

RESOLUTION

WHEREAS, the Prince George’s County Planning Board has reviewed Departure from Design Standards Application No. DDS-646, Children’s National Regional Outpatient Center, Woodmore Towne Centre at Glenarden, Lot 17, requesting a departure from Section 27-558(a) of the Prince George’s County Zoning Ordinance in accordance with Subtitle 27 of the Prince George’s County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on March 22, 2018, the Prince George’s County Planning Board finds:

1. **Request:** The subject application is for approval of a Departure from Design Standards (DDS-646) for a 60,450-square-foot medical office building, the Children’s National Regional Outpatient Center, located on 6.95 acres of land within the Woodmore Towne Centre at Glenarden, Lot 17.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	M-X-T	M-X-T
Use	Vacant	Office
Acreage	6.95	6.95
Lot	1	1
Building gross floor area (GFA)	0	60,450 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces Required Per Section 27-568*	273 spaces
1 space per 200 SF of GFA	
(60,450 - 4,498 mechanical spaces = 54,583)	

Parking Spaces Provided	
Spaces (9 feet x 18 feet)**	235 spaces
ADA Spaces Required	7 spaces
ADA Spaces (Van-Accessible)	2 spaces
Total	244 spaces

Loading Spaces Required Per Section 27-582	1 space
Loading Spaces Provided	1 space

Notes: *The applicant did not submit documentation to obtain a reduction in the required parking spaces as allowed in the M-X-T Zone per Section 27-574 of the Zoning Ordinance. However, the applicant does provide analysis on the need of parking for the project. The site is part of a larger M-X-T project that has a previously approved DSP (DSP-07011), that provides enough parking for the commercial component of Woodmore Towne Centre, including the subject site. With the program proposed on the site plan and given the location of the subject site in relation to other uses on the overall site, the sharing of parking within close proximity will be available should the need arise in the future.

** A Departure from Design Standards DDS-646 has been requested for a reduction in the standard parking space size. See Finding 7 for discussion.

3. **Location:** The overall Woodmore Towne Centre site is in Planning Area 73, Council District 5 on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of the I-95/495 (Capital Beltway). The commercial portion of Woodmore Towne Centre, which includes 141 acres of the overall 244 acres of land, is located in the southern portion of the property. The subject site (Lot 17), is located at the southwestern perimeter of the overall site, with frontage on the ramp to the I-95/495 (Capital Beltway) at the interchange with MD 202 (Landover Road), as shown on Record Plat PM 231@35.
4. **Surrounding Uses:** Lot 17 is surrounded by the overall Woodmore Towne Centre commercial site. To the north and northeast is the Wegman building and its parking lot and the Hampton Inn; to the southeast of the site is a vacant parcel owned by Woodmore Towne Centre and to the southwest is the ramp of the Capital Beltway (I-95/495).
5. **Previous Approvals:** On March 14, 1988, the Prince George's County District Council approved Zoning Map Amendment A-9613-C rezoning the subject property from the Rural Residential (R-R) Zone to the Mixed Use-Transportation Oriented (M-X-T) Zone, subject to 11 conditions. Subsequently, the applicant filed to amend the conditions and the District Council reapproved A-9613-C on July 23, 2007, subject to six conditions.

On January 23, 2006, the District Council approved Conceptual Site Plan CSP-03006, which proposed 900-1,100 residential units, including single-family detached units, single-family attached units (townhouses), multifamily units, and stacked condominiums (stacked townhouses); 400,000-1,000,000 square feet of retail; and 550,000-1,000,000 square feet of office, subject to 25 conditions and one consideration. An amendment, CSP-03006-01, was approved at the Planning Director level, to allow retail and service uses in the Outlot B area of the site, instead of the originally approved office uses. A second amendment, CSP-03006-02, was finally approved by the District Council on October 18, 2016, including revisions to Conditions 1(a)(iii) and Condition 18(i). The Final Order approved CSP-03006-02 with 25 conditions. This is discussed further in Finding 9 below.

Preliminary Plan of Subdivision 4-06016 was originally approved on October 26, 2006, subject to 40 conditions. Subsequently, the applicant requested a waiver and reconsideration of the preliminary plan, which the Planning Board granted. The amended resolution of approval (PGCPB Resolution No. 06-212(A)) was adopted by the Planning Board on July 12, 2012 with 40 conditions.

On September 24, 2007, the District Council reviewed and approved Detailed Site Plan DSP-07011 for infrastructure, subject to 27 conditions. The first revision (DSP-07011-01) was for a 705,227-square-foot integrated shopping center with 108 multifamily dwellings and 24,854 square feet of office space, which was reviewed and approved by the District Council on April 21, 2009, subject to 29 conditions. The project has been constructed in conformance with the DSP, except for the 108 multifamily units shown, to be located above the retail buildings. Subsequent minor revisions ('-02', '-03', and '-05') were approved by the Planning Director in 2010 and 2012. The District Council approved 49,768 square feet of commercial space on DSP-07011-04, including a health club, a fast-food restaurant, and general retail within Outlot B, located on the northwest corner of the intersection of St. Joseph's Drive and Ruby Lockhart Boulevard.

Detailed Site Plan, DSP-07057, for the residential component of Woodmore Towne Centre, was approved by the District Council in 2009 with 32 conditions. Detailed Site Plan DSP-07057 was revised three times ('-01,' '-02,' and '-03') administratively, to revise the lot layout and for architectural elevations.

On March 19, 2015, the Planning Board approved Detailed Site Plan DSP-14027 (PGCPB Resolution No. 15-22) for a 65,051-square-foot hotel, the Hampton Inn, including 106 rooms with five conditions. The hotel is directly adjacent to the subject site.

On September 19, 2016, the District Council approved Detailed Site Plan DSP-16011 for two lots for retail use, including the 59,607-square-foot Nordstrom Rack store.

The final plat for this property was recorded on Record Plat PM 231 at 35 among the Prince George's County Land Records on August 7, 2009.

The subject property has an approved Stormwater Management Concept (SWM) Plan, 38074-2017-00, dated December 14, 2017, and will be valid through December 14, 2020.

6. **Design Features:** The subject DSP proposes the development of a medical office on Lot 17 of the overall Woodmore Towne Centre development. The site is adjacent to the Wegman's grocery store and the Hampton Inn. Access to the site is from St. Joseph's Drive and Ruby Lockhart Boulevard, through the existing Taj Lane, and the existing parking lots where two bi-directional access points are proposed along the northwest and northeast sides of the property. The plans propose a rectangularly-shaped four-story structure, with the main entrance oriented toward the existing shopping center. The building is designed in a contemporary architectural style with a flat roof and

is finished with a combination of painted aluminum curtain wall and precast masonry units in a warm light-beige color.

The main (north) elevation that is fronting the existing shopping center features an open-storefront system on the grade level and a projected curtainwall section of approximately 32 feet in height across the entire elevation with a covered flat-roof (porte-cochere) drop-off area. The other three elevations (east, south, and west) feature solid walls with vertical windows. On the west elevation, the side of the northern curtain wall constitutes the major opening, along with the same vertical window patterns seen on the rest of the elevations. A painted aluminum louvered screen has been used on the top of the building to enclose the mechanical system of the building. The revised architectural elevations provide similar color schemes and finishing materials that have been used on the existing buildings.

The parking is provided on the front and both sides of the building. On-site circulation is designed to be integrated into the existing Taj Lane and shopping center parking lot.

One monument-style, freestanding, six-foot-high sign, approximately 10 square feet in area, is located at the northeast entrance into the subject site. Two building-mounted signs, approximately 158 square feet in area each, have been shown on the roof top aluminum mechanical screens on the north, and south elevations with the standard Children's National Hospital logo and primary identification text. The proposed signage is acceptable.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Design Standards (DDS-646):** The applicant requires a departure from Section 27-558(a) of the Zoning Ordinance, which requires nonparallel standard parking spaces to be 9.5 feet by 19 feet; but allows up to one-third of the required spaces to be compact measuring 8 feet by 16.5 feet. The applicant is providing 235 parking spaces on the site measuring 9 feet by 18 feet, except for the required parking spaces for the physically handicapped. No compact parking spaces are proposed with this DSP. It is the experience of the Children's National Regional Outpatient Center that spaces of this size adequately serve their facilities.

Section 27-239.01(b)(7) of the Zoning Ordinance contains the following required findings in order for the Planning Board to grant the departure:

- (A) **In order for the Planning Board to grant the departure, it shall make the following findings:**
- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**

The proposed development is in conformance with this requirement and serves several purposes of the M-X-T Zone. For example, one purpose of the M-X-T Zone is to promote orderly development of land in the vicinity of major transit centers and designated General Plan Centers. The Woodmore Towne Centre was envisioned as a mixed-use area consisting of both residential and commercial components that have been largely developed. The proposed medical office is the first of several office buildings envisioned under the Conceptual Site Plan, CSP-03006. All the rest of the components are within easy walking distance of the site. This DSP continues to implement the land use vision for the area by reducing automobile use, by locating a mix of residential and nonresidential uses in proximity to one another, encouraging a 24-hour environment, and creating functional relationships among individual uses with a distinctive visual character and identity.

From the perspective of the parking regulations, the purpose of those regulations is to provide adequate safe parking for patrons to particular uses. The applicant is proposing more than a sufficient number of parking spaces. From a design perspective, the Planning Board finds that parking spaces, which are 9 feet by 18 feet, are more than sufficient to allow patrons and employees to safely park and exit their cars. It should be noted that other jurisdictions provide in their respective zoning ordinances for parking spaces similar in size to those being requested by Children's National Regional Outpatient Center. For example, in Charles County, the Zoning Ordinance specifies that parking spaces shall be 9 feet by 18 feet. The same standard applies in the Anne Arundel County Zoning Ordinance. The Montgomery County Zoning Ordinance specifies that standard-size parking spaces shall be 8.5 feet by 18 feet. Montgomery County has an additional design option of a modified parking stall for regional shopping centers. In that instance, standard size parking spaces are only required to be 8 feet by 17.5 feet. The Planning Board agreed that this proposed modification will foster the purpose of the Zoning Ordinance to promote health, safety, convenience and welfare. In addition, the development of the Woodmore Towne Centre at Glenarden constitutes a vibrant, mixed-use development, which has created vitality and has brought opportunities for housing, shopping, and work to County residents. In a broader context, the approval of this departure facilitates the construction of the Children's National Regional Outpatient Center. Its construction will contribute substantially to the success of the Woodmore Towne Centre. Therefore, the approval of this departure will promote this purpose of the ordinance.

- (ii) **The departure is the minimum necessary, given the specific circumstances of the request;**

The required dimensions of standard parking spaces in the current Zoning Ordinance are 9.5 feet by 19 feet. The applicant is proposing to reduce the size of the spaces surrounding the medical office building to 9 feet by 18 feet. The applicant presents several reasons why this request is being made. Automobiles today are generally smaller in size. Therefore, the applicant submits that a standard size parking space of 9.5 feet by 19 feet is simply not necessary in today's world. As noted previously, an identical departure was requested for the spaces surrounding the Wegman's food store within Woodmore Towne Centre (DDS-591). The Wegman's store is perhaps the busiest retail operation within Woodmore Towne Centre. The 9-foot by 18-foot spaces provided around Wegman's are more than satisfactory and readily accommodate all vehicles. It is the position of Children's National Hospital that spaces, which are 9 feet by 18 feet, will be more than sufficient in size to accommodate parking for its patients. For those reasons, the Planning Board agreed that the departure is the minimum necessary given the specific circumstances of this request.

- (iii) **The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

Woodmore Towne Centre at Glenarden is indeed a unique site. It has a prominent location at the intersection of the Capital Beltway and Landover Road. It also provides for a unique mix of commercial retail and commercial office uses. As has been noted above, the Children's National Regional Outpatient Center is the first office use to be constructed within Woodmore Towne Centre. This is significant given the stagnant nature of the commercial office market in the Washington Metropolitan area. In this instance, the applicant is proposing to modify in a very minimal way, the size of the parking spaces immediately surrounding the proposed Children's National Regional Outpatient Center medical office. This medical use has stated that other facilities have utilized a similar parking space size and have demonstrated success. As was noted earlier, the Charles County standard is 9 feet by 18 feet, the Anne Arundel County standard is 9 feet by 18 feet, and the Montgomery County standard is 8.5 feet by 18 feet. The applicant believes these varying standards in other jurisdictions reflect an accurate realization of the fact that most cars today are smaller than in prior years. Further, allowing the spaces to be sized at smaller dimensions, allows for the provision of a greater number of spaces to accommodate more parking needs of the patrons. The applicant believes that this request addresses and alleviates a circumstance which is unique to the use.

- (iv) **The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

As can be seen from a review of the Detailed Site Plan (DSP-17030), all 235 parking spaces are proposed to be 9 feet by 18 feet. As such, the visual appearance of the parking compound will be uniform. As we know from the Wegman's site, parking spaces, which are 9 feet by 18 feet, function well and because of that, do not impair the quality or integrity of the site. The location of these spaces, coupled with the fact that the requested departure is so minimal (one-half-foot in width and one-foot in length), granting this departure will in no way impair the visual or environmental quality or integrity of the site or the surrounding neighborhood. Further, since most motor vehicles are smaller than in prior years and given the fact that surrounding jurisdictions have provided for a smaller dimensional standard for parking spaces, the Planning Board agreed that allowing these spaces to be dimensioned as requested, will in no way impair the function of the parking for the proposed facility or Woodmore Towne Centre in general.

The departure from Section 27-558(a) of the Zoning Ordinance, will allow the site to provide adequately sized spaces to accommodate all types of vehicles and conform to modern guidelines, which discourage compact parking spaces and are in favor of universal size spaces. Eliminating the smaller compact car spaces improves the functional integrity of the site and adequately serves the purposes of the parking regulations and the parking needs of the patrons and employees.

Based on the analysis above, the Planning Board approved the Departure from Design Standards (DDS-646) request to reduce the dimensions of the proposed standard parking spaces from 9.5 by 19 feet to 9 by 18 feet.

8. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning**—The Planning Board found that, pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, conformance to the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73*, is not required for this application.

This application is in the Established Communities of the Plan Prince George's 2035. The vision for the Established Communities is context-sensitive infill and low- to medium-density development.

The 1990 Approved Master Plan Amendment for Largo-Lottsford, Planning Area 73 recommends Mixed-Use Development land use designation on the subject property and retained the subject property into the M-X-T Zone.

This application is part of the Woodmore Towne Centre development. The Conceptual Site Plan (CSP-03006) for this development was approved in 2006 by the Planning Board and the Prince George's County District Council. Development proposals during the conceptual site plan are reviewed in accordance with the principles for the orderly, planned, efficient, and economic development contained in the General Plan, Master Plan or other approved plans and establishes standards and guidelines for DSP review and approval. As a result, conformance with master/sector plans is not a required finding during DSP.

- b. **Transportation Planning**—Regarding the proposed Departure from Design Standards (DDS-646), the Planning Board found no negative impact that would be created by slightly smaller parking spaces with a common dimension.

The County Code allows spaces of different sizes in order that compact vehicles can be accommodated. Specifically, it requires a standard space to be 19 feet by 9.5 feet, while allowing a compact space to be 16.5 feet by 8 feet. The applicant is proposing that all of the spaces in the parking lot be of a common dimension of 9 feet by 18 feet. While the proposed dimensions will be smaller than the County Code requirement, that deficiency will be outweighed by the fact that all of the spaces will be of the same size. Additional parking is available in the parking lot to the north and all of the spaces in that lot are also 9 feet by 18 feet as approved by Departure from Design Standards DDS-591 (PGCPB Resolution No. 09-02)).

The Planning Board concluded that adequate transportation facilities would exist to serve the proposed medical office building as required in the Zoning Ordinance with one condition, requiring directional signage to be installed, to assist patrons to find the medical facility, that has been included in this resolution.

- c. **Trails**—The Planning Board found that this parcel is part of the larger Woodmore Towne Centre. The surrounding roadways and sidewalks have already been constructed in the vicinity of this property. Furthermore, no master trail issues impact the site. Because there are no master plan issues and the road fronting the lot that has been constructed, there are no recommendations for sidewalk or trail construction for this subject application. Wide sidewalks are shown around the perimeter of the building and a sidewalk will connect the building to the adjacent shopping center.
- d. **Subdivision Review**—The Planning Board concluded the following:
- (1) PPS 4-06016 and the record plat reflected an access easement from the adjoining Lot 10 to the subject site. This DSP retains and expands the access easement to the subject property in compliance with Section 24-128(b)(9) of the Subdivision Regulations. The Planning Board found that the proposed expansion of the access easement is in substantial conformance with the PPS.

- (2) The extension of the access easement to this parcel, including entrance improvements, is located off-site and covered by Detailed Site Plan DSP-07011. The applicant should revise DSP-07011 prior to signature approval of DSP-17030, to reflect the off-site improvements and access easement.

There are no other subdivision issues at this time.

- e. **Environmental Planning**—The Planning Board found the following:

Grandfathering

The project is grandfathered with respect to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012, because the project has a previously approved Preliminary Plan (4-06016).

Site Description

The subject 6.94-acre Lot 17 is within the larger 244.63-acre site in the M-X-T Zone, known as the ‘Woodmore Towne Centre,’ which is located in the northeast quadrant of the intersection of MD 202 (Landover Road), and the I-95/495 (Capital Beltway). The entire site was originally 94 percent wooded. Regulated environmental features are associated with the site including: streams, wetlands, 100-year floodplain, steep slopes with highly erodible soils and severe slopes. MD 202 (Landover Road), Ruby Lockhart Boulevard, and the I-95/495 (Capital Beltway), were identified and previously reviewed for transportation-related noise. Nine soil series are found to occur at the site according to the *Prince George’s County Soil Survey*. These soils include: Adelphia, Bibb, Collington, Monmouth, Ochlochnee, Shrewsbury, Silty and Clayey Land and Sunnyside. Although some of these soils have limitations with respect to drainage and infiltration those limitations will have the greatest significance during the construction phase of any development on this property and will not impact the layout of the proposed uses. Based on available information, Marlboro clay is not found at this location. There are no designated scenic or historic roads in vicinity of the site. According to available information from the Maryland Department of Natural Resources, Natural Heritage Program, rare, threatened and endangered species are not found in vicinity of the site. According to the *Countywide Green Infrastructure Plan*, the site is not within the designated network. The site is located in the headwaters of Beaverdam Creek in the Anacostia River Basin and also in the Bald Hill Branch and Southwestern Branch watersheds of the Patuxent River Basin. The site is located within the Largo-Lottsford Planning Area. The site is also located within the Landover Gateway Town Center and Environmental Strategy Area 1 as designated by *Plan Prince George’s 2035 Approved General Plan*.

Review of Previously Approved Conditions

The Planning Board reviewed Conceptual Site Plan CSP-03006 and PPS 4-06016. No previously approved environmentally-related conditions are relevant to the current DSP application.

Stormwater Management Concept plan

An approved Stormwater Management Concept Plan (38074-2017-00) and approval letter were submitted with the subject application. The approved SWM concept plan shows the use of a bay filter, bioretention areas, and a bioswale. No additional information is needed for SWM.

- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer comments on the subject application.
- g. **Prince George’s County Police Department**—The Police Department did not offer comments on the subject application.
- h. **Prince George’s County Health Department**—The Environmental Engineering/Policy Program of the Health Department provided comments on prior approvals. The Health Department did not offer comments on the subject application.
- i. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not offer comments on the subject application.
- j. **Maryland State Highways Administration (SHA)**—SHA did not offer comments on the subject application.
- k. **City of Glenarden**—The City of Glenarden did not provided comment.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the above-noted application to allow a standard parking space size on Lot 17 to be 9 feet by 18 feet.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council for Prince George’s County, Maryland within thirty (30) days of the final notice of the Planning Board’s decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, March 22, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of March 2018.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

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