

Case No.: DSP-15021
Arena Drive North, Sandpiper
Property

Applicant: Sandpiper Hospitality V, LLC

COUNTY COUNCIL OF PRINCE GEORGE’S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article (“LU”), Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2015 Ed., as amended) (“PGCC”), the District Council has jurisdiction to issue the final decision in Detailed Site Plan Application Number 15021, (“DSP-15021”).¹ For reasons set forth below, Planning Board’s Resolution No. 16-21 (“PGCPB No. 16-21”), approving DSP-15021, to construct two identical four-story, 124-room, 47,624-square-foot hotels, is hereby, AFFIRMED.

FACTUAL AND PROCEDURAL BACKGROUND

The Applicant, Sandpiper Hospitality V, LLC, seeks site plan approval to construct two identical four-story, 124-room, 47,624-square-foot hotels on 5.3 acres of land in the I-3 (Planned Industrial/Employment Park) Zone. The subject property is located in the northeastern quadrant of the intersection of Arena Drive and Brightseat Road, which also located in Planning Area 72 and Council District 5.

The 5.30-acre site is roughly rectilinear in shape with frontage on Brightseat Road to the west, Arena Drive to the south, and the Capital Beltway (I-95/495) to the east. Undeveloped land, zoned I-3, is located to the north. The site’s topography includes a gentle slope (a ten-foot-rise from west to east) and an even lesser slope (a five-foot-rise from south to north). Access to the site

¹ See also *Cnty. Council of Prince George’s Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 120 A.3d 677 (2015).

will be at a single point on the northern end of its Brightseat Road frontage. There is also internal circulation and parking provided on-site by driveways around and between the two proposed buildings.

The two identical, four-story, 124-room hotels are located in a generally north to south direction on the site, with the more easterly hotel, proposed Building 2, located at an askew angle from the first, which is located on the westerly portion of the site, parallel to the site's Brightseat Road frontage. The footprint of each hotel is 11,362 square feet and the total square footage of each hotel is 47,624 square feet. The Applicant will construct the hotel on the eastern side of the site first. Each hotel will include a small fitness area and retail shop on the first floor.

The architecture for the two identical hotels is composed of a combination of brick, exterior insulation finishing system (EIFS),² Hardiboard, and asphalt shingles. Visual interest is created in the form and massing of the architecture by the use of these different building materials in a variety of colors, coordinated with the various building components. The roofline is articulated with its design reflective of the form and massing of the building, with the end and central sections specified as to be finished with brick and additional architectural details, as well as to be taller than the remainder of the building.

The front and rear façades are the longer façades of these rectilinear buildings. These façades have articulated rooflines, which stand on the ends and central portions of the façades. The central section on the front and rear façades of each hotel contains the one building-mounted sign on each façade, measuring approximately 200 square feet in size. The fenestration on the front and rear façades presents a pleasing rhythm of double windows, except on the central portion where

² Exterior insulation and finishing system (EIFS) is a general class of non-load bearing building cladding systems that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system.

the window pattern varies, to follow the interior common functions such as the lobby, a small commercial retail area, and a fitness center.

The side elevations are generally composed of two major building components, both with pitch roofs. The lower of the two sections contains a service door and the higher of the two contains four double windows (one on each floor) and a project sign measuring 50 square feet. The design for the hotels includes continuous brick at the base of the buildings on the first story to add richness and visual interest at the pedestrian scale. Site details include a retaining wall, a specified aluminum fence, and a dumpster enclosure. A condition of this approval requires that the specified aluminum fence be clad with a black baked-on gloss finish to enhance its durability and appearance.

The sign package for the project includes the above-mentioned building-mounted signs and three freestanding signs. One of these is a “regulatory” sign, which measures three feet in height and approximately three feet in width and is located on the northern end of Building 1. A second freestanding sign, with two panels of copy, measuring 35 feet 10 inches tall and 100 square feet in area, is located along the ramp from the Capital Beltway (I-95/495). The third freestanding sign to be included in the project is located on the southern side of the entrance to the property, measuring 35 feet 10 inches tall and containing an area of 68 square feet, which is excessive for the purpose it serves. A condition of this approval requires that the height of the sign be revised to a maximum of 25 feet. The design of the signage is included in the details provided on the plan to include a common theme of being aqua in color and simply stating the project name “Woodspring Suites An Extended Stay Hotel” with the leaf insignia for the hotel. Both the lettering and the leaf insignia are executed in a bi-color arrangement of white and green fonts.

Lighting for the site includes 31 “shoebox” light fixtures, which provide adequate light for safety in accordance with Crime Prevention Through Environmental Design (CPTED) principles, while preventing light spillage on adjacent properties. Other lighting luminaire on the site includes a single wall-mounted fixture on the side façade facing Arena Drive of the more easterly building. Also, in accordance with CPTED principles, the original placement of the light fixtures with respect to landscaping was reevaluated and adjusted so that the landscape trees, when they reach their mature height and breadth, will not interfere with the lighting.

The following green building techniques will be incorporated into the design, construction, and operation of the proposed hotels constructed on the subject property. While the applicant is not planning to seek Leadership in Energy and Environmental Design (LEED) certification, many of the items listed below are requirements for that certification:

- Compliance with the 2009 Energy Code in overall design;
- Energy management system for heating, ventilation, and air conditioning (HVAC) equipment;
- Cooling systems use R-410A refrigerant;
- Attics are fully ventilated to reduce cooling needs;
- Insulated double pane windows are used throughout the buildings;
- Energy saving light-emitting diode (LED) lighting is used in 90 percent of the buildings;
- Water saving valves are used on all toilets;
- Water saving aerators are used on all faucets;
- Flooring material uses recycled polymers;
- Cabinets use recycled wood products;

- Framing of the buildings uses recycled wood products – sheathing, subfloors, and floor joists;
- Low to zero volatile organic compounds (VOC) paints is specified for all painted surfaces; and
- All cleaning chemicals are biodegradable, and automatically mixed for safe use concentrations.

Additionally, low-impact site development elements have been incorporated in the stormwater design. More particularly, in accordance with the requirements of Chapter 5 of the Maryland Stormwater Design Manual (2009) and the Prince George’s County Stormwater Management Design Manual (2014), environmental site design has been provided to the maximum extent practicable. The layout and grading herein approved has been designed to allow water to continue to drain in patterns similar to pre-development conditions. Micro-bioretenion facilities are located in multiple locations on the site, including along the southern frontage of the property facing Arena Drive and its northeastern frontage along the Beltway, as well as within large planter boxes adjacent to the buildings in the green area around the buildings. A wooded area is to remain as a conservation area which will be used for sheetflow to the conservation area in the design for a portion of the runoff. Lastly, a minimum of surface parking has been provided, pervious paving has been utilized for the majority of the parking area, and a large island of green space is preserved in that area so as to limit the amount of impervious area.

On March 10, 2016, Planning Board adopted a resolution approving DSP-15021 subject to conditions. *See* PGCPB No. 16-21, pp. 23–26. Subsequently, the resolution was sent to all persons of record and to the Clerk of the County Council.

On or about April 14, 2016, French C. Wallop appealed Planning Board’s approval of DSP-15021, to the District Council. *See* Notice of Appeal, 4/14/2016.

On May 2, 2016, the District Council took no action in this matter.

On June 3, 2016, the Applicant provided a written Response to Ms. Wallop's appeal. *See* Applicant's Response, 6/3/16.

On June 13, 2016, the District Council conducted oral argument to consider the appeal filed by Ms. Wallop.

FINDINGS AND CONCLUSIONS

Ms. Wallop objects to the approval of DSP-15021, in part, because she contends that DSP-15021 seeks to develop a "low budget motel," versus a 3 or 4 star Hotel. *See* Notice of Appeal, 4/14/2016.

The District Council finds that the appeal filed by Ms. Wallop has no factual or legal merit. The District Council adopts and incorporates by reference, as if fully restated herein, the Applicant's response as a basis for this final decision.

Approval of DSP-15021

As expressly authorized by Titles 22 and 25 of the Land Use Article of the Annotated Code of Maryland and Subtitle 27 of the Prince George's County Code, Planning Board's approval of DSP-15021 is legally authorized pursuant to PGCC Part 3, Division 9. Planning Board's approval of DSP-15021 is supported by substantial evidence of record, and is not arbitrary or capricious, or otherwise illegal. As a basis of this final decision, we adopt the findings and conclusions, set forth in PGCPB No. 16-21, and APPROVE the Type 2 Tree Conservation Plan (TCP2-026-2015) and Variances from Sections 27-474(b) and 27-471(f)(2) for Arena Drive North, Sandpiper Property, and further APPROVE DSP-15021 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall provide the required information or make the following revisions to the plans:
 - a. A detail for the proposed permeable paving shall be included in the plan set.
 - b. The height of the two buildings shall be included within the footprint of the buildings on the DSP.
 - c. The applicant shall subtract five acres or 271,311 square feet of “Total Area of Existing Trees” from the calculation of “Total Tree Canopy Coverage Provided” in the Tree Canopy Coverage schedule for Section 25-128 provided on Sheet 2 of the landscape and lighting plan.
 - d. The applicant shall revise the parking and loading schedule provided on Sheet 5 of the plan to include the sizes of the parking and loading spaces.
 - e. The six parking spaces located along the most northern portion of the southeastern façade of proposed Building 2 currently shown to be paved in asphalt shall be designated to be paved with permeable concrete.
 - f. The parking bay immediately to the south of the bicycle rack provided for proposed Building 1 shall be redesigned so that all parking spaces in that bay meet the minimum size of 9.5 feet by 19 feet.
 - g. The following corrections shall be made to Sheet 7 of the plan:
 - (1) The signage chart included on Sheet 7 of the plan shall be revised as follows:
 - (a) The sign referred to as the “Free Standing Short Sign” shall be corrected to read “Regulatory Sign.”
 - (b) The zoning requirements for the regulatory sign shall be corrected to read that the maximum height of the sign is 39 feet 10 inches and the maximum area of the sign is 8 square feet.

(2) The height listed under comments in the detail provided for “Large Freestanding Sign No. 1” shall be revised to 35 feet 10 inches and the height listed under comments in the detail provided for “Large Freestanding Sign No. 2” shall be revised to read 25 feet.

- h. The aluminum fencing proposed at the top of the retaining walls running down the Brightseat Road frontage, in the middle of the site and at the southwesterly end of Building 2, shall be specified as having a “black baked-on gloss finish.”
- i. The following corrections shall be made to the indicated line item on the Tree Canopy Coverage schedule provided, pursuant to Section 25-128 of the Zoning Ordinance on Sheet 2 of the landscape and lighting plan:

Line Item on the Tree Canopy Coverage Schedule	As Stated on Sheet 2 of the Landscaping and Lighting	As Corrected
A. Total On-Site WC Provided (Acres)	0.60 acre/26,136 sq. ft.	0 acre/0 sq. ft.
B. Total Area Existing Trees (Non-WC Acres)	5.00 acre/217,800 sq. ft.	0.6 acre/26,136 sq. ft.
D. Total Tree Canopy Provided	271,311 sq. ft.	53,511 sq. ft.

- j. The applicant shall revise the Section 4.2 schedule to reflect that Option 1 is what is required in the Planned Industrial/Employment Park (I-3) Zone and demonstrating that its requirements are met along the Brightseat Road, Arena Drive, and Capital Beltway (I-95/495) frontages.
- k. The applicant shall specify the brick architectural material to be utilized on the hotels as the proposed material for the dumpster enclosure.

- 2. Prior to issuance of building permits, a plat of resubdivision shall be approved.
- 3. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas*, the applicant and the applicant’s heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Prince George’s County Department of Public Works and Transportation (DPW&T) for the placement of one “Share the Road with a Bike” sign along Brightseat Road. A note shall be placed on the final record plat for payment to be received prior to issuance of the first building permit.

ORDERED this 13th day of June, 2016, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, and Taveras.

Opposed:

Abstained:

Absent: Council Members Toles and Turner.

Vote: 7-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council