

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

December 3, 2007

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: SDP-0703, MD 50 Industrial Park, Skywater at Landover

On November 28, 2007, staff received revised specific design, landscape and elevation plans for the above-mentioned project. The proposed revisions to the specific design plan require revisions to Finding 6 and the conditions originally recommended in the attached technical staff report for the project. Therefore, the Urban Design Section would suggest the following changes:

Finding 6

Design Features: The property (Lot 19) is served by a shared access easement extending in a southern direction from the cul-de-sac of South Club Drive past the adjacent Lot 20 to the main portion of the site where the proposed warehouse will be located. Parking for the warehouse is located at its front, or northern, side. Though meeting the technical requirements of the *Landscape Manual*, the expanse of pavement in front of the building would benefit from the addition of more greenery on landscape islands.

The building proposed for the development is roughly a U-shape. Its architecture is functional and utilitarian, though fitting for its location in the rear of an industrial park where it will not be visible from any public street. The pre-engineered metal building has minimal fenestration. The roofing is pre-engineered "Galvalume" standing seam and the wall panels are an unspecified [as "fox gray"] neutral/tan color. The metal gutters are brown in color and the downspouts are a neutral/tan color so as to blend in with the wall panels. [specified as "Aztec Blue"] and the building measures 18 feet from the finished floor to the eave height. The front elevation indicates potential office space on its left end where bronze aluminum window frames encase three by four-foot windows that are not used elsewhere on the building. The only other fenestration offered on the front façade is a bronze aluminum door providing entry into the office area, two additional bronze painted metal doors and four 8-foot by 9-foot overhead doors with seals, though some light is provided into the interior of the building via a five-foot-wide translucent panel provided just below the roofline.

The proposed right side elevation utilizes the same materials though fenestration consists of only two standard-sized, bronze-painted metal doors. The proposed rear elevation, except for a five-foot-wide translucent panel under the eaves, is completely unadorned. The proposed left elevation includes three standard-sized, bronze-painted metal doors and wall signage indicating the presence/ownership of the building by a 4-foot by 20-foot company sign.

In response to concerns regarding the project's architecture at the initial Planning Board hearing held for the project, the applicant has included brick as the sole sheathing material on the office appendage for the project, a brick water table on all four facades, and brick pilasters extending up to a clerestory under the building eaves on all four facades. Due to several drafting errors, however, staff finds it necessary to include several recommended conditions to ensure that the submitted elevation drawings accurately represent with the applicant's intended design improvements. Please note that staff is retaining the labeling of the facades as in the original submission, with "front" referring to the façade including the entrance to the building's office area.

Additional signage is specified as a 12-foot-tall pylon sign with materials ~~un~~specified as painted aluminum skin with 3-inch by 3-inch aluminum angle framing. A condition below would require that the material choice for the base of the sign be changed to brick. The location of the sign on the detailed site plan at that point is adjacent to the northeastern corner of the parking area.

In response to modifications to the site plan and the architectural elevations, staff recommends that proposed Condition 1 be revised as follows:

Condition 1

Prior to signature approval, the plans shall be revised or the required documentation submitted as follows:

- ~~[a. — The access easement to Lot 19 recorded at Liber 24268, Folio 242 shall be accurately referenced and indicated on the subject specific design plan.~~
- b)a. [All wood fencing and gates shall be replaced with a durable non wood material.] A material sample of the proposed vinyl fencing material shall be submitted to Urban Design staff. Final design of said fencing and gates shall be approved by the Urban Design Section as designee of the Planning Board.
- [e]b. The two parking islands indicated on the northern side of the parking lot shall be increased to a minimum of 15 feet wide and two additional planting islands, also designed a minimum of 15 feet wide, shall be added adjacent to the warehouse, one between the parking and loading spaces and one at the southern end of the 40-foot bump-out at the eastern end of the building. Landscaping on the two proposed islands shall be augmented and the two islands to be added adjacent to the building shall be planted similarly. Should the redesign result in the loss of a parking space, the parking schedule shall be adjusted accordingly, but in no event shall the number of parking spaces be less than the 28 required by Part 11 of the Zoning Ordinance. Final redesign shall be approved by the Urban Design Section as designee of the Planning Board.
- [d]c. Ramping or depressed curbing shall be demonstrated for the parking designated for the physically handicapped.
- [e]d. Parking for the physically handicapped shall be dimensioned on the detailed site plan.

- [f. ~~A note shall be added to the plans stating that an automatic fire suppression system shall be included for the building unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.~~
- g]e. The applicant shall submit a written statement from the Department of Public Works and Transportation indicating that the requirements of the approved stormwater concept plan are accurately reflected on the subject specific design plan.
- [g]f. The applicant shall submit a revised sign detail indicating brick to be utilized for the base of the sign. [materials to be utilized for the proposed pylon sign] Location of the sign shall not impede clear visibility from the travelways adjacent to the sign. Final location and design of the sign to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
- g. (1) The light-colored brick shall be replaced with red brick extending from the uppermost limit of the red brick watertable to the roofline on all three sides of the projection that houses the office for the building.
- (2) The clerestory lightly indicated on the right side elevation of the building shall be clearly indicated and extended around the entire periphery of the building, extending from the roof line to the top of the brick pilasters.
- (3) The sheathing material utilized on the loading dock under the three roll-up doors shall be red brick.
- (4) Final design of the architectural elevations for the project shall be approved by the Urban Design Section as designee of the Planning Board.