

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Urban Designer

SUBJECT: Specific Design Plan, SDP-0103
Maryland Science and Technology Center, Parcels 2F, 4A and 4E

The Urban Design staff has reviewed the Specific Design Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Basic Plan, A-9401.
- b. Conformance to the Comprehensive Design Plan, CDP-8601.
- c. Conformance to the Preliminary Plat of Subdivision, 4-98076.
4. Compliance with the requirements of Section 27-501 of the Zoning Ordinance governing development in the E-I-A Zone, including the requirements of the *Landscape Manual*.
- e. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- f. Referrals.

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. Location - The subject property is located in the northeast quadrant of the intersection of Crain Highway (US 3) and John Hanson Highway (US 50). The site is bounded to the north by an existing subdivision of single-family detached units Zoned R-A, and the Patuxent River Park; to the east by the US Air Force Transmitter Station located in Anne Arundel County; to the south by the US 50 right-of-way; and to the west by the US 3 right-of-way.
2. The Proposed Development - The purpose of this Specific Design Plan is for approval of construction of five single-story office/research and development/warehouse buildings. The subject parcels, 2F, 4A and 4E, have frontage on Science Drive and Telsa Court. Each parcel will have two vehicular access points from either Science Drive or Telsa Court. Both office buildings will be centrally located on their respective parcels with parking and/or loading located around the entire perimeter of each structure. The plan includes site and landscape plans.
3. Background - The *Bowie-Collington-Mitchellville and Vicinity Master Plan* (1991) recognized the 1982 rezoning of the subject property to employment/institutional as the approved land use for the subject property. The Sectional Map Amendment (1991) was approved and retained the E-I-A zoning for the subject property. In a memorandum (D'Ambrosi to Jordan) dated April 9, 2001, master plan issues pertaining to the subject application and the proposed development are raised. See Finding No.11 for a detailed discussion of the noted issue.
4. The Approved Basic Plan - On January 25, 1982, the District Council approved Zoning Map Amendment Application and Basic Plan No. A-9401 for the subject property, with ten (10) conditions (Zoning Ordinance No. 2-1982). This Zoning Map Amendment rezoned the property from the R-A and O-S Zones to the E-I-A Zone. The Specific Design Plan is in conformance with the approved Basic Plan. Specific conditions which warrant discussion regarding conformance of the Specific Design Plan with the Basic Plan are considered below:

1. **If any direct access to the subject property is not entirely within the subject property, a proper legal arrangement shall be drawn which ensures the continued use of access for the life of the project.**

Comment : The said condition has been satisfied. See Finding No. 10 for further discussion.

2. **Exterior building surfaces facing any public street, or the east or north property lines, shall not be constructed of cinder block or corrugated metal material.**

Comment : Neither cinder block nor corrugated metal is proposed as exterior finish material for the buildings to be constructed as part of this Specific Design Plan.

4. **Open space areas, including floodplain, internal buffering, landscaping areas, building setbacks, and recreational areas shall include no less than 25 percent of the gross tract area.**

Comment : Staff believes the intent of the subject condition was to ensure that, within the context of the overall development, 25 percent or 117 acres will be preserved as open space upon final build-out of all phases, parcels, pods, etc. Although the subject Specific Design Plan submitted is for only two parcels, 3A and 3B, the applicant has documented that an area of approximately 33 percent of the combined total parcel areas will be preserved as open space. This condition does not apply to individual parcels or Specific Design Plans, but more so to the calculations for the overall development of 466 acres.

5. **All buildings shall be set back at least 100 feet from the existing right-of-way of Routes 3 and 50.**

Comment : The proposed development plan meets the said setback standards. The condition has been satisfied.

5. The Approved Comprehensive Design Plan - On July 7, 1986, the District Council approved Comprehensive Design Plan CDP-8601, affirming the prior Planning Board decision (PGCPB. No. 86-107) for the Maryland Science and Technology Center, with twenty-seven (27) conditions and two (2) considerations. The proposed Specific Design Plan is generally in conformance with the approved Comprehensive Design Plan. The Specific Design Plan, when modified by the conditions described below, will be in conformance with the approved Comprehensive Design Plan. Specific conditions which warrant discussion regarding conformance of the Specific Design Plan with the Comprehensive Design Plan are considered below:

1. All structures shall be fully equipped with automatic fire extinguisher systems in accordance with the National Fire Protection Association (NFPA) Standard 13 and all applicable county laws to alleviate the negative impact. In addition, pursuant to Subtitle 27 of the Prince George's County Code, all documents, maps and drawings in the CDP shall be amended where necessary, to reflect above said condition and be submitted to the Planning Board or its designee prior to signature approval;

Comment : It is recommended that a note be added to the plan that states, ■All structures shall be fully equipped with automatic fire extinguisher systems in accordance with the National Fire Protection Association (NFPA) Standard 13 and all applicable county laws.●

2. Stage 1A be approved conditioned on the construction of an upgraded at-grade intersection at MD 3/existing Melwood entrance. Maximum of 400,000 square feet of office space or equivalent traffic generating development;

Comment : The said condition has been satisfied. See Finding No. 10 for further discussion.

6. Street dedication be provided as follows:

- (1) Main spine road: 120-foot arterial.
- (2) Main collector roads: minimum 70-foot commercial-industrial roadway.
- (3) Traffic circles: minimum 35 feet from roadway centerline.

Comment : The said condition has been satisfied. See Finding No. 10 for further discussion.

7. A concentrated effort to minimize impact of developments on Belair Drive will be included in the traffic study for condition 3;

Comment : The said condition has been satisfied. See Finding No. 10 for further discussion.

8. Direct access to the subject property, which is not entirely within the subject property, will require that a proper legal arrangement be drawn up which ensures the continued use of access for the life of the project;

Comment : The said condition has been satisfied. See Finding No. 10 for further discussion.

11. The stormwater management concept should be amended to indicate that on-site infiltration of the first one inch of runoff will be provided wherever soil conditions permit;

Comment : The subject property is within the limits of the City of Bowie, thus the stormwater management review and approval is the responsibility of the municipality. The said condition has been satisfied as evidenced by the attached letter (Gorski to Minert) dated November 28, 2000.

21. Beech Tree Lane access shall at least be restricted to only right-turn in and right-turn out traffic;

Comment : The said condition has been satisfied. See Finding No. 10 for further discussion.

22. An architectural committee shall be established prior to SDP approval and shall include one (1) designee by the City of Bowie;

Comment : The required committee has been established and the City of Bowie holds one vote with respect to all proposed development for the subject property.

The said committee has reviewed the development proposal and voted approval as submitted.

24. The internal pedestrian path system proposed in the CDP shall be in addition to the path system required in association with the road system;

Comment : Pedestrian paths, both internal and in conjunction with the proposed road system, have been provided. The condition has been satisfied.

25. A treed landscaped area shall be maintained and augmented by the applicant along the entire Route 50 (I-68) and Route 3 frontage. This shall include augmenting any landscaping to be lost during highway improvements;

Comment : The applicant is proposing a treed landscape yard, a minimum 50-foot-wide, along the entire frontage of US 3. The condition has been satisfied.

26. The applicant and/or Prince George's County shall be responsible for landscaping at least a 12-foot-wide median, except for left turn lanes, within the main collector road. Responsibility for landscaping and maintenance shall be determined prior to an SDP approvals, and;

Comment : The applicant has stated that an agreement has been reached with the City of Bowie in which the city will provide landscaping, and maintenance of said landscaping, within both the public and private rights-of-way. The condition has been satisfied.

27. The applicant shall work with the Maryland-National Capital Park and Planning Commission Parks Department to find a location for at least two (2) full-sized softball fields to be temporarily built on the 466-acre site during Stage 1. During Stage 2, an evaluation of the fields' usage shall be prepared and a determination as to the need of on-site or off-site facilities shall be made.

Comment : The said softball fields were a request of the City of Bowie during the time of the Comprehensive Design Plan review and were to be provided as a supplement to the city's recreational facilities system. Subsequent to the request, new facilities have been constructed within the city, as evidenced by a letter from the city staff (Minert to Asan) to M-NCPPC Parks and Recreation dated April 6, 2001. Furthermore, the letter states that additional fields are currently being planned within the city and will likely be constructed in the near future. Therefore, the required ballfields are no longer necessary, and the applicant and the City of Bowie have come to an agreement with respect to the provision of additional recreational amenities on the site in lieu of the required ballfield construction. Given the changes in the city's needs with respect to recreational facilities since the Comprehensive Design Plan was approved, both the Planning Department and the Department of Parks and Recreation are in support of the substitution of recreational facilities, specifically landscaping, benches, trash receptacles, and a trail around the perimeter of the lake/pond that will be constructed upon development of Pods 2B and 2C, as an equitable trade-off for relief from the

requirement of constructing the said ballfields which are no longer needed. The condition has been satisfied.

6. The Approved Preliminary Plat - The Preliminary Plat, 4-99076, was approved by the Planning Board on September 28, 2000, with seventeen (17) conditions (PGCPB No. 99-28A). The overall lotting pattern, circulation pattern and access points shown on the site plan are in general conformance with the approved Preliminary Plat. Specific conditions which warrant discussion regarding conformance of the Specific Design Plan with the Preliminary Plat are considered below:
 1. Development of this site shall be in conformance with the approved Basic Plan (A-9401) and the approved Comprehensive Design Plan (CDP-8601), as amended or otherwise provided.

Comment : The subject development proposal is in conformance with both the approved Basic Plan and Comprehensive Design Plan. See Findings No. 4 and 5 above for further discussion.
 2. With the approval of specific design plans, a Type II Tree Conservation Plan shall be approved.

Comment : The subject application was referred to the Environmental Planning Section. See Finding No. 9 for further discussion.
 6. A minimum buffer of 50 feet in width shall be shown along the banks of all streams within the property and shall be expanded to include the 100-year floodplain, nontidal wetlands, steep slopes of 25 percent, and greater slopes of 15-24 percent having soils erodibility factor 0.35 and greater. Such a buffer shall be reviewed by the Natural Resources Division prior to the Specific Design Plan approval.

Comment : No streams are in proximity to the subject development pods 2F, 4A and 4E. The condition is not applicable to this application.
 14. To ensure that the design concepts, scale and setbacks of development are consistent with protecting views between Melford and the cemetery, Specific Design Plans in the impact review area shall include detailed elevation drawings and cross-sectional views between those historic features.

Comment: The subject development pods are north and south of Melford and the cemetery and are a minimum of approximately 400 linear feet away from the cemetery that is nearest the pods. The subject development pods are not within the impact review area. The condition is not applicable to this application.
 17. Any further development of the subject site that would generate more than 2,200 AM and 2,605 PM trips will require the submission of a new preliminary plat with a new traffic impact study.

Comment : The said condition has been satisfied. See Finding No. 10 for further discussion.

7. The development data for the subject property is as follows:

**MARYLAND SCIENCE AND TECHNOLOGY CENTER
PARCELS 2F, 4A & 4E**

Zone	E-I-A
Gross Area	
Parcel 2F	3.74 acres
Parcel 4A	7.18 acres
Parcel 4E	5.98 acres
Total	16.90 acres
Maximum Building Height	19 feet
Parcel 2F	
Total Parking Spaces Required	
1 spc./250 sq. ft. of 1st 2000 sq. ft. of building	8 spaces
1 spc./400 sq. ft. above 1st 2000 sq. ft.	72 spaces
Total	80 spaces
Total Parking Spaces Provided	155 spaces
Handicapped Parking Spaces Required	6 spaces
Handicapped Parking Spaces Provided	6 spaces
Loading Spaces Required	1 spaces
Loading Spaces Provided	1 spaces
Interior Green Required	
8 percent of parking lot area	5,040 sq. ft.
Interior Green Provided	6,930 sq. ft.
Parcel 4A	
Total Parking Spaces Required (Office)	
1 spc./250 sq. ft. of 1 st 2000 sq. ft. of building	8 spaces
1 spc./400 sq. ft. above 1st 2000 sq. ft.	103 spaces
Total	111 spaces
Total Parking Spaces Required (Warehouse)	
3 spcs./1 st 1500 sq. ft. of building	3 spaces
1 spc./ea.additional 1500 sq. ft. of building	12 spaces

Total	15 spaces
Total Parking Spaces Provided	162 spaces
Handicapped Parking Spaces Required	6 spaces
Handicapped Parking Spaces Provided	8 spaces
Loading Spaces Required	3 spaces
Loading Spaces Provided	12 spaces
Interior Green Required 8 percent of parking lot area	4,308 sq. ft.
Interior Green Provided	4,308 sq. ft.
Parcel 4E	
Total Parking Spaces Required (Office)	
1 spc./250 sq. ft. of 1 st 2000 sq. ft. of building	8 spaces
1 spc./400 sq. ft. above 1st 2000 sq. ft.	102 spaces
Total	110 spaces
Total Parking Spaces Required (Warehouse)	
3 spcs./1 st 1500 sq. ft. of building	3 spaces
1 spc./ea.additional 1500 sq. ft. of building	12 spaces
Total	15 spaces
Total Parking Spaces Provided	130 spaces
Handicapped Parking Spaces Required	5 spaces
Handicapped Parking Spaces Provided	8 spaces
Loading Spaces Required	3 spaces
Loading Spaces Provided	12 spaces
Interior Green Required 8 percent of parking lot area	4,430 sq. ft.
Interior Green Provided	4,430 sq. ft.

8. Conformance with the Requirements of the Zoning Ordinance in the E-I-A Zone, including the Requirements of the Prince George's County *Landscape Manual* - The subject application is in general conformance with Section 27-501 of the Zoning Ordinance, which regulates development in the E-I-A Zone.

Sections 4.2, Commercial and Industrial Landscape Strip Requirements, 4.3, Parking Lot Requirements, and 4.4, Screening Requirements apply to the subject site. The landscape plans are in full conformance with the requirements of the *Landscape Manual* with respect to Sections 4.2 and 4.3. It is questionable as to whether the standards of Section 4.4, Screening Requirements, have been met.

Section 4.4a. requires the following:

■All loading areas, loading docks, vehicular lanes providing access to the above, and service or maintenance areas shall be screened from land in a residential zone and all adjacent public roads.●

1. Parcel 2F is located at the intersection of Science Drive and Curie Drive. The proposed building for the said parcel is linear, and the proposed loading space is located at the east end of the parcel approximately 35 feet away from the building adjacent to the Curie Drive right-of-way. A landscape yard that varies in width from 25-40 feet is located between the proposed loading space and the public right-of-way. Landscaping is proposed at the perimeter of the loading area and parking compound. Some shrubs and shade trees are proposed to be sited next to the loading spaces, and along the perimeter of the adjacent parking compound, in an effort to provide screening, but no evergreen trees are proposed next to, or at the perimeter of the parking compound adjacent to the loading space. The proposed screening does not meet the minimum standard per Section 4.4 of the *Landscape Manual* on Parcel 2F. It is recommended that a double staggered row of evergreen trees be provided along the east and south perimeter of the parking compound at Parcel 2F, generally around the loading space and trash dumpster compound. Quantities and location of evergreen trees to be provided should be determined by staff of the Urban Design Section as designee of the Planning Board.
2. Parcels 4A and 4E propose to provide four buildings, all of which have parking located at the entrance frontage with the common area at the rear of, and between, each of the two sets of buildings proposed to be used as the loading and service area. The plans provide for individual screen walls to be erected at the corners of each building and located at the respective loading entrance drives along the adjacent right-of-way with evergreen trees proposed between the said screen walls and the right-of-way. The proposed approach to screening the loading areas for Parcels 4A and 4E is acceptable, but neither the site plans nor the architectural elevations indicate the height or composition of the proposed screen walls. Assessment of compliance with the requirements of Section 4.4 is not possible without specific information with respect to the height and composition of the proposed screen walls. It is recommended that specific height and material information be provided on the plans and elevations. Revisions to the wall height and materials may be required.
3. The buildings on Parcels 4A and 4E will be visible from the adjacent major thoroughfare, Route 50 to the south. The proposed siting of the buildings on the parcels is such that the loading and trash dumpster compound may be visible from Route 50 if adequate landscaping and/or screening is not provided. The applicant

has proposed evergreen trees along the edge of the loading and trash dumpster compound that is adjacent to the Route 50 right-of-way. The proposed landscape screening is not adequate and does not meet the minimum requirements of Section 4.4. Therefore, it is recommended that a double staggered row of evergreen trees be provided along the south perimeter of the parking compound at Parcels 4A and 4E, generally along the perimeter of the loading space and trash dumpster compound. Quantities and location of evergreen trees to be provided should be determined by staff of the Urban Design Section as designee of the Planning Board.

Section 4.4b. Requires the following:

■All dumpsters, trash pads, and trash collection or storage areas shall be carefully located and oriented on the site to be as inconspicuous as possible. They shall be screened from all adjoining properties....•

4. The subject plan provides one trash dumpster compound for Parcel 2F. The proposed dumpster is located adjacent to the loading space at the end of each building. As previously stated above in Finding No. 8.a., staff does not believe that adequate screening has been provided for this service area with respect to the perimeter of the parking compound along the adjacent right-of-way. The plan shows some type of fence enclosure at the perimeter of the dumpster but does not specify the fence height, material, etc. It is recommended that elevations and details be provided for the trash dumpster enclosure. The dumpster enclosure must meet the minimum standards of Section 4.4.

9. Environmental Planning - The subject application was referred to the Environmental Planning Section for review, and in a memorandum (Metzger to Jordan) dated March 28, 2001, the following comments were provided:

■This site was previously evaluated by the Environmental Planning Section in conjunction with the review and approvals of Preliminary Plan of Subdivision 4-98076, TCPI/44/98, and TCPII/36/99.

■Site Description

■The subject property is located in the northeast quadrant of the MD 3/US 50 interchange in the City of Bowie. The site is characterized with relatively steep slopes and rolling terrain ranging from 100'-140' in elevation and drains into unnamed tributaries of the Patuxent River. Parcel 2F is not currently wooded. Parcels 4A and 4E contain about 6 acres of woodland and some areas that are open grasslands. The predominant soil types on-site are Adelphi, Collington and Shrewsbury. These soil types generally exhibit slight to moderate limitations to development due to steep slopes except in areas of Shrewsbury series due to high water table, impeded drainage, and poor drainage. According to the Sewer Service and Water Service maps produced by DER, the property is in categories W-3 and S-3. There are no floodplains, streams, Waters of the US, wetlands, erodible soils and noise issues identified on the site. There are no Marlboro clays, or scenic or historic roads located on or adjacent to the subject property.

■Environmental Review

- 1. ■The site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square in size and contains more than 10,000 square feet of woodland. This site has an approved Type II Tree Conservation Plan (TCPII/36/99) last revised and approved October 30, 2000. The approved TCPII shows parcel 2F not to be wooded and as a result no clearing is proposed. The plan also shows parcels 4A and 4E to contain 6.01 areas of woodland to be cleared. The Woodland Conservation Ordinance requirements are being met by on-site preservation of woodland located elsewhere on the site. The site plan is in conformance with the approved Type II Tree Conservation Plan.
- 2. The site is adjacent to an existing Stormwater Management Pond to the west of lot 4A which serves the area. Evidence of the Stormwater Management Concept plan approval is required prior to the approval of the site plan.●

The Environmental Planning Section recommends approval of the subject application. See the Recommendation Section of this staff report for conditions.

10. Transportation - The subject application was referred to the Transportation Planning Section for review, and in a memorandum (Masog to Jordan) dated April 9, 2001, the following comments were provided:

■The transportation staff has reviewed issues regarding the development of the subject site and the larger Maryland Science & Technology Center (total of 466 acres) in conjunction with A-9401, CDP-8601, and Preliminary Plat of Subdivision 4-88030. Since those plans were approved, approximately 240,000 square feet of space has been constructed within the Maryland Science and Technology Center. The Preliminary Plat and CDP approvals established a square-footage cap for the initial phase of 1.95 million square feet. Preliminary Plat of Subdivision 4-98076 affirmed a trip cap of 2,200 AM and 2,605 PM peak hour vehicle trips for all remaining development on the site.

■There are a number of transportation-related conditions on earlier development review stages; these are reviewed in detail below:

■CDP-8601 (Conditions):

- 3. Required upgrading of MD 3/Belair Drive/Melford Boulevard prior to development, up to a maximum of 400,000 square feet. The intersection has been replaced with an interchange. OK.
- 4. Required an interchange at MD 3/Belair Drive/Melford Boulevard for development beyond 400,000 square feet and up to 1,950,000 square feet. The interchange is complete and open to traffic. OK.

- 5. Required new traffic study after 1991 or after completion of improvements to US 50. A new traffic study was prepared in 1998 and reviewed in conjunction with Preliminary Plat of Subdivision 4-98076. OK.
- 6. Established dedication widths for internal streets. All streets have been dedicated in accordance with this condition. OK.
- 7. Required that the impact of development along Belair Drive be minimized. This has been done by limiting access to Melford Boulevard, and this plan complies by having all access to Lots 3A and 3B from Science Court. OK.
- 8. Required the completion of documents establishing legal access to the property. This was done prior to the initial development on the property. OK.
- 9. Required setbacks to accommodate planned US 50 improvements. All improvements to US 50 have been constructed. OK.
- 20. Established requirement for a new traffic study prior to Stage 2 development. The subject development is within Stage 1B, and therefore this condition does not apply.
- 21. Restricted the Beech Tree Lane access to a right-in right-out. This access is not within the area of the subject application.

■Preliminary Plat of Subdivision 4-98076 (Condition):

- 17: Established a trip cap for remaining development, based upon roadway improvements which existed in 1998 and 240,000 square feet of existing development, of 2,200 AM and 2,605 PM peak hour trips. The addition of 300,000 square feet of office space would generate 600 AM and 555 PM peak hour vehicle trips, leaving 1,600 AM and 2,050 PM peak hour trips (note: there is a pending application, SDP-0103, for 153,250 square feet of flex space).

■Vehicular and pedestrian access within the site is acceptable. Adequate right-of-way in accordance with the *Master Plan* exists along MD 3 and US 50.

■As noted previously, the subject property is part of a larger project which has completed Stage 1B roadway improvements in the area pursuant to a finding of adequate public facilities made in 1988 for Preliminary Plat of Subdivision 4-88030. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is

approved. Furthermore, the submitted plans are in conformance with past approved plans, including the approved Comprehensive Design Plan.●

11. Urban Design - The Urban Design Section has reviewed the site plan and finds that the proposed architecture for the subject parcels will provide buildings that will be compatible and complementary to each other, the proposed office buildings of SDP-0103, and the existing government facilities, the US Census and Defense Information, in the employment park with respect to material and articulation. Furthermore, the buildings will offer some relief in terms of scale and mass to those existing and proposed in SDP-0103. The buildings on Parcels 4A and 4E will be visible from the adjacent major thoroughfare, Route 50 to the south. The proposed buildings will employ materials identical to that provided on the four-story office buildings at Parcels 3A and 3B designed with continuous glass curtain walls that wrap around the entire structure at each floor, accented by brick bands and polished steel columns. The subject buildings employ the materials differently, in that the brick is the dominant material with spandrel glass provided at all proposed tenant spaces. The proposed spandrel glass does not wrap any of the entire buildings, and the exterior columns are finished in the polished steel as they are in the proposed office buildings at Parcels 3A and 3B. The reversal in use of material provides a visual connection between all proposed buildings, while helping to define a general architectural hierarchy.

The subject plan does not provide signage.

1. As noted in Finding No. 3, the Community Planning Division had some concerns with the subject application. Specifically, the designation of warehouse as a proposed use. The following are Community Planning referral comments:

■A review of the application resulted in identifying the following planning issues. The site data sheet indicates that 30 percent of the development of Parcel 4A is proposed to be warehouse. It is the staff's understanding the applicant uses the warehouse term to refer to unleased office space because the interior space is open and unfinished. This terminology, even though it is a matter of semantics, is not a suitable description of this space and can be misleading. The master plan recommends that this property be given high priority in marketing efforts for a successful quality employment park and development. The connotation between warehouse and high quality employment park is different. To dispel any misunderstanding of the type of development that is proposed, it is recommended that reference to the ■warehouse● be removed.●

Staff concurs that references to, or approval of, a warehouse use cannot only be misleading, but introduce an unintended use into an employment park that the master plan has designated as high in standard and quality. Conversely, the applicant has stated that the term warehouse, with respect to their facilities, is used only for tracking purposes and is defined as any available unleased tenant space. It is the applicant's contention there was not any intent for the subject development to be used as warehouse storage, nor would they rent it or allow it to be used as such. Staff believes an appropriate resolution to this issue would be that the applicant provide written documentation for the file as to how the term warehouse is defined and applied with respect to their facilities, and provide a note on the plan stating

bulk warehouse shall not be allowed within the subject development, and thus the said requirements are recommended as conditions of approval.

It should be noted that the City of Bowie took no issue to the use of the term warehouse given the applicant's explanation.

12. The subject application was referred to the Growth Policy and Public Facilities Planning Section for review, and in a memorandum (Williams to Jordan) dated May 8, 2000, the following comments were provided:
 - The existing **fire engine service** at **Bowie Fire Station, Company 39** located at **15454 Annapolis Road** has a service response time of **6.28** minutes, which is **beyond** the **3.25**-minute response time guideline.
 - The existing **ambulance service** at **Bowie Fire Station, Company 39** located at **15454 Annapolis Road** has a service response time of **6.28** minutes, which is **beyond** the **4.25**-minute response time guideline.
 - The existing **paramedic service** at **Bowie Fire Station, Company 43** located at **16400 Pointer Ridge Drive** has a service response time of **5.85** minutes, which is **within** the **7.25**-minute response time guideline.
 - The existing **ladder truck service** at **Glenn Dale Fire Station, Company 18** located at **11900 Glenn Dale Boulevard** has a service response time of **11.09** minutes, which is **beyond** the **4.25**-minute response time guideline.
 - These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.
 - In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County Laws.
 - The proposed site is within the service area of District II- Bowie. Staff concludes that the existing County's police facilities will be adequate to serve the subject property.●
13. Referrals: The subject application was referred to all applicable agencies and divisions; no significant issues were identified. Minor plan revisions were recommended or additional information was requested by the Permit Review Section in a memorandum (Bakka to Jordan) dated March 19, 2001. See conditions 1.f.-i. in the Recommendation Section of this staff report for the Permit Review concerns. Minor plan revisions were recommended or additional information was requested by the Department of Parks and Recreation (DPR) in a memorandum dated April 16, 2001. See conditions 1.y. and 2. in the Recommendation Section of this staff report for

the DPR concerns. Designated roadway improvements within the right-of-way will be addressed by the City of Bowie at the time of the review of permits.

14. The subject plan was referred to the City of Bowie and in a letter (Robinson to Hewlett) dated February 23, 2001, comments and recommended conditions of approval were provided. See the Recommendation Section of this staff report for conditions.
15. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. Furthermore, there is an existing stormwater management pond on site and the City of Bowie has approved the proposed stormwater management concept as demonstrated by the letter (Gorski to Minert) dated November 28, 2000.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0104 for Maryland Science and Technology Center, subject to the following conditions:

1. Prior to certification, the Detailed Site Plan and/or the Tree Conservation Plan shall be revised as follows:
 1. Provide a note on the plan that states, ■All structures shall be fully equipped with automatic fire extinguisher systems in accordance with the National Fire Protection Association (NFPA) Standard 13 and all applicable county laws.●
 2. Provide a double staggered row of evergreen trees along the east and south end of the parking compound at Parcel 2F, generally across from both loading spaces and trash dumpster compounds. Quantities and location of evergreen trees to be provided shall be determined by staff of the Urban Design Section as designee of the Planning Board.
 3. Provide height and materials of proposed screen walls at Parcels 4A and 4E on the site plans and architectural elevations.
 4. Provide a double staggered row of evergreen trees along the south perimeter of the parking compound at Parcels 4A and 4E, generally along the perimeter of the loading space and trash dumpster compound. Quantities and location of evergreen trees to be provided shall be determined by staff of the Urban Design Section as designee of the Planning Board.
 5. Provide elevations and details of the proposed fencing at the trash dumpster enclosure at Parcel 2F.
 6. Provide written documentation as to how the term ■warehouse● is defined and applied with respect to their facilities, and provide a note on the plan stating bulk warehouse shall not be allowed within the subject development.

7. Provide the dimensions of the proposed building located on Parcel 2F.
8. Label all van-accessible spaces for the physically handicapped on the site plan and account for the amount provided in the parking tabulation.
9. Demonstrate compliance with Section 4.4 of the *Landscape Manual* with respect to Screening Requirements for all proposed mechanical equipment.
10. Demonstrate compliance with Section 4.3c of the *Landscape Manual* with respect to the number of shade trees required for interior green. Revise all schedules and landscape plans accordingly.
11. Provide the property lines and loading spaces on all landscape plans.
12. Demonstrate compliance with Sections 4.2 and 4.3 of the *Landscape Manual* where applicable, and provide the appropriate schedules accordingly.
13. Provide calculations for open space on all parcels, per Section 27-501 of the Zoning Ordinance.
14. Identify the proposed uses on the cover sheet and site plans.
15. Provide dimensions and demonstrate compliance with all setback requirements for each building on all parcels.
16. Provide one accessible route for the physically handicapped from each building to the public road.
17. Indicate all shade trees to be a minimum height of 12-14 feet.
18. Include Red Cedar, American Holly, and Arborvitae as proposed species on the landscape plans and in the plant list.
19. Remove all notation of signage. Complete signage information, including but not limited to location, type, size, lettering style, lighting, etc. must be provided in a subsequent SDP application.
20. Provide a note that states no flags or banners shall be mounted, suspended or otherwise displayed from the buildings or permitted on each individual building site, except for one standard size American flag.
21. Provide two (2) benches at the end of the pathway in the pocket park adjacent to the stormwater management pond on Parcel 2F.

22. Extend the sidewalk in the Science Drive right-of-way directly to the building at each vehicular entrance on Parcel 2F. Furthermore, at the said sidewalk intersection with the internal parking drive aisles, all crosswalks shall have a simulated brick treatment, be identified on each plan, and details shall be provided.
 23. Coordinate the building height notes on the cover sheet with the architectural elevations for Parcel 2F
 24. All downspouts shall be covered with materials matching that of the building at Parcel 2F.
 25. Remove the paved area located north of the 15 parking stalls in front of building C.
 26. All roof-mounted HVAC equipment shall be screened with angled screen walls.
2. Prior to certification the Key Map on sheet C-1 shall be revised to show that 96 acres along the Patuxent River shall be dedicated to the Maryland-National Capital Park and Planning Commission (M-NCPPC). Furthermore, a note shall be added stating that 96 acres of the 100-year-floodplain area along the Patuxent River shall be dedicated to the M-NCPPC at Stage II of the development.
 3. The Department of Parks and Recreation and Urban Design Review staff shall work with the City of Bowie and the applicant to coordinate improvements around the lake/pond which will be constructed upon development of Pods 2B and 2C. The said improvements shall include landscaping, benches, trash receptacles, and a trail.