

July 15, 2019

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

**RE: Men's Replacement Facility
603 Addison Road South, Capitol Heights
(MR-1915A)**

Dear Mr. Saadu:

The Prince George's County Planning Department appreciates the opportunity to review the proposed replacement of the existing men's facility owned and operated by the County. The application is being reviewed through the Mandatory Referral process 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 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.

STAFF RECOMMENDATIONS:

A review of this subject application resulted in the recommendations below.

- During the demolition and construction phases, the applicant should adhere to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR) and the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- The applicant should provide additional windows in a balance composition along the elevation facing Addison Road South to give the building more visual appeal from the street, if it is practical.
- The applicant should provide full cut-off light fixtures throughout the project to ensure that the illumination levels do not exceed 0.1 foot-candles at the property lines.
- The applicant should provide the unmitigated 65 dBA Ldn contour line on the site plan.
- The applicant should revise and resubmit the site plan to include required zoning information, including but not limited to, zoning designation of the property, R-55 Zone setbacks, building height, and lot coverage.

Enclosed are staff memoranda from the Community Planning Division, Environmental Planning Section, Urban Design Section, Special Projects Section and Transportation Section with general comments pertaining to the proposed development.

If you should have any questions or need additional information, 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

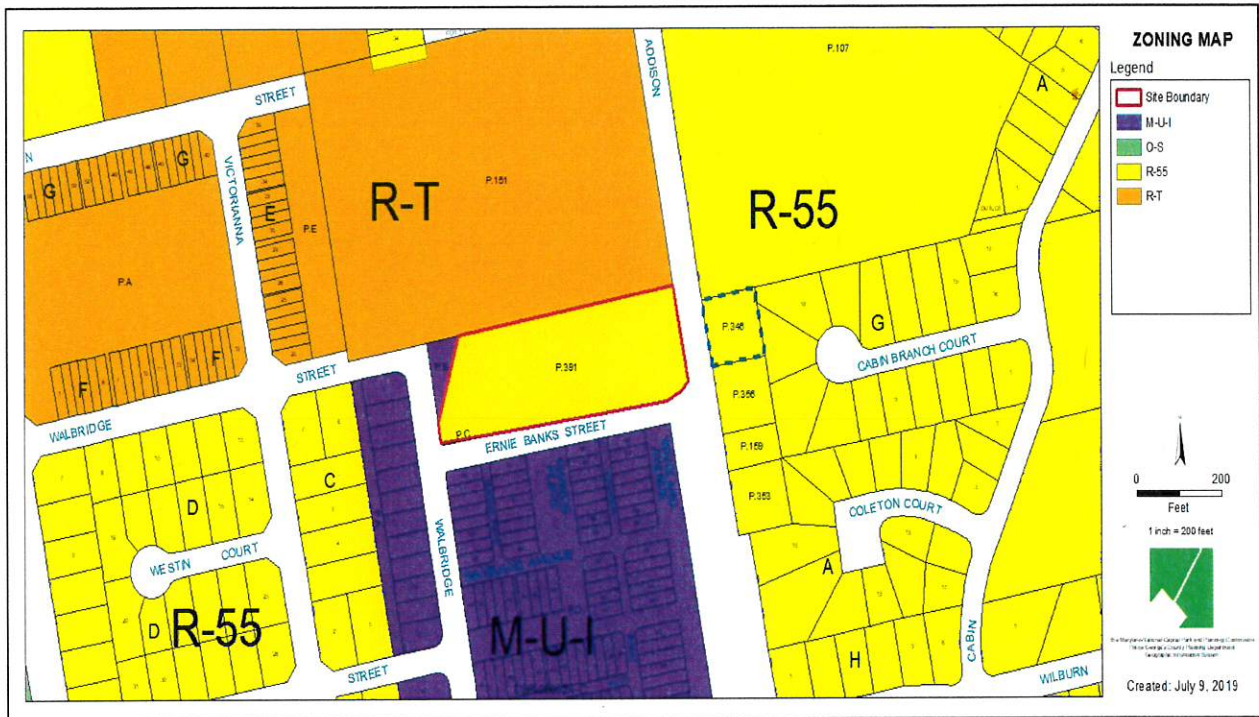
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Katina Shoulars, Acting Chief, Countywide Planning Division
Crystal Hancock, Acting Planning Supervisor, Special Projects Section, Countywide Planning Division
Christine A. Osei, Project Manager, Special Projects Section, Countywide Planning Division
Donna H. Brown, Clerk of the Council, Prince George's County Council

MR-1915A Staff Analysis of the Men's Facility Replacement at 603 Addison Road South

The 2.63-acre site is located at 603 South Addison Road, Capitol Heights, Maryland 20743 and in the One-Family Detached Residential (R-55) Zone. See Map 1 and 2 below. The site is also within Addison South (Town Commons) character area of the 2000 *Addison Road Metro Area Approved Sector Plan and Sectional Map Amendment* that superimposes a Development District Overlay (D-D-O) Zone on top of this property and all surrounding properties.

Map 1 - Existing Zoning



Map 2 - Aerial View of Project Site



The subject site is currently improved with an approximately 5,700 square-foot facility of the same function. The applicant is proposing to demolish the existing facility and replace it with a new, 56-bed facility for temporary residency. The proposed new building will be approximately 25,000 square feet, in a rectangular footprint with the shorter side fronting on Addison Road South, with the access to the site from Ernie Banks Street, to the south. Parking is located on the side of the building along Ernie Banks Street, and to the rear of the building that is consistent with the D-D-O Zone standards.

Picture 1 - Existing Men's Facility



Picture 2 - Existing Facility/Adjacent to Residential Community



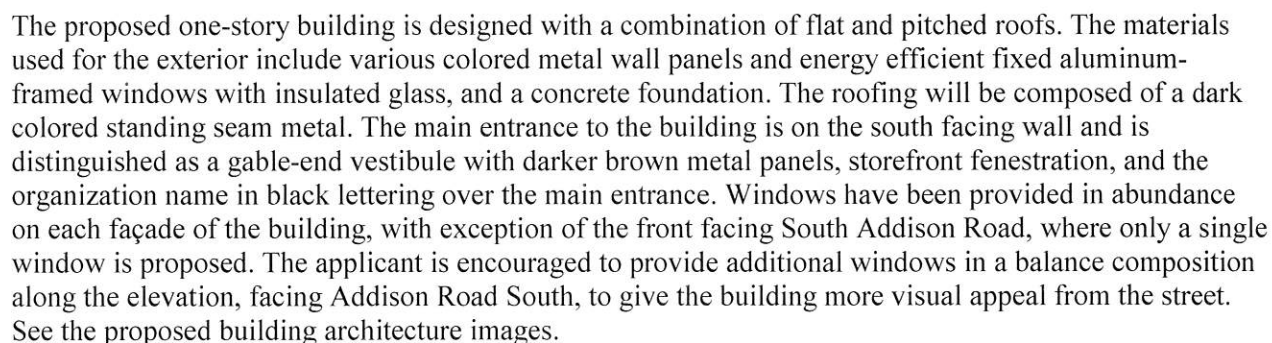
The existing men's facility is nestled within the residential community and has been at that location and predates the adjoining residential community. The above tree planting shows new plantings along the western property boundary, internal to the site and along the road frontage. However, the proposed landscape buffer does not provide enough buffer to screen the new facility from the adjacent residential properties and from the public right-of-way. Additional evergreen trees are needed along both sides of the properties and in addition to a six-foot-high, sight-tight fence along the western property line. The applicant proposes to construct a fence along the frontage of the site. (See Picture 2 above and Map 3 - Landscape Plan.)

Picture 3 - Location of the New facility

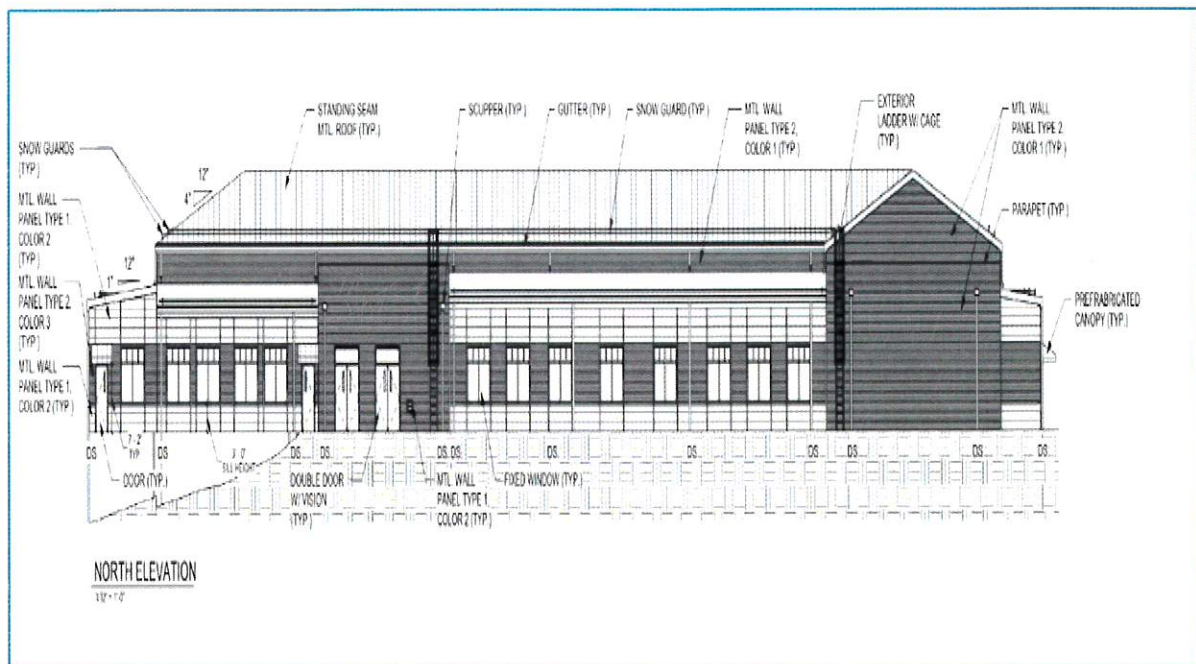
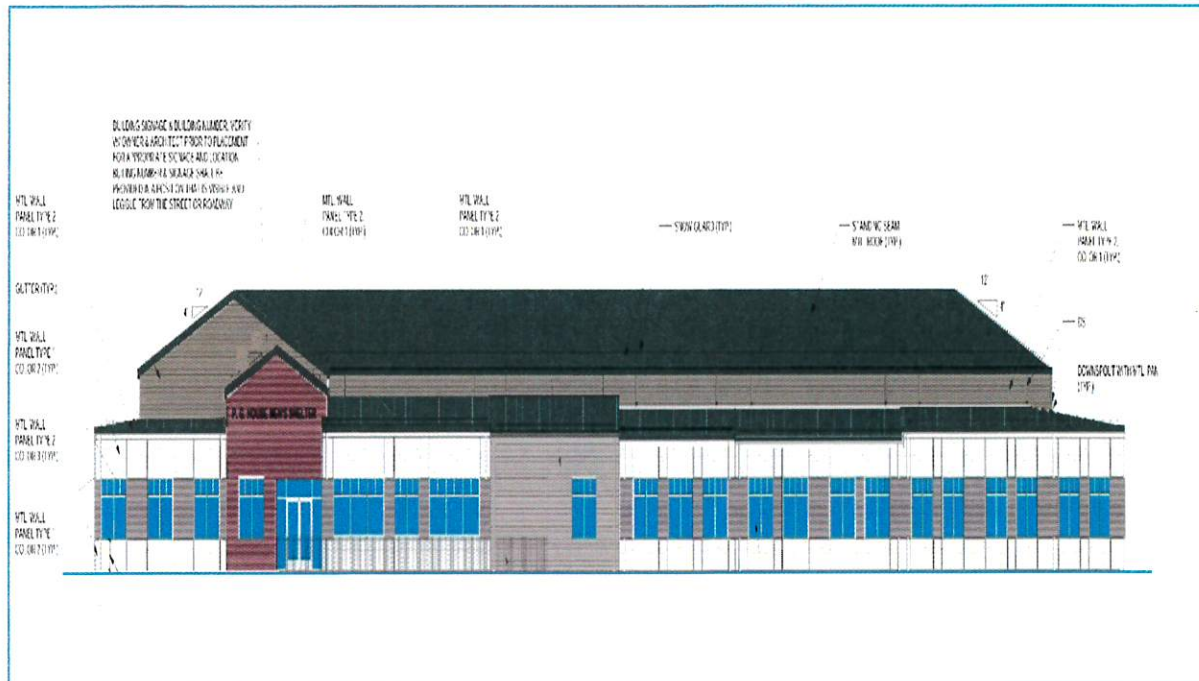


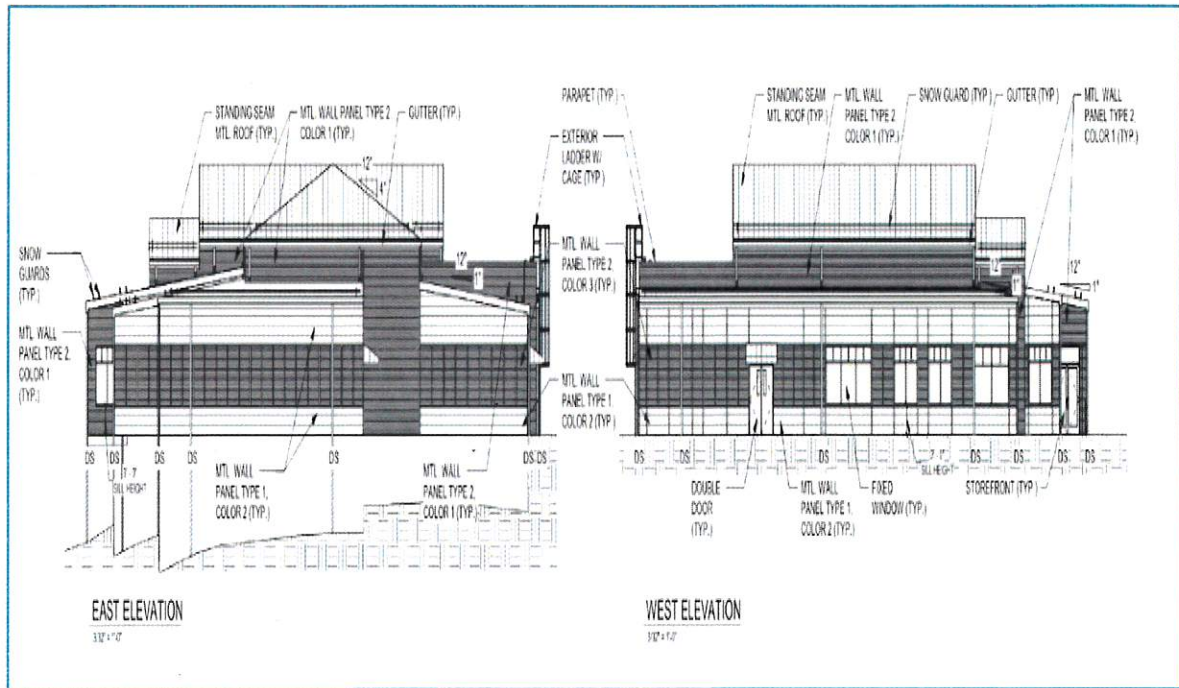
Project Schedule

Map 3 - Landscape Plan

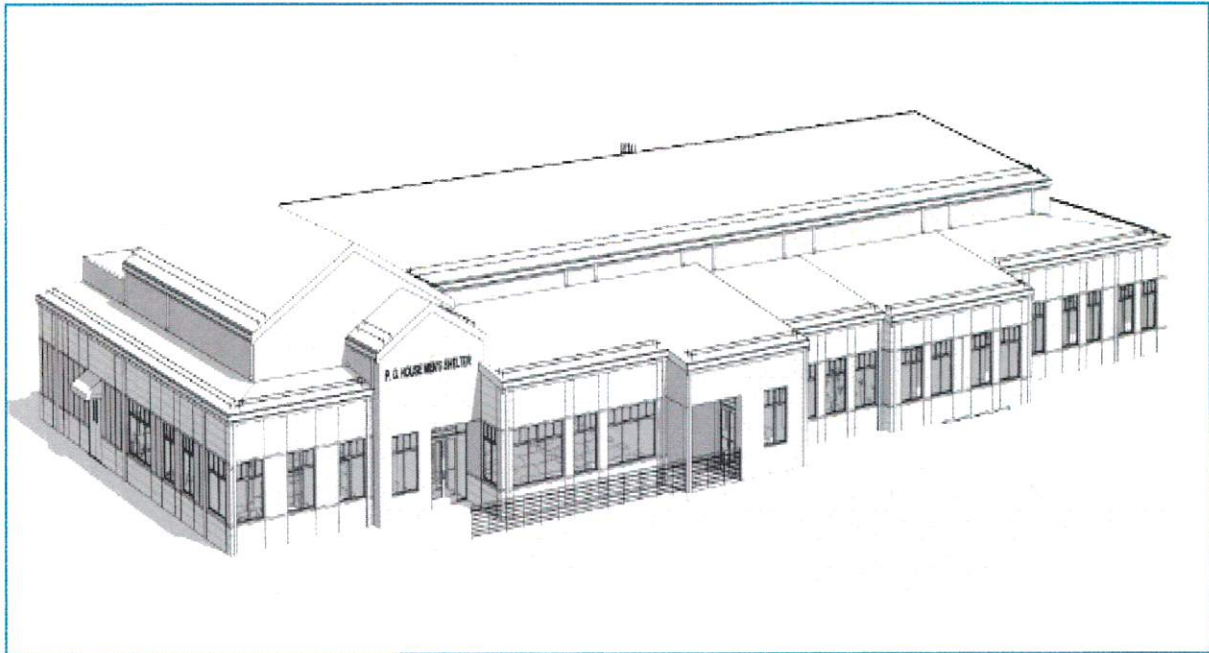


Proposed Building Architectural Elevations





Conceptual Artistic View



PERMITTING AGENCY:

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:

- Prince Georges County Soils Conservation District (PGSCD) Sédiment Control Concept
- Department of Permitting, Inspection and Enforcement (DPIE) Fine Grading Permit, Right-of-Way and Building Permits.
- Washington Sanitary Suburban Commission (WSSC) HPA (Approved), SEP, Onsite Water, and Onsite Sewer Permits.

During the construction of this project, an average of up to five construction vehicles will be accessing the site from Addison Road South. 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 the 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 in reference to the Code of Maryland Regulations (COMAR). The site is surrounded on the south and east sides by the public rights-of-way of Ernie Banks Street and Addison Road South.

STAFF COMMENTS

June 18, 2019

MEMORANDUM

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

VIA: Scott Rowe, AICP, CNU-A, Planning Supervisor, Community Planning Division **AD**
David A. Green, MBA, Master Planner, Community Planning Division

FROM: Yabai Li, Senior Planner, Long-Range Planning Section, Community Planning Division *YBL*

SUBJECT: MR-1915A Men's Shelter

FINDINGS:

General Plan:

This application is consistent with the 2014 *Plan Prince George's 2035 General Plan*.

Master Plan:

This application does not conform with the land use recommendations for the 2010 *Approved Subregion 4 Master Plan*.

BACKGROUND

Location: 603 Addison Road South, Capitol Heights, MD 20743

Existing Uses: County owned and operated Men's homeless shelter for 56 residents

Proposal: Replace and upgrade the existing Men's homeless shelter for 64 residents

GENERAL PLAN, MASTER PLAN AND SMA

General Plan: 2014 *Plan Prince George's 2035 Approved General Plan* places this application in the Established Communities growth policy area. The vision for the Established Communities is most appropriate for 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. (page 20).

Master Plan:

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

Planning Area: 75 A

Community: Suitland-District Heights & Vicinity

Mandatory Referral MR 1915 A

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Aviation/MIOZ:

This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning:

The 2010 *Approved Subregion 4 Sectional Map Amendment* retained the subject property in the Development District Overlay/One-Family Detached Residential (D-D-O/R-55) zone.

cc: Long Range Book

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PPC

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

Countywide Planning Division
Environmental Planning Section

301-952-3650

June 18, 2019

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section *KR*

FROM: Maro Juba, Senior Planner, Environmental Planning Section *FOR MNS*

SUBJECT: **MR-1915A Men's Shelter**
(603 S. Addison Road, Capital Heights)

The Environmental Planning Section has completed its review of MR-1915A for the proposed demolition of an existing building and parking lot and for the construction of a new shelter for Men located at 603 Addison Road. The project includes a multistory building, basketball court, parking lot, stormwater management, and associated grading.

After evaluating the site plan submitted by the applicant, prepared by EBA Engineering, reviewing the 2018 aerial photo on PGAtlas.com, and visiting the site on June 13, 2019, the Environmental Planning Section has determined that the proposed development activities have been proposed on a site containing no regulated environmental features and no woodlands.

The project has been issued a Natural Resource Inventory (NRI) Equivalency Letter (NRI-160-2017) because the site contains less than 10,000 square feet of existing woodland and no regulated environmental features. The project has also been issued a Standard Woodland Conservation Letter of Exemption (S-139-2017) because the site contains less than 10,000 square feet of existing woodland and has no previous Tree Conservation Plans. A copy of the NRI Equivalency Letter and Woodland Conservation Letter of Exemption will be required to be submitted with the permit application.

Thank you for the opportunity to comment on the proposed Men's Shelter. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.

July 3, 2019

MEMORANDUM

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Jill Kosack, Supervisor, Urban Design Section *HZ for JK*

FROM: Thomas Burke, Planner Coordinator, Urban Design Section *tfb*

SUBJECT: **Mandatory Referral MR – 1915F**
Men's Homeless Shelter

The Urban Design Section has reviewed the submittal package dated May 14, 2019 for Mandatory Referral MR-1915F for the Men's Homeless Shelter of Prince George's County. The site is located at 603 South Addison Road, in Capitol Heights, in the One-Family Detached Residential (R-55) Zone, on a 2.63-acre property. The site is also located within Addison South (Town Commons) character area of *the 2000 Approved Section Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* that superimposes a Development District Overlay (D-D-O) Zone on top of this property and all surrounding properties. The site is surrounded on the south and east sides by the public rights-of-way of Ernie Banks Street and Addison Road South respectively. Across Ernie Banks Street to the south are townhouses in the Mixed-Use-Infill (M-U-I)/ D-D-O Zones. To the west is a triangular piece of property owned by Prince George's County and is in the Mixed-Use-Infill (M-U-I)/ D-D-O Zones. Across Addison Road South, which is a master plan arterial road, further to the east, are properties in the R-55/ D-D-O Zones. To the north is a vacant property in the Residential-Townhouse (R-T)/ D-D-O Zone with a previously approved Preliminary Plan of Subdivision, 4-07019, for a church with a daycare and senior center. However, no development is on the site right now.

The subject site is currently improved with an approximately 5,700 square-foot facility of the same function. The applicant is proposing to demolish the existing facility and replace it with a new, 56-bed facility for temporary residency. The proposed new building will be approximately 25,000 square feet, in a rectangular footprint with the shorter side fronting on Addison Road South, with the access to the site from Ernie Banks Street, to the south. Parking is located on the side of the building along Ernie Banks Street, and to the rear of the building that is consistent with the D-D-O Zone standards. The Urban Design Section offers the following comments and recommendations regarding the proposed project.

Development District Overlay Zone Standards

Private development projects under the D-D-O Zone are required to provide a Statement of Justification (SOJ) to identify applicable standards and show how conformance is achieved. No such SOJ has been provided with this application. However, the Urban Design Section recommends that the County adhere to the applicable standards wherever possible.

Architecture

The proposed one-story building is designed with a combination of flat and pitched roofs. The materials used for the exterior include various colored metal wall panels and energy efficient fixed aluminum-framed windows with insulated glass, and a concrete foundation. The roofing will be composed of a dark colored standing seam metal. The main entrance to the building is on the south facing wall and is distinguished as a gable-end vestibule with darker brown metal panels, storefront fenestration, and the organization name in black lettering over the main entrance. Windows have been provided in abundance on each façade of the building, with exception of the front facing South Addison Road, where only a single window is proposed. The applicant is encouraged to provide additional windows in a balance composition along the elevation, facing Addison Road South to give the building more visual appeal from the street, if it is practical.

Lighting

The photometric plan provided with the application does show foot-candle readings on the plan, with the proposed illumination levels generally close to 0.2 foot-candles along the property lines except for a few locations. Given no residential dwelling units are immediately adjacent to this development, the illumination level is acceptable. Full cut-off light fixtures should be used throughout the project.

Noise

This project is exempt from an evaluation of the noise impacts from South Addison Road, a master plan arterial road. The applicant has provided an acoustical analysis of the wall construction for an estimated noise reduction; however, the unmitigated 65 dBA Ldn contour line should be provided on the site plan. In addition, the applicant should have the architectural plans of the proposed shelter be certified by an engineer competent in acoustical analysis indicating that acoustical construction techniques have been employed to reduce interior noise level to less than 45 dBA (Ldn) at time of building permit.

Landscaping

This project is exempt from the requirements of the 2010 *Prince George's County Landscape Manual*; however, a landscape plan was provided with schedules demonstrating general conformance with Section 4.2 Requirements for Landscape Strips Along Streets, Section 4.3 Parking Lot Requirements, Section 4.7 Buffering Incompatible Uses and Section 4.9, Sustainable Landscaping Requirements.

The Urban Design Section notes that the plan also shows conformance with Section 4.4 Screening Requirements, for the proposed dumpster.

Green Building

A LEED (Leadership in Energy and Environmental Design) scorecard has been provided with this application showing the proposed project will achieve less than 40 points under LEED v4 for BD+C: New Construction and Major Renovation rating system. The applicant is encouraged to achieve a minimum of 40 points to be eligible for certification as a green building.

Conclusion

The Urban Design Section recommends the following in regard to Mandatory Referral MR-1915F:

1. During the demolition and construction phases, it is recommended that the applicant adhere to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

During the demolition and construction phases, it is recommended that the applicant adhere to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).

2. Provide additional windows in a balance composition along the elevation facing Addison Road South to give the building more visual appeal from the street, if it is practical.
3. Provide full cut-off light fixtures throughout the project to ensure that the illumination levels do not exceed 0.1 foot-candles at the property lines.
4. Provide the unmitigated 65 dBA Ldn contour line on the site plan.
5. Revise the plan to provide the required and provided zoning information on the site plan, including but not limited to, zoning designation of the property, R-55 Zone setbacks, building height, lot coverage.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

(301) 952-3650
www.mncppc.org

July 8, 2019

MEMORANDUM

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

VIA: *CSH* Crystal Hancock, Acting Supervisor, Special Projects, Countywide Planning

FROM: *[Signature]* Ted Kowaluk, Planner Coordinator, Special Projects, Countywide Planning

SUBJECT: **MR-1915A Prince George's County Men's Homeless Shelter**

Evaluation of Existing Public Facilities



The applicant is proposing to replace and construct a Men's Homeless Shelter on the existing site. Staff with the Office of Central Services has been in direct contact with Assistant Fire Chief James V. Reilly who handles all the Fire Department's request for response time analysis, therefore, staff has no comments regarding MR-1915A.

In addition, the both project sites are served by Police District III, located at 7600 Barlow Road Landover, MD 20785. District III covers Glenarden, Landover, Chaple oaks, Capitol Heights, Seat Pleasant, Fairmount Heights, District Heights, Suitland, and Forestville.

The Adopted 2008 Water and Sewer Plan placed the property in Water and Sewer Category 3, Community System and in the Developed Tier. The project will utilize the existing hookup and taps.

July 2, 2019

MEMORANDUM

TO: Christine Osei, Special Projects Section, Countywide Planning Division
VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division
FROM:  Iftin Thompson, Transportation Planning Section, Countywide Planning Division
SUBJECT: **MR-1915A: Prince George's County Men's Homeless Shelter**

The Transportation Planning Section has reviewed the mandatory referral referenced above. The project site is located at 603 Addison Road.

Plan Review

The applicant proposes to replace the existing men's shelter on site. Proposed work includes demolishing the existing men's shelter, existing parking lot, driveway, and associated utilities. Construction will include a new men's shelter, a new 30-foot driveway, a new parking lot, and other related on-site facilities.

Access to the site is from Ernie Banks Street. Sidewalks are proposed within the site and along Ernie Banks Street to ensure adequate pedestrian safety. Access and circulation are acceptable. The applicant should consider revising the plan to show sheltered bicycle racks for visitors. Adding sheltered bicycle racks would provide a safe and secure option for individuals who might not access the site by car.

Addison Road South is listed in the *Approved Countywide Master Plan of Transportation* as a master plan arterial facility with a proposed right-of-way of 120 feet and four to six lanes. The plan shows adequate dedication along all frontage. It is noted that all proposed structures are outside of the ultimate right-of-way.

Conclusion

Overall from the standpoint of transportation, it is determined that this plan is acceptable with the following recommendation:

1. Provide bicycle racks for visitors.