

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-06024 and SP-060002—EZ Storage
Additional Environmental Findings and Conditions

In a memorandum dated September 18, 2006, the Environmental Planning Section stated the following:

The Environmental Planning Section has reviewed the requested information submitted on the above referenced detailed site plan and special permit for the EZ Storage (DSP-06024) and (SP-060002) respectively, stamped as received by the Environmental Planning Section on September 14, 2006. The information provided was requested in a memo dated July 26, 2006 and was not received in time to be included in the analysis for the preparation of the technical staff report.

The additional information addresses how the plans are in conformance with the Gateway Arts District sector plan. The Environmental Planning Section recommends approval of the Detailed Site Plan, DSP-06024 and SP-060002 subject to one environmental condition. This memorandum is an addendum to the previous memorandum dated July 26, 2006.

Environmental Issues Addressed in the Gateway Arts District Sector Plan

There are few specific recommendations pertaining to the environmental elements of the sector plan that relate to the subject property. The text in bold is from the plan and the plain text contains the comments regarding conformance. This site is currently cleared of vegetation, developed and predominantly paved. The applicable elements are addressed below.

1.c. Stormwater Management: Existing regulations require adequate control of stormwater runoff (Subtitle 4, Division 2, Prince George's County Code).

Comment: An approved stormwater management concept approval letter was recently submitted. The application involves the redevelopment of an existing developed site with 1.45 acres of impervious area. The proposed impervious area is 1.25 acres. Parking on the site has been reduced from 63 spaces to 34 spaces. A combination of impervious area

reduction and water quality measures result in a 20 percent reduction in impervious surface area. Stormwater management review will be conducted by appropriate county agencies. No further information is required.

- 1.g. **Protection and Restoration of Woodlands: The Woodland Conservation Ordinance requires the conservation of woodlands through preservation, reforestation and afforestation of woodland and specimen trees by meeting minimum woodland conservation thresholds (Subtitle 25, Prince George's County Code)"**

Comment: The subject property is cleared, developed and contains no qualified woodland. The site is exempt from the requirements of the Woodland Conservation Ordinance because it contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. The site has an approved letter of exemption from the Environmental Planning Section, Countywide Planning Division, dated May 12, 2006. A copy of this letter was submitted with the review package. A copy of this letter of exemption must be submitted with future permit applications.

2. **Incorporate low-impact development design features and implement green building techniques that include the latest environmental technologies.**

This requirement has been addressed with the proposal of a bioretention facility, which will mimic the predevelopment runoff conditions. The statement stamped as received on September 14, 2006 does not contain a commitment to the use of green building materials or techniques.

Recommended Condition: Prior to signature approval, the following note shall be placed on the DSP: "Green building techniques such as the use of recycled building materials or building materials from sustainable resources shall be incorporated."

3. **Affirm county and state Smart Growth initiatives and the policies and strategies of the General Plan. New development and redevelopment should enhance existing green infrastructure elements such as wetlands, woodlands, open space, landscaped areas, street tree corridors, and sensitive species habitats. It should also establish open space linkages where they do not currently exist.**

Comment: The site does not contain any green infrastructure elements and it is not located in the green infrastructure network. Landscape and street trees are shown on the landscape plan.

4. **Seek opportunities to create new connected green infrastructure elements. New development or redevelopment project proposals should establish landscaped areas and open space connections, wherever possible.**

Comment: The subject property is not adjacent to a designated green corridor and does not contain woodlands, wetlands or sensitive species habitat. The tree cover requirements in Element 5 below will serve to address the landscaping provisions above.

5. **Require the following tree cover areas based on ten-year tree canopies: 10 percent tree cover on all properties not in the CBCA I-D-O overlay and within the industrial areas, 15 percent tree cover on property containing an L-D-O (limited development overlay), 20 percent tree cover within mixed-use or commercial areas,**

and 26 percent tree cover within residential areas. Establish street trees along main transportation corridors. Count trees planted in the public right-of-way but within 16 feet of a property line toward a development's tree coverage."

Comment: The application proposes a commercial use, and as such the 20 percent tree cover requirement standard applies. The information package submitted September 14, 2006 included a tree cover calculation table that incorrectly adds 7 small ornamental trees and 12 medium shade trees when the plan shows 16 medium shade trees and no small ornamental shade trees. The total amount of tree cover is approximately the same—4,400 square feet, which does not meet the 20% requirement of the DDOZ.

The applicant has justified why the requirement of 20 percent tree cover for this site cannot be met. The project is an infill lot that will decrease the current impervious coverage and parking spaces. The build-to-the-street requirements of the DDOZ do not allow for setback areas that would provide additional green space and because this property essentially has building frontages on three sides, the amount of space available for tree planting is limited. Staff recommends approval of this reduction in the required amount of tree cover.

6. Decrease impervious surfaces by sharing parking to the fullest extent, constructing green roofs, and following the County's Department of Environment Resources requirements to the fullest extent.

Comment: The information recently submitted states that the current impervious areas on the site cover 1.45 acres and the proposed impervious areas are 1.25 acres. The decrease in impervious area has resulted in the creation of open spaces (grassed) in the parking lot area. This requirement has been met and no further information is required.

7. Use micromanagement stormwater treatment methods on new development or redevelopment projects.

Comment: The plan proposes the use of a bioretention area that is shown on the stormwater concept plan along 41st Avenue. This is an appropriate micromanagement technique.

Summary of Recommended Conditions

Staff recommends approval of the Detailed Site Plan, DSP-06024 and SP-060002 subject to the following condition:

1. Prior to signature approval, the following note shall be placed on the DSP: "Green building techniques such as the use of recycled building materials or building materials from sustainable resources shall be incorporated."

RECOMMENDATION

The Urban Design staff recommends that the above condition be added to the recommended condition for the subject project.