings and providing Americans with Disabilities (ADA) compliance for both. The proposed lobby addition will be constructed mainly of glass. A tinted, tempered glass canopy is proposed over the double, glass entry doors and continues to the

south to provide additional weather protection. The second story of the lobby addition will be covered with perforated, painted metal louvers, further accenting the main entrance.

The renovated Potts Hall will feature a Council Chamber Room with audience seating for 92 people. It will also include new audio/visual and storage rooms. The lobby addition is proposed to be 24 and a half feet in height. Lastly, the exterior plaza will feature a new entry canopy, stairs, railings and exterior paving.

PROJECT SCHEDULE/HOURS OF OPERATION

The applicant anticipates construction of the project to begin in Fall 2019 and take approximately 12 months to complete. The work is anticipated to be completed in one phase but is based on allocated funding.

The new facility will maintain the regular business hours from 9 a.m. to 5 p.m. and will be able to host City Council meetings, community meetings and holiday celebrations during non-business hours.

COMMUNITY OUTREACH

Planning Department:

Notification letters were mailed to local municipalities, registered civic associations and an expanded area of adjacent properties. For this project, the mailing list for the expanded adjacent properties totaled seventy.

Applicant:

At the time this staff report was written, no information was provided about outreach activities conducted by the City of Mount Rainier.

PROJECT ANALYSIS

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

1. CONSISTENCY WITH APPROVED PLANS

This application is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* which establishes the location of this application in the Established Communities. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development.

This application will have to conform to the requirements of the 2010 Approved City of Mount Rainier Mixed-Use Town Center Zone Development Plan. It specifically recommends that the subject property adhere to the following:

- Build the addition on façade facing civic green (use appropriate fenestration). (p.153)
- Research and restore original Rhode Island Avenue-facing façade. (p.153)
- Renovate interior to better fit the city's program needs. (p.153)
- Build new additions to connect the building with city hall and city library (p.153)
- Redesign the Rhode Island Avenue façade. As a restoration project, research and restore original façade elements. As an alternate, redesign or provide compatible addition due to current lack of integrity. Additions or development possible in the near term (p.200).

2. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

The project is exempt from the requirements of the 2010 Prince George's County Landscape Manual. The Urban Design Section notes that the site would normally be required to demonstrate conformance with the following Sections: 4.2 Requirements for Landscape Strips Along Streets, 4.7 Buffering Incompatible Uses, and 4.9 Sustainable Landscaping Requirements.

Specifically, the Urban Design staff recommends that during the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution. They also recommend the use of full cut-off light fixtures throughout the entire project, revise the plantings to use native species wherever possible and incorporate green building and sustainable site development techniques, to a practical extent.

3. ENVIRONMENTAL ASSESSMENT

After evaluating the site plan submitted by the applicant, prepared by Macris, Hendricks & Glascock, and reviewing aerial photos on PGAtlas.com, the Environmental Planning Section has determined that site contains no regulated environmental features or woodlands.

Tier II Catchment and TDML: This site is not within a Tier II or an impaired water body as defined in COMAR 26.08.02.04.

Woodland Conservation: The project qualifies for an exemption from the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO).

Soils: According to the USDA NRCS Web Soil Survey (WSS), the only soil type mapped on this site is Russett-Christiana-Urban land complex. Soils with Christiana complexes have clay characteristics which could cause structural damage; however, because the site is fully developed, it is not anticipated that this soil type will be a concern. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) may require a geotechnical study at the time of permit review.

5. TRANSPORTATION ASSESSMENT

Rhode Island Avenue (US 1) is listed in the 2009 Approved Countywide Master Plan of Transportation as a master plan collector facility with a proposed right-of-way of 80 to 110 feet and four lanes. It is noted that access and circulation are acceptable, and all proposed structures are outside of the ultimate right-of-way. Overall, from the standpoint of transportation, it is determined that this plan is acceptable.

6. HISTORIC PRESERVATION/ARCHEOLOGY

The subject application proposes a 1,250 square foot addition connecting City Hall and Star/Potts Hall and the renovation of Star/Potts Hall. To address Star/Potts Hall's status as a historic resource included in the 2010 Historic Sites and Districts Plan, the City of Mount Rainier submitted a Request for Historic Site Evaluation on May 22, 2019 for Star/Potts Hall. The Historic Preservation Commission designated Star/Potts Hall a County Historic Site at its June 18, 2019, public meeting.

The Historic Preservation Commission will review MR-1910F, Mount Rainier Civic Center at its July 16, 2019 public meeting and provide comments and recommendations on the proposed project to the Planning Board for its July 25, 2019 review of the subject application.

Findings

Situated in the municipal core of Mount Rainier, Star/Potts Hall is a two-story, front-gabled brick building with a rectangular plan, constructed circa 1909, along the main transportation corridor of the early-twentieth century streetcar suburb of Mount Rainier. Star/Potts Hall is significant as an early twentieth-century brick building that contributed to the development of the social and cultural life of Mount Rainier. The building, which predates Mount Rainier's incorporation and is one of the earliest buildings erected in its downtown area, served for several decades as a venue for a wide variety of civic, community, and religious gatherings. Star/Potts Hall embodies the heritage themes of streetcar suburb development and the social history of Prince George's County. Star/Potts Hall has retained its essential form as an early-twentieth century civic building, with much of its historic fabric intact. As a designated Prince George's County Historic Site, the structure's historic fabric is an essential element of its historic value.

The proposed addition will serve as a two-story lobby linking the existing City Hall and Star/Potts Hall with a contemporary and largely transparent enclosure that will create an entry point for the new Civic Center. The proposed renovation of Star/Potts Hall was reviewed in 2010 by the Maryland Historical Trust and design recommendations received at that time were incorporated into the current proposal. The proposal includes reinstalling windows and doors in currently blocked openings and adding a new standing seam metal roof.

Conclusions

The latest application is consistent with the 2010 *Approved Historic Sites and Districts Plan* and would assist in meeting goals outlined in Chapter 11–Neighborhood and Commercial Revitalization through the adaptive use of Starr/Potts Hall, and compatible new design of the addition connecting the historic structure to City Hall.

Work within the Environmental Setting of Star/Potts Hall will require an approved Historic Area Work Permit (HAWP). The Historic Preservation Commission's concerns will be largely focused on the visual impact of the project and impacts on the structure's historic fabric. When reviewing the HAWP, the Historic Preservation Commission and staff will refer to Section 29-111 – Criteria for Historic Area Work Permits and The Secretary of the Interior's Standards for Rehabilitation. Many of the Historic Preservation Commission's concerns are consistent with and complemented by the requirements of the 2010 Approved City of Mount Rainier Mixed-Use Town Center Zone Development Plan.

The applicant should understand that regardless of the outcome of the Mandatory Referral review process, the character of the project will be largely determined through the approval of a Historic Area Work Permit to be reviewed by the Historic Preservation Commission for the portion of the project designated as a Historic Site on June 18, 2019.

Recommendations

Historic Preservation Staff will notify the Historic Preservation Commission that the subject Mandatory Referral application is supported by staff with the following condition:

1. The applicant shall obtain an approved Historic Area Work Permit for any work required within the Environmental Setting of Star/Potts Hall (Historic Site 68-013-01).

7. ECONOMIC ASSESSMENT

Based on limited information provided by the applicant, staff cannot comment specifically on the economic impacts of the proposed project, but the new facility will improve the ease of travel between buildings via the ADA compliant lobby for all users.

8. EXISTING PUBLIC FACILITIES

The proposed project will be served by Bunker Hill Fire/EMS Station 855, a first response station, located at 3716 Rhode Island Avenue. 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 the review of non-residential applications. The subject property passed the adequacy test and did meet the five-minute standard; therefore, staff recommends the following:

The proposed project is in Police District I Station, which is located at 5000 Rhode Island Avenue in Hyattsville.

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

9. 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 must receive final approvals from the following agencies as outlined below before the project can be implemented.

- 1. Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)
- 2. Prince George's County Historic Preservation Commission (HPC)
 - Historic Area Work Permit for any work proposed to be conducted in the Environmental Setting of a historic facility

STAFF RECOMMENDATIONS

- The applicant shall obtain an approved Historic Area Work Permit for any work required within the Environmental Setting of Star/Potts Hall (Historic Site 68-013-01).
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- The proposed photovoltaic panels should not be installed on the southwest roof. If solar panels on this building are required, staff suggests exploring the use of solar panel shingles, which have a look similar to that of regular shingles and would give the roof a reasonably historically correct appearance.
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