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SPECIFIC DESIGN PLAN

SDP-0201

Application	General Data
Project Name MARYLAND SCIENCE AND TECHNOLOGY CENTER, Lot 3, Block 4 Location Northeast quadrant of MD 50 and MD 3/301 interchange at Bowie. Applicant/Address MIE Properties, Inc. c/o Ramon Benitez 5720 Executive Drive Baltimore, MD 21228	Date Accepted 03/13/2002
	Planning Board Action Limit Waived
	ZHE Hearing Date N/A
	Plan Acreage 35
	Zone E-I-A
	Dwelling Units N/A
	Square Footage 83,680
	Planning Area 71B
	Council District 4
	Municipality BOWIE
	200-Scale Base Map 207NE 14 & 15

Purpose of Application	Notice Dates
Flex-office and Research and Development	Adjoining Property Owners 3/08/02 (CB-15-1998)
	Previous Parties of Record 4/24/02 (CB-13-1997)
	Sign(s) Posted on Site 7/03/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: WAGNER
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Specific Design Plan, SDP-0201
Maryland Science and Technology Center, Lot 3, Block 4

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 Plan of Subdivision, 4-98076.
- d. 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 U.S. 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 three single-story office/research and development/warehouse buildings on Lot 3, Block 4. The lot has frontage on Telsa Court. Each building will have two vehicular access points from Telsa Court. The 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. The applicant originally submitted plans to develop Lots 2 and 3, Block 2 and Lot 4, Block 4, but has since withdrawn those lots from the application.
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. The Sectional Map Amendment (1991) was approved and retained the E-I-A zoning for the subject property. In a memorandum dated April 22, 2002 (D●Ambrosi to Wagner), the following master plan recommendations are applicable to the site:
 - High Standard of Design●The University of Maryland Science and Technology Center (UMS&TC) property is recommended to be retained in the E-I-A Zone and conforms to a high standard of design in terms of buildings, landscaping and overall relationships. The development of this property is controlled by an approved Comprehensive Design Plan and an approved preliminary subdivision for the westerly portion of the property. Future development shall be in accordance with these approved plans. However, in the event modifications are warranted, they will be subject to public hearings;
 - Superior Quality Research and Development Complex●Diligent attention by the City of Bowie, County and State must persist to ensure that the proffered commitments to developing a superior quality research and development complex, incorporating a range of academic elements and guided by approved design conditions is adhered to;
 - Showcase Employment Area●This *showcase* employment area should be given high priority in marketing efforts as considerable public commitments have been made to provide the necessary public infrastructure for a successful quality employment park.●
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 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:
 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.

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 setback standards.

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 27 conditions and 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:

2. **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: A note has been 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.● However, this requirement should also be added as a condition to the Recommendation section.

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 are the responsibility of the municipality. Stormwater Management Concept Plan FWA-88390.60 has been approved by the City of Bowie's engineer.

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, minimum 50-feet-wide, along the entire frontage of US 3 and US 50 (I-68). 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 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 or are under construction within the city; therefore, the required ballfields are no longer necessary. With the approval of the previous SDP-0103 and SDP-0104, the applicant and the City of Bowie came 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 supported the substitution of recreational facilities, specifically landscaping, benches, trash receptacles, and a trail around the perimeter of the lake/pond, which are currently under construction. The condition has been satisfied.

6. **The Approved Preliminary Plan** The Preliminary Plan, 4-99076, was approved by the Planning Board on September 28, 2000, with 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 Plan. Specific conditions which warrant discussion regarding conformance of the Specific Design Plan with the Preliminary Plan 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 4 and 5 above for further discussion.

4. **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 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, non-tidal 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 pod. 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 pod is south of Melford and the cemetery, and is approximately 800 linear feet away from the Melford houses. The subject development pod is 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 condition has been satisfied. See Finding 10 for further discussion.

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

**MARYLAND SCIENCE AND TECHNOLOGY CENTER
Lot 3, Block 4**

Zone	E-I-A
Gross Area	9.07 acres
Maximum Building Height	19 feet
Total Floor Area (3 buildings)	83,680 sq. ft.
70% Office	58,576 sq. ft.
30% Warehouse	25,104 sq. ft.

Parking Spaces Required:

Office:

1 sp/250 sq. ft. of 1st 2000 sq. ft. of building	8 spaces
1 sp/400 sq. ft. above 1st 2000 sq. ft.	142 spaces

Warehouse:

3 sp/1500 sq. ft. of 1 st 1500 sq. ft. of building	3 spaces
1 sp/1500 sq. ft. of 23,604 sq. ft.	16 spaces

Total Parking Spaces Required	169 spaces
Total Parking Spaces Provided	197 spaces
Handicapped Parking Spaces Required	6 spaces
Handicapped Parking Spaces Provided	12 spaces
Loading Spaces Required	3 spaces
Loading Spaces Provided	14 spaces

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.

The site is subject to Sections 4.2, Commercial and Industrial Landscape Strip Requirements, 4.3, Parking Lot Requirements, and 4.4, Screening Requirements. The landscape plans are in full compliance with the requirements of the *Landscape Manual* except for Section 4.4, Screening Requirements.

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.●

The buildings on Lot 3 will be visible from the adjacent major thoroughfare, US 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 US 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 US 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, 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.

9. Environmental Planning●The subject application was referred to the Environmental Planning Section for review, and in a memorandum dated April 4, 2002 (Markovich to Wagner), the following comments were provided:

The Environmental Planning Section has reviewed the above referenced Specific Design Plan stamped as accepted on March 13, 2002. SDP-0201 has been found to address the environmental constraints for this site and is recommended for approval.

Background

The lots included in this application were previously reviewed by the Environmental Planning Section in conjunction with the Basic Plan, A-9401; the Comprehensive Design Plan, CDP-8601; the Preliminary Plan of Subdivision, 4-98076; the Type I Tree Conservation Plan, TCPI/44/98; and the Type II Tree Conservation Plan, TCPII/36/99; which were approved.

Site Description

The lot consists of 9.07 acres and is part of a larger property totaling 466.62 acres in the E-I-A Zone. The property is located on the northeast quadrant of the intersection of US 50 and US 301. A review of the available information indicates that no streams, wetlands, 100-year floodplain, severe slopes, or areas of steep slopes with highly erodible soils are found to occur on Lot 3. Although US 50 and US 301 have been identified as transportation-related noise generators, there are no adverse impacts to the commercial uses included in this application. The soils found to occur according to the Prince George's County Soil Survey include Adelphia fine sandy loam, Collington fine sandy loam, mixed alluvial land, Ochlockonee sandy loam. The mixed alluvial land and the Adelphia soils have limitations with respect to high water tables and impeded drainage. According to available information, Marlboro clay is not found to occur in the vicinity of this property. The sewer and water service categories are S-3 and W-3. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, publication titled ■Ecologically Significant Areas in Anne Arundel and Prince George's Counties, December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads in the vicinity of this property. This property is located in the Patuxent River watershed and in the Developing Tier as reflected in the adopted Biennial Growth Policy Plan.

Environmental Conditions of Approval to be Addressed at Specific Design Plan

The approval of the Comprehensive Design Plan by the District Council and the approval of the Preliminary Plan of Subdivision by the Planning Board included numerous conditions, several of which dealt with environmental issues that were to be addressed during subsequent reviews. The environmental conditions to be addressed during the review of the Specific Design Plan are addressed below. The respective conditions are in **bold** type face and the associated comments are in standard type face.

Comprehensive Design Plan, CDP-8601

- 10. The Phase III (SDP) submittal for Pod 7 should determine the extent to which nontidal wetlands in this area will be disturbed and how this disturbance can be mitigated by wetland replacement and/or enhancement projects.**

Pod 7 is located adjacent to the Patuxent River and is not included in this application.

Preliminary Plan of Subdivision, 4-98076; PGCPB No. 99-28

4. **With the approval of specific design plans, a Type II Tree Conservation Plan shall be approved.**

A Type II Tree Conservation Plan was approved for the entire 466.62-acre property following a grading violation which occurred on a portion of the site which is not the subject of this application. At that time generalized limits of disturbance were identified for each of the parcels included in this application. The limits of disturbance identified at that time avoided disturbances to the Patuxent River Primary Management Area (PMA). The plans as submitted conform to the previously approved Type I Tree Conservation Plan, TCPI/44/98, and Type II Tree Conservation Plan, TCPII/36/99.

5. **Prior to the issuance of any permit which impacts wetland buffer, streams, Waters of the U.S. or Waters of the State, the applicant shall provide the Natural Resources Division with evidence that all Federal and State approvals have been obtained.**

No wetlands, wetland buffers, streams, or Waters of the U.S. are proposed to be disturbed by this application.

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 and 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.**

The features described by this condition comprise the Patuxent River Primary Management Area (PMA). Because there are no streams located on or adjacent to Lot 3, Block 4, this condition does not apply.

Environmental Review

- a. A Forest Stand Delineation (FSD) was submitted and approved for these lots in conjunction with the review of the Preliminary Plan of Subdivision, 4-98076.

Discussion: No additional information is required for the Forest Stand Delineation.

- b. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there are prior Tree Conservation Plan approvals. The Specific Design Plan as submitted with this application is consistent with TCPII36/99 as previously approved. The limits of the Woodland Conservation Tree Save Area have been accurately reflected on the Specific Design Plan as a Forest Conservation Easement.

Discussion: No further information or revisions are necessary.

10. The Transportation Planning Section has reviewed the Specific Design Plan (SDP) application referenced above. The subject property consists of approximately 9.07 acres of land in the E-I-A Zone. The property is at the northeast corner of MD 3 and US 50 within the City of Bowie. The applicant proposes 83,680 square feet of office space on Lot 3 of Block 4.

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 Plan of Subdivision 4-88030. Since those plans were approved, approximately 540,000 square feet of space has been constructed within the Maryland Science and Technology Center (including 300,000 square feet which was approved under SDP-0103 and SDP-0104). The Preliminary Plan and CDP approvals established a square footage cap for the initial phase of 1.95 million square feet. Preliminary Plan 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:

- Condition 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.
- Condition 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.
- Condition 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 Plan of Subdivision 4-98076. OK.
- Condition 6. Established dedication widths for internal streets. All streets have been dedicated in accordance with this condition. OK.
- Condition 7. Required that the impact of development along Belair Drive be minimized. This has been done by limiting access to Melford Boulevard. Lot 3 does not front on Melford Boulevard.
- Condition 8. Required the completion of documents establishing legal access to the property. This was done prior to the initial development on the property. OK.
- Condition 9. Required setbacks to accommodate planned US 50 improvements. All improvements to US 50 have been constructed. OK.
- Condition 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.

Condition 21. Restricted the Beech Tree Lane access to a right-in right-out. This condition is complete.

Preliminary Plan 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 then-existing development, of 2,200 AM and 2,605 PM peak hour trips. Since that time, SDP-0104 approved 300,000 square feet of office space generating 600 AM and 555 PM peak hour vehicle trips, and SDP-0103 approved 153,250 square feet of flex space generating 112 AM and 115 PM peak hour trips. The subject application proposes 83,680 square feet of what is termed R&D space. From the parking computations on the plan, this is intended to be a mix of office space (2/3) and warehouse space (1/3). Therefore, staff has determined that the proposed plan would generate 127 AM and 118 PM peak hour trips, leaving 1,361 AM and 1,817 PM peak hour trips.

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 Plan 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, as long as the access modification associated with Condition 7 of the Basic Plan is made, 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 U.S. Census and Defense Information, in the employment park, with respect to material and articulation. The proposed buildings will employ materials identical to those provided on the existing flex/office buildings that are designed with continuous glass curtain walls that wrap around the entire structure at each floor, accented by brick bands and polished steel columns.
12. The subject application was referred to the Growth Policy and Public Facilities Planning Section for review, and in a memorandum (Williams to Wagner) dated April 29, 2002, the following comments were provided:

Fire Service

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 a fire suppression system be installed in all commercial structures in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

Police Services

The proposed development is within the service area of District II -Bowie. Staff of the Growth Policy and Public Facilities Planning Section conclude that the existing police facilities will be adequate to serve the proposed science and technology center.

13. The subject plan was referred to the City of Bowie and in a letter dated February 23, 2001 (Robinson to Hewlett), the Bowie City Council recommends disapproval of the Specific Design Plan because, in their opinion, ■The request for flex-space at the MSTC is excessive and incompatible with the high tech character envisioned for this site.● This recommendation was based on the original application for flex-office buildings on Lots 2 and 3, Block 2, and Lots 3 and 4, Block 4, for a total of 210,040 square feet of flex-office space. Subsequent to the City Council hearing, the applicant, by letter dated June 28, 2002 (Benitez to Wagner), withdrew Lots 2 and 3, Block 2, and Lot 4, Block 4, from the application, leaving Lot 3, Block 4, with three flex-office buildings consisting of a total of 83,680 square feet.
14. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. The applicant has obtained approval of a Stormwater Management Concept Plan, FWA-88390.60, from the City of Bowie's engineer.

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-0201 for Maryland Science and Technology Center subject to the following conditions:

1. Prior to certification, the Detailed Site Plan shall be revised to provide a double staggered row of evergreen trees along the south end of the parking compound, generally across from the proposed

loading spaces. 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.

2. In order to alleviate the negative impact on fire and rescue services due to the inadequate service, the Fire Department recommends that a fire suppression system be installed in all commercial structures in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.