

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Departure from Parking and Loading

DPLS-404

| Application | General Data | |
|---|------------------------------|----------------|
| Project Name: 6196 Oxon Hill Road (Riverside Office Building) Location: On the south side of Oxon Hill Road, approximately 3,960 feet east of the intersection of Indian Head Highway (MD 210) and Oxon Hill Road. Applicant/Address: Guardian Fund II Riverview, LLC. 6000 Executive Boulevard North Bethesda, MD 20852 Property Owner: Same as applicant | Planning Board Hearing Date: | 07/31/14 |
| | Staff Report Date: | 07/14/14 |
| | Date Accepted: | 05/01/14 |
| | Planning Board Action Limit: | N/A |
| | Plan Acreage: | 2.936 acres |
| | Zone: | C-S-C |
| | Gross Floor Area: | 70,069 sq. ft. |
| | Lots: | N/A |
| | Parcels: | 1 |
| | Planning Area: | 76B |
| | Tier: | Developed |
| | Council District: | 08 |
| | Election District: | 12 |
| Municipality: | N/A | |
| 200-Scale Base Map: | 208SE02 | |

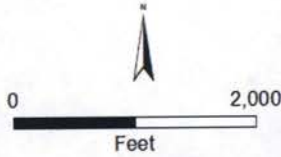
| Purpose of Application | Notice Dates | |
|--|------------------------|----------|
| A departure of 96 parking spaces from the required 338 parking spaces for a multiuse commercial office building. | Informational Mailing | 02/06/14 |
| | Acceptance Mailing: | 05/01/14 |
| | Sign Posting Deadline: | 07/02/14 |

| | | | |
|-----------------------------|---------------------------------|---|-------------------|
| Staff Recommendation | | Staff Reviewer: Taslima Alam Phone Number: 301-952-4976 E-mail: Taslima.Alam@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |



SITE VICINITY MAP

- Legend**
- Site Boundary
 - Property
 - Building
 - Bridge
 - Pavement
 - Railroad Line



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: February 4, 2014

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince Georges County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: Taslima Alam, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Departure from Parking and Loading Standards DPLS-404**

REQUEST: **Waiver of 96 from the required 338 parking spaces for a multi-use commercial office building**

RECOMMENDATION: **APPROVAL with Conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of July 31, 2014. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS

- A. **Location and Field Inspection:** The property is located on the south side of Oxon Hill Road, across from the Rivertowne Commons and approximately 3,960 feet east of its intersection with Indian Head Highway (MD 210). The site comprises 2.94 acres of land in the C-O (Commercial Office) Zone. The site is improved with a six story-brick building with 70,069 square feet of gross floor area (GFA) which is presently being used for various offices and is associated asphalt parking lot. The property has approximately 145 feet of frontage and a 30-foot-wide driveway accesses on the south side of Oxon Hill Road.

The site has two existing retaining walls on the northeastern border of the site and a six feet high adjacent owner’s iron rod fence along southeaster property line, which separates the adjacent parking garage and parking lot from its adjacent medical office use. The site has many shade trees and evergreen bushes along the existing landscape strips and interior parking lot landscaping areas that are very healthy. Along the south property line, along the vacant residential property, there is some existing heavy natural wooded area which provides screening and buffering form the adjacent development. The asphalt paving of the existing parking lot areas are well maintained. The site also has an existing two faced freestanding sign located within SHA public right-of-way area that has approved permit.

- B. **Development Data Summary:**

| | EXISTING | PROPOSED |
|--------------------|--|-----------|
| Zone(s) | C-O | Unchanged |
| Use(s) | General office, Medical office and Bank | Unchanged |
| Acreage | 2.94 | Unchanged |
| Lots | 1 | Unchanged |
| Parcels | N/A | N/A |
| Square Footage/GFA | 70,069 | Unchanged |
| Dwelling Units: | N/A | N/A |

- C. **History:** The existing office building was originally built in 1987 under Permit 4796-1986-CGU. Since that time, a number of building permits for changes in use or occupancy have been approved for bank, office and medical office uses. The last permit was to convert current vacant square footage of the existing building into a medical office which use has triggered the necessity for additional parking spaces; therefore, this departure is necessary.

- D. **Master Plan Recommendation:**

General Plan—The subject property is located adjacent to the National Harbor Regional Transit Center within the C-O Zone of the Developed Tier. This application is consistent with the 2014 Approved Plan Prince George’s 2035 General Plan Development Pattern Policies.

Master Plan—This application is located within the Oxon Hill Community which is in conformance with the land use policy of the 2006 Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area.

E. **Request:** The applicant is requesting a departure of 96 parking spaces from the required 338 parking spaces in the Zoning Ordinance, to convert current 16, 388 square feet of existing vacant general office space into a medical office use for a total of 62, 062 square feet of medical office space. Such a conversion requires higher parking requirements than general office uses. The entire six-story building is comprised of 70,069 square feet gross floor area. The existing 242-space parking lot on-site does not provide sufficient parking spaces to meet the Zoning Ordinance requirements, resulting in a need for the departure of 96 parking spaces.

F. **Surrounding Uses:** The property is surrounded by the following uses:

North— Across Oxon Hill Road, is River Towne Commons Shopping Center, in the C-S-C Zone.

East— Existing medical office building in the C-O Zone.

South— Adjacent to the site is vacant residential land, in the R-18C (Multifamily Medium Density Residential Condominium) Zone with an approved detailed site plan for multifamily residential buildings.

West— Contiguous to the site is existing public library in the C-O Zone.

G. **Design Requirements:**

1. **Number of Required Parking and Loading Spaces—**Section 27-568(a)(6) of the Zoning Ordinance requires one parking space for every 200 square feet of gross floor area (GFA) for medical practitioners office/medical clinic. A medical office comprised of 62,062, square feet of GFA requiring a total of 311 parking spaces.

Section 27-568(a)(6) of the Zoning Ordinance also requires one parking space for every 250 square feet for the first 2,000 square feet of GFA and one space for each additional 400 square feet above the first 2,000 square feet of GFA for office space. According to the applicant's parking schedule, the site has a total of 4,452 square feet of general office space which generates a total of 15 parking spaces.

Section 27-568(a)(6) of the Zoning Ordinance also requires one parking space for every 250 square feet for the first 2,000 square feet of GFA and one space for each additional 400 square feet above the first 2,000 square feet of GFA for bank , savings and loan association or other savings or lending institute. According to the applicant's parking schedule, the site has a total of 3,555 square feet of bank space which generates a total of 12 parking spaces.

According to the previously approved detailed site plan, the subject site has 242 approved parking spaces, including eight spaces for the physically handicapped. Per the Zoning Ordinance, a total of 338 parking spaces are required for the various uses within the subject building. The site plan shows a total of 242 parking spaces including eight physically handicapped spaces. The plan is deficient of 96 parking spaces. Therefore, the Departure from the Parking and Loading Spaces requirements is needed.

Section 27-582(a) (Schedule of Loading Spaces) of the Zoning Ordinance requires only one loading space for Office building or office building complex (including banks) comprising 10,000–100,000 square feet of GFA. In this instance, the proposed

70,069-square-foot office-building complex requires only one loading space and one loading space is provided on the site plan.

2. **2010 Prince George's County Landscape Manual**—The site is exempt from the 2010 Prince George's County Landscape Manual pursuant to Section 1.1(b) which states:

Existing conditions on developed sites not in conformance with the requirements of this manual that were otherwise lawful on December 13, 2010, and not the subject of any building or grading permit, may continue as a matter of right.

3. **Signs**—The review of this plan does not include the review of any signs. Any sign that will be placed on the property must meet all area, height and setback requirements.

H. **Tree Canopy Coverage:** The subject application is exempt from the requirements of the Tree Canopy Coverage Ordinance as it will not result in excess of 5,000 square feet of disturbance to the site.

I. Referral Comments:

1. **Transportation Planning Section**—In memorandum dated July 2, 2014, the Transportation Planning Section staff concurs that the applicant has presented a reasonable justification for granting the departure with condition listed at the end of this report.
2. **Community Planning Division**—In a memorandum dated June 12, 2014, The Community Planning Division stated the site is consistent with both General Plan development pattern policies and conforms with the land use policy of the 2006 Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area.
3. **Urban Design Section**—No specific recommendations regarding the subject application have been submitted as of the writing of this technical staff report.
4. **Permit Review Section**—Comments have been addressed in the revised site plan.

J. **Required Findings:** Departure from Parking and Loading Standards.

Section 27-588(b)(7)(A)

(A) **In order for the Planning Board to grant the departure, it shall make the following findings:**

- (i) **The purposes of Section 27-550 will be served by the applicant's request.**

The purposes as to the proposed parking regulations stated in Section 27-550 are as follows:

(a) The purposes of this Part are:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the building uses;**
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**
- (3) To Protect the residential character of residential areas; and**
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The purposes of the parking regulations will be served by the applicant's request. The purposes seek to ensure sufficient parking and loading areas to serve the needs of the uses and to aid in relieving traffic congestion on the streets by reducing the use of public streets for parking and loading. The plan proposes to provide one loading spaces as required by the Zoning Ordinance.

The applicant is also providing enough parking spaces to meet the needs of its customers and employees. In order to determine the number of necessary parking spaces that are required to adequately serve the use on the site, a parking analysis was conducted by Lenhart Traffic Consulting, Inc. (LTCI), dated January 8, 2014, for the subject site with various uses. The applicant's parking survey was performed from 10 AM to 3 PM on Monday December 16, 2013, Wednesday December 18, 2013 and Thursday December 19, 2013. The submitted parking study revealed that the maximum parking demand for the existing 53,681 square feet of existing uses requires 155 spaces, which equates to a parking demand of 2.89 spaces per 1,000 square feet of floor area. The existing parking supply of 242 spaces translates into a parking supply ratio of 4.54 spaces per 1,000 square feet of existing tenant occupation. With the additional 16,389 square feet of medical uses, the calculated parking supply would reduce to 3.48 spaces per 1,000 square feet, and both are significantly higher than the actual peak parking demand of 2.89 spaces per 1,000 square feet.

Additional supporting documents provided by the applicant's traffic consultant from the Parking Generation Institute of Transportation Engineers (ITE), show that the peak-parking demand for similar sites surveyed across the nation ranges from 2.94 to 3.46 parking spaces per 1,000 square feet.

Upon reviewing the information provided by the applicant, the Transportation Planning Section staff indicated that the applicant had presented a reasonable justification for granting the parking departure with recommended conditions at the end of this report.

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

The departure is the minimum necessary. Due to the physical limitations of the site, the applicant cannot expand the existing parking lot. The existing site development encompasses nearly 90 percent of the property leaving no practical areas to provide more parking spaces. While the existing parking has already been placed ten feet from the eastern, western and southern boundaries, there are two existing retaining walls on the eastern border of the site which further limits the possibility of the parking lot enlargement. There is no space on the site to accommodate additional parking spaces. As such, the departure is the minimum necessary given the specific circumstances of the 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.**

The requested departure is necessary in order to alleviate circumstances which are special to the subject use, given the nature and physical limitations of this site. The site is surrounded by existing commercial and residential development from a three side and public right-of-way from another side. There is simply no space on the site to accommodate additional surface parking. It is therefore recognized that the departure minimum is necessary.

- (iv) **All methods for calculating the number of spaces required have either been used or found to be impractical.**

All methods of calculation have been explored and found impractical to further reduce the parking requirement. The applicant has applied the correct method for calculating the number of spaces required. The applicant has also provided maximum number of compact spaces. Due to site constraints, there is no other parking standards that can be applied to provide additional surface parking to further reduce the parking requirement.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

With the adjacent use of office to the east, public library to the west, Oxon Hill Road to the north, and the vacant wooded residential land to the south, it is not likely that there will be any infringement on adjacent residential area. Further, there will be more than enough parking spaces on-site to accommodate all proposed uses, thus residential streets will not be impacted.

Section 27-588(b)(7)(B)

- (B) **In making its findings, the Planning Board shall give consideration to the following:**
 - (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within 500 feet of the subject property.**

The area within 500 feet of the subject property is characterized by commercial and single-family residential uses. The adjoining and nearby uses have their own off-street parking and loading facilities. There is no indication of a shortage in parking and loading spaces within the general vicinity of this facility.

- (ii) **The recommendations of an area master plan, or County or local revitalization plan, regarding the subject property and its general vicinity.**

The proposed use of this site is in conformance with the recommendations of the 2006 Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area. The proposed uses are consistent with the plans recommendations and will not impair the integrity of the master plan.

- (iii) **The recommendations of a municipality (within which the property lies) regarding the departure.**

This subject property is not within a municipality. There are no comments or recommendations submitted by a municipality.

- (iv) **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

There are no public parking facilities proposed for this area.

Section 27-588(b)(7)(C)

- (C) **In making its findings, the Planning Board may give consideration to the following:**

- (i) **Public transportation available in the area.**

The subject property is within 125 feet walking distance of a bus stop that are located on Oxon Hill Road. The applicant does not anticipate any significant use of public transportation by their patrons. However, the applicant's development team has worked closely and cooperatively with staff to improve the use of alternative modes of transportation to make the site more pedestrian friendly. They have agreed to reconfigure the existing parking area to provide an ADA (Americans with Disabilities Act) accessible walkway from the front of existing building across the parking lot and extending it to connect with the existing sidewalk along Oxon Hill Road.

- (ii) **Any alternative design solutions to off-street facilities which might yield additional spaces.**

There are no alternative design solutions to yield additional parking spaces. The parking demand that will be generated by the proposed use will be adequately satisfied with the existing parking spaces.

- (iii) **The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within 500 feet of the subject property.**

The specific nature of the use for the existing building is office, bank and medical office. The hours of operation vary with each use but are mostly consistent with hours of operation from 8:00 a.m.–6:00 p.m. The adjacent use to the west is a branch of the Prince George's County Library System, whose hours of operation are 10:00 a.m. to 9:00 p.m. Monday through Wednesday; 10:00 a.m. to 6:00 p.m. on Thursday and Friday; and 10:00 a.m. to 5:00 p.m. on the weekends. The other existing office buildings in the areas generally operate from 8:00 a.m. to 6:00 p.m.

- (iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10 and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject property is in the C-O Zone; therefore, the above section is not applicable.

CONCLUSION

Based on the preceding analysis and findings, it is recommended that this Departure from Parking and Loading Standards application DPLS-404 for a waiver of 96 parking spaces from the required 338 parking spaces be APPROVED with the following condition:

1. Prior to issuance of any Use and Occupancy permit, the applicant shall provide the following improvements to the site:
 - a. A direct Americans with Disabilities Act (ADA) accessible walkway extending from the side walk in front of the subject building through the parking lot to the existing side walk along Oxon Hill Road shall be reconfigured.
 - b. Relocate the proposed bike racks as close as possible to the main building entrance or provide directional signs in front of the building directing bikers to the bike racks.
2. Revise the site plan to show handicap ramp on the proposed walk way on north side of parking lot.

ITEM:

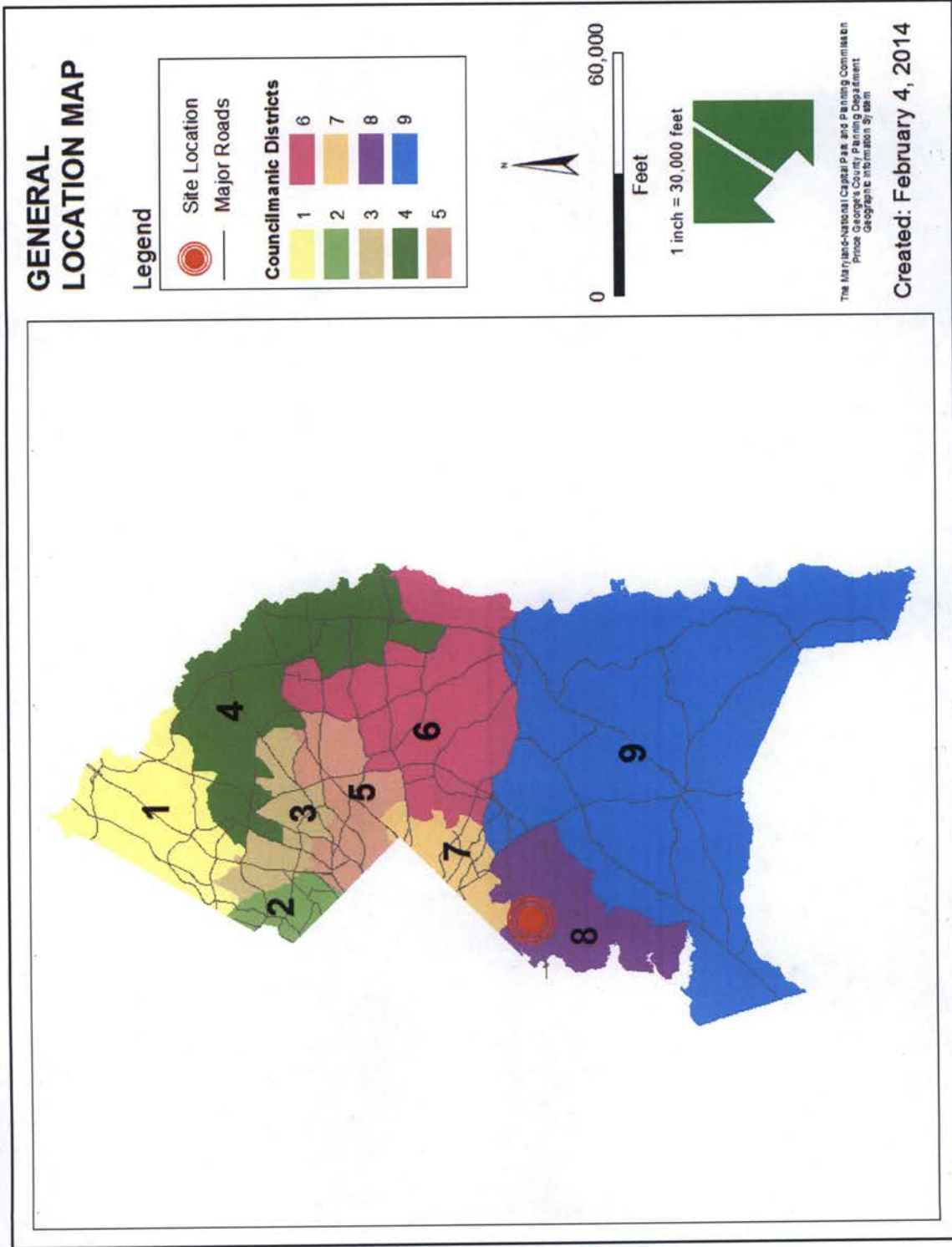
CASE: DPLS-404

**6196 OXON HILL ROAD
(RIVERSIDE OFFICE BUILDING)**

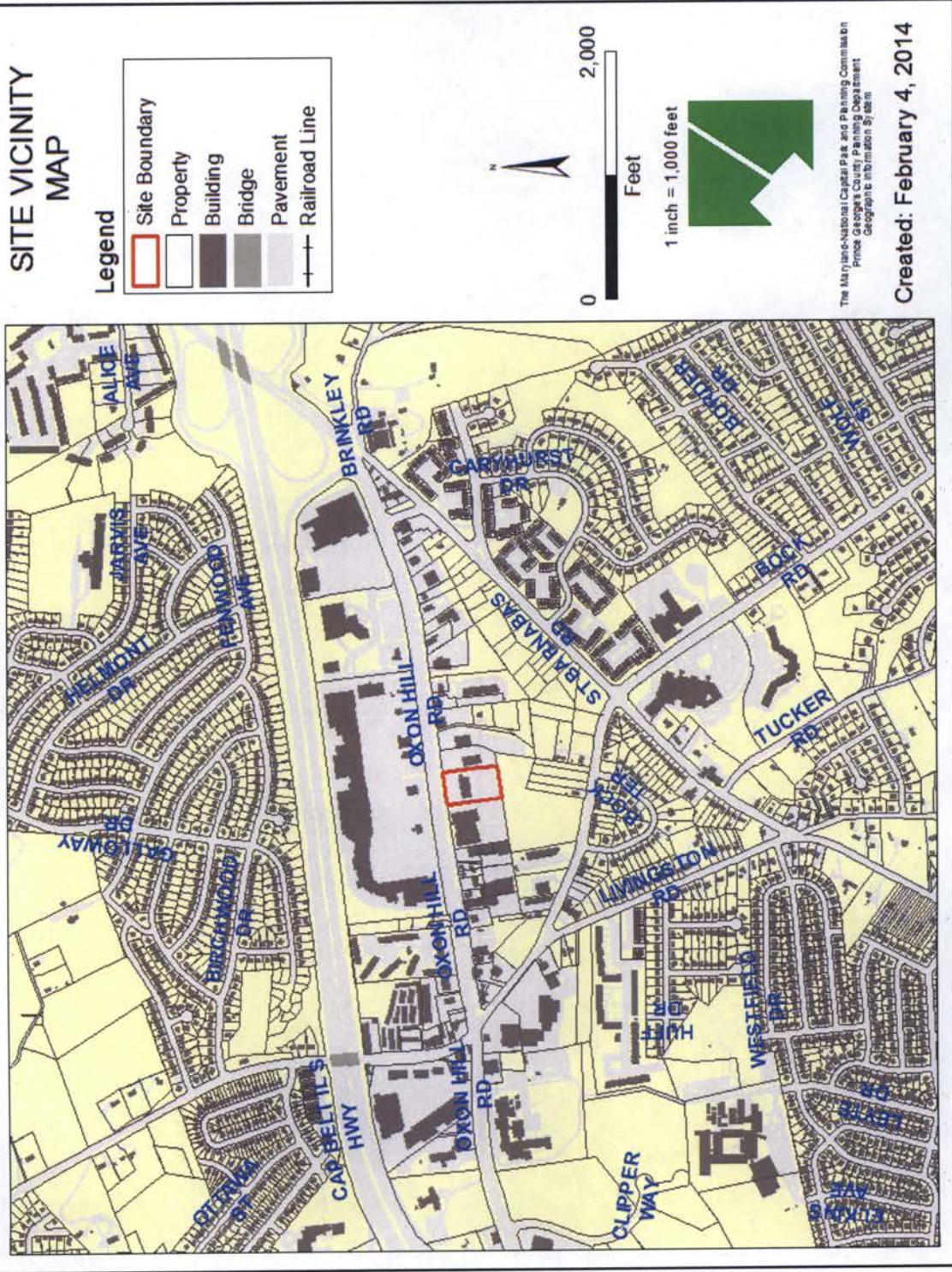
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



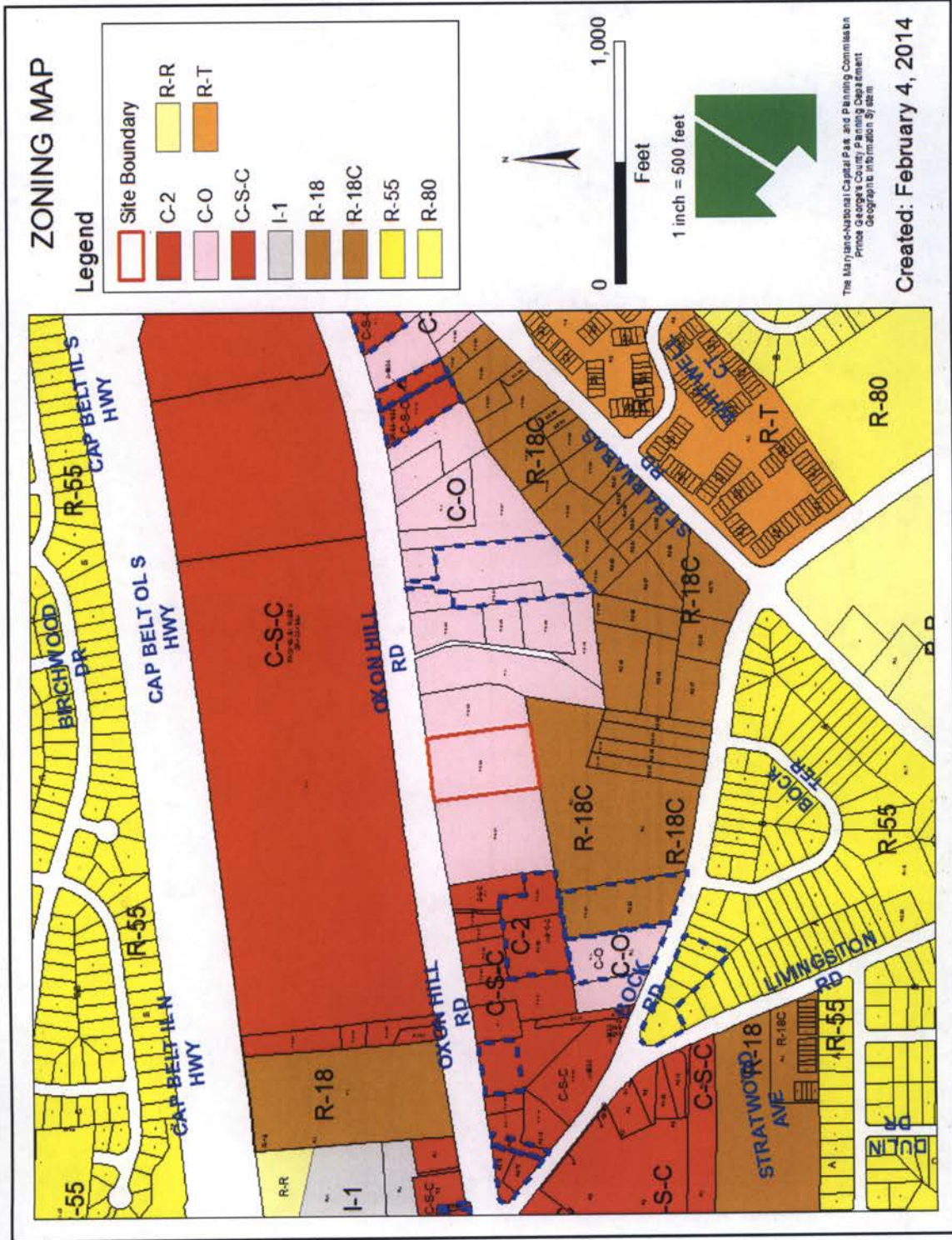
GENERAL LOCATION MAP



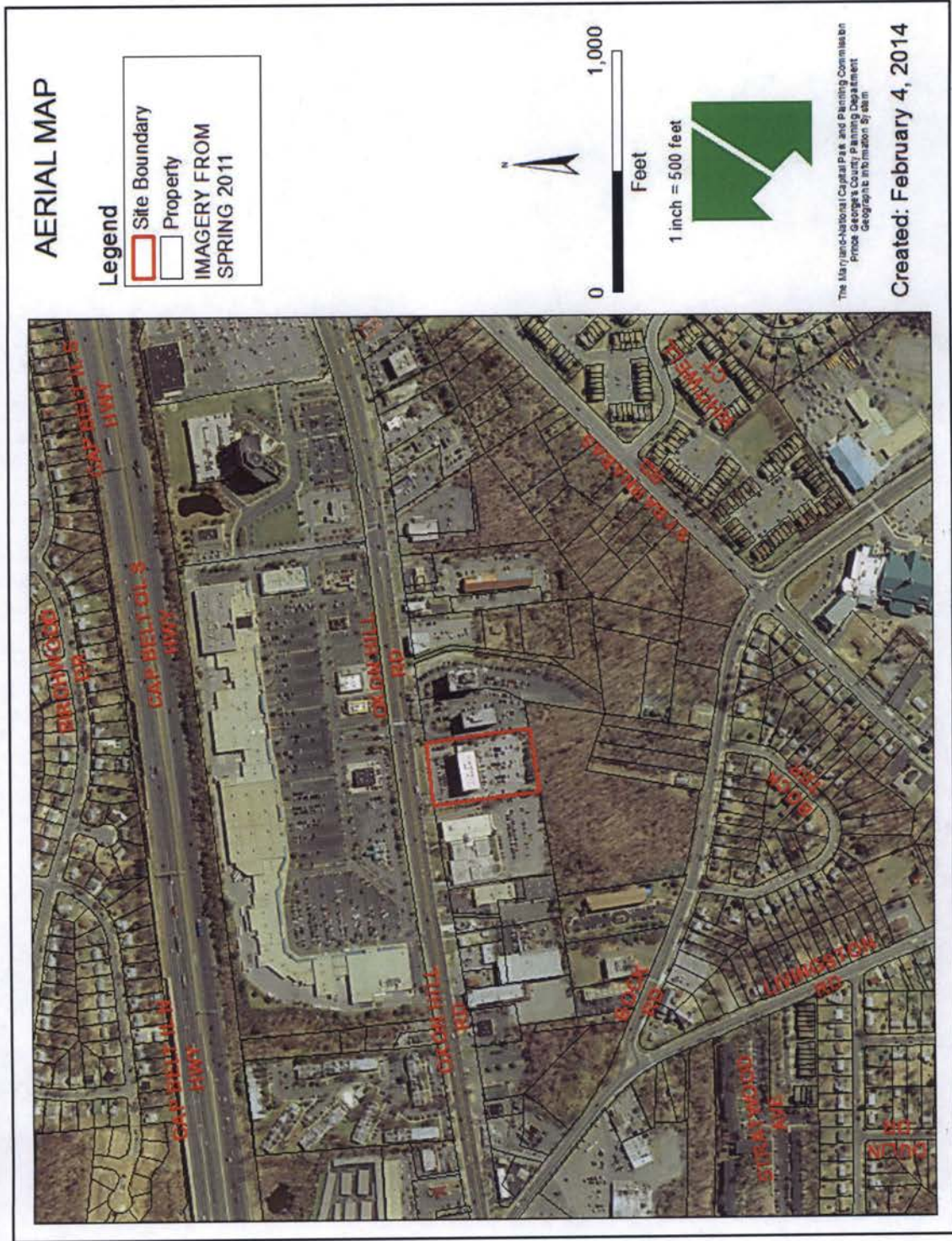
SITE VICINITY



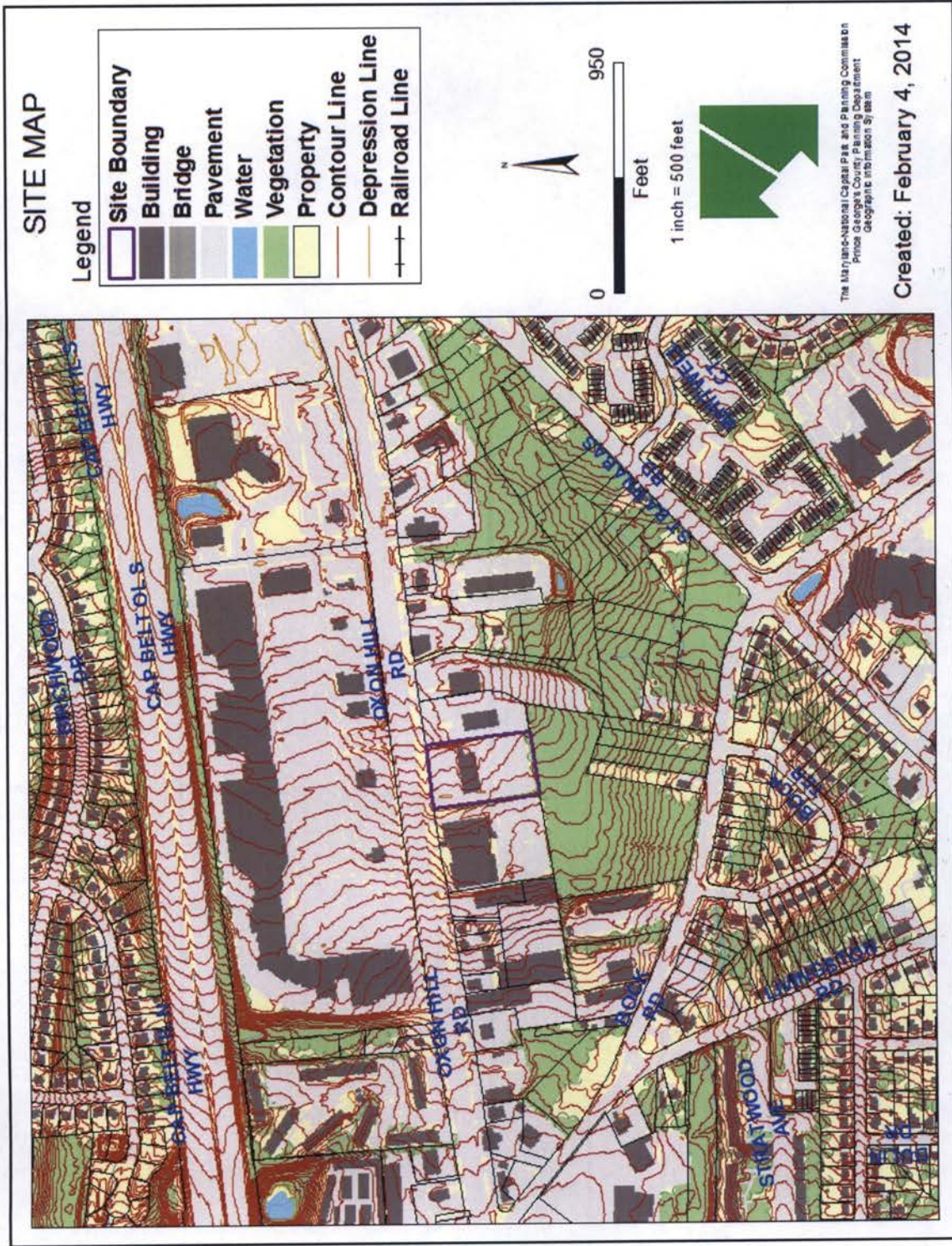
ZONING MAP



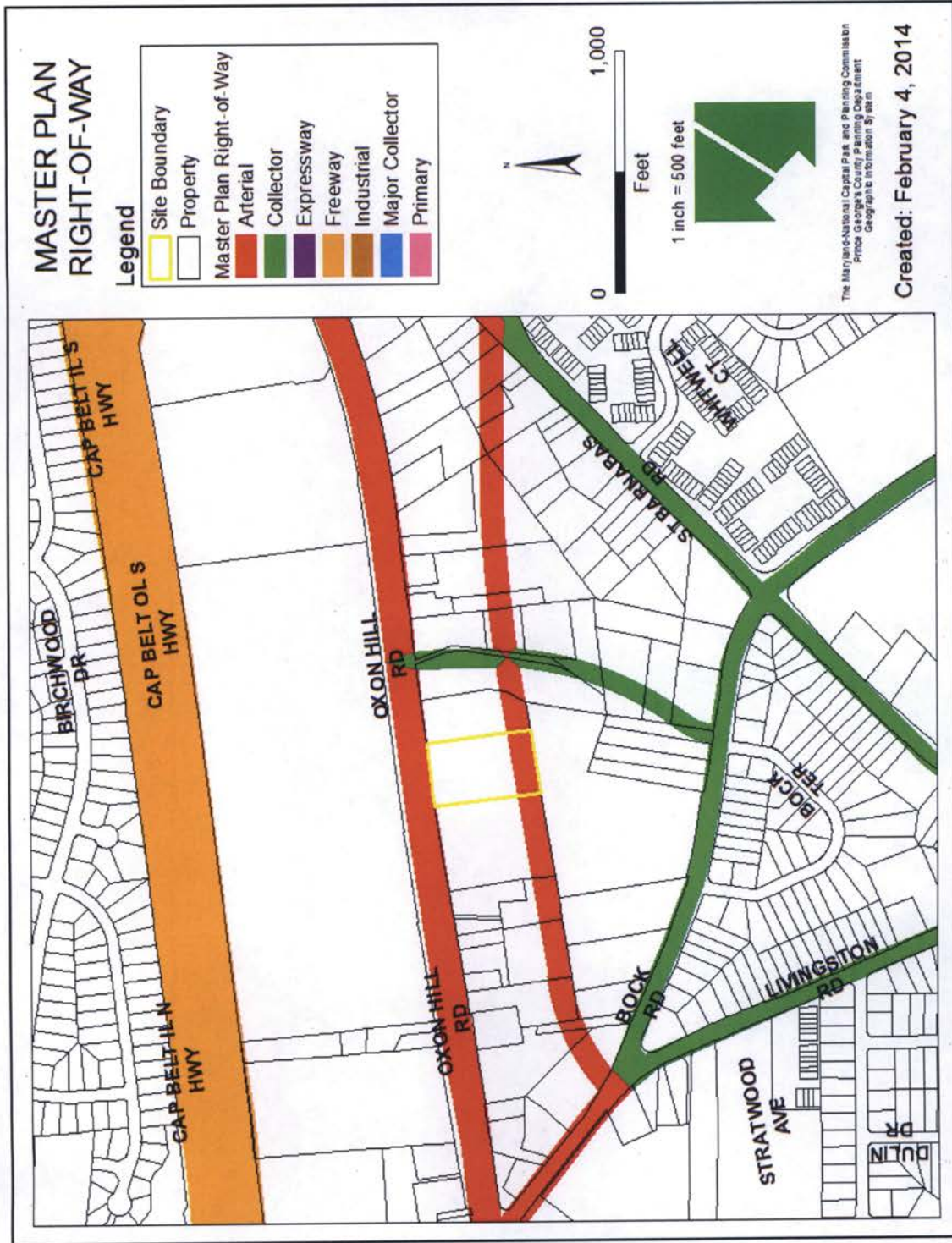
AERIAL MAP



SITE MAP



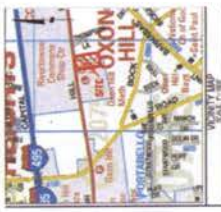
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



GENERAL NOTES:

- PROJECT NAME: 6198 OXON HILL ROAD
- TOTAL ACRES: 23.8 AC
- GENERAL OFFICE/ MEDICAL OFFICE/ MANUFACTURING
- EXISTING BUILDING
- EXISTING USE
- PROPOSED USE
- EXISTING TYPICAL AREA

PROPOSED USES:

| USE | S.F. | PARKING REQUIRED |
|----------------|-------|------------------|
| OFFICE | 1,420 | 13 |
| LABORATORY | 1,500 | 13 |
| MEDICAL OFFICE | 6,262 | 311 |
| TOTAL | 9,182 | 337 |

EXISTING TYPICAL AREA:

| USE | S.F. | PARKING REQUIRED |
|----------------|-------|------------------|
| OFFICE | 1,420 | 13 |
| LABORATORY | 1,500 | 13 |
| MEDICAL OFFICE | 6,262 | 311 |
| TOTAL | 9,182 | 337 |

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| USE | S.F. | PARKING REQUIRED |
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| LABORATORY | 1,500 | 13 |
| MEDICAL OFFICE | 6,262 | 311 |
| TOTAL | 9,182 | 337 |

LANDSCAPE PLANT SCIENCE

| SYMBOL | SCIENTIFIC SYMBOL | SIZE | QUANTITY |
|--------|-------------------|---------|----------|
| ○ | PALE FLORIDA PALM | 12" DBH | 10 |
| ○ | FLORIDA PALM | 12" DBH | 10 |
| ○ | FLORIDA PALM | 12" DBH | 10 |
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| ○ | FLORIDA PALM | 12" DBH | 10 |

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PROJECT NAME: 6198 OXON HILL ROAD
 PROJECT NUMBER: DPLS-404
 APPROVAL: [Signature]

SITE PLAN DPLS-404

6198 OXON HILL ROAD
 OXON HILL, MD

6198 OXON HILL ROAD, OXON HILL, MD 20745



DEVELOPER/APPLICANT

| NAME | ADDRESS | CITY | STATE | ZIP |
|---------|--------------------|-------|-------|-------|
| SOLTESZ | 6301 FORDS BOWLING | FAUXS | MD | 20745 |

DESIGNER

| NAME | ADDRESS | CITY | STATE | ZIP |
|---------|--------------------|-------|-------|-------|
| SOLTESZ | 6301 FORDS BOWLING | FAUXS | MD | 20745 |

PERMITS

| PERMIT TYPE | DATE | STATUS |
|---------------|-----------|---------|
| PLANNING | 7/11/2014 | PENDING |
| ENVIRONMENTAL | | |
| CONSTRUCTION | | |

SOLTESZ

LANDSCAPE ARCHITECTURE
 6301 FORDS BOWLING, FAUXS, MD 20745
 P. 301.794.1055 F. 301.794.1056



7/11/2014

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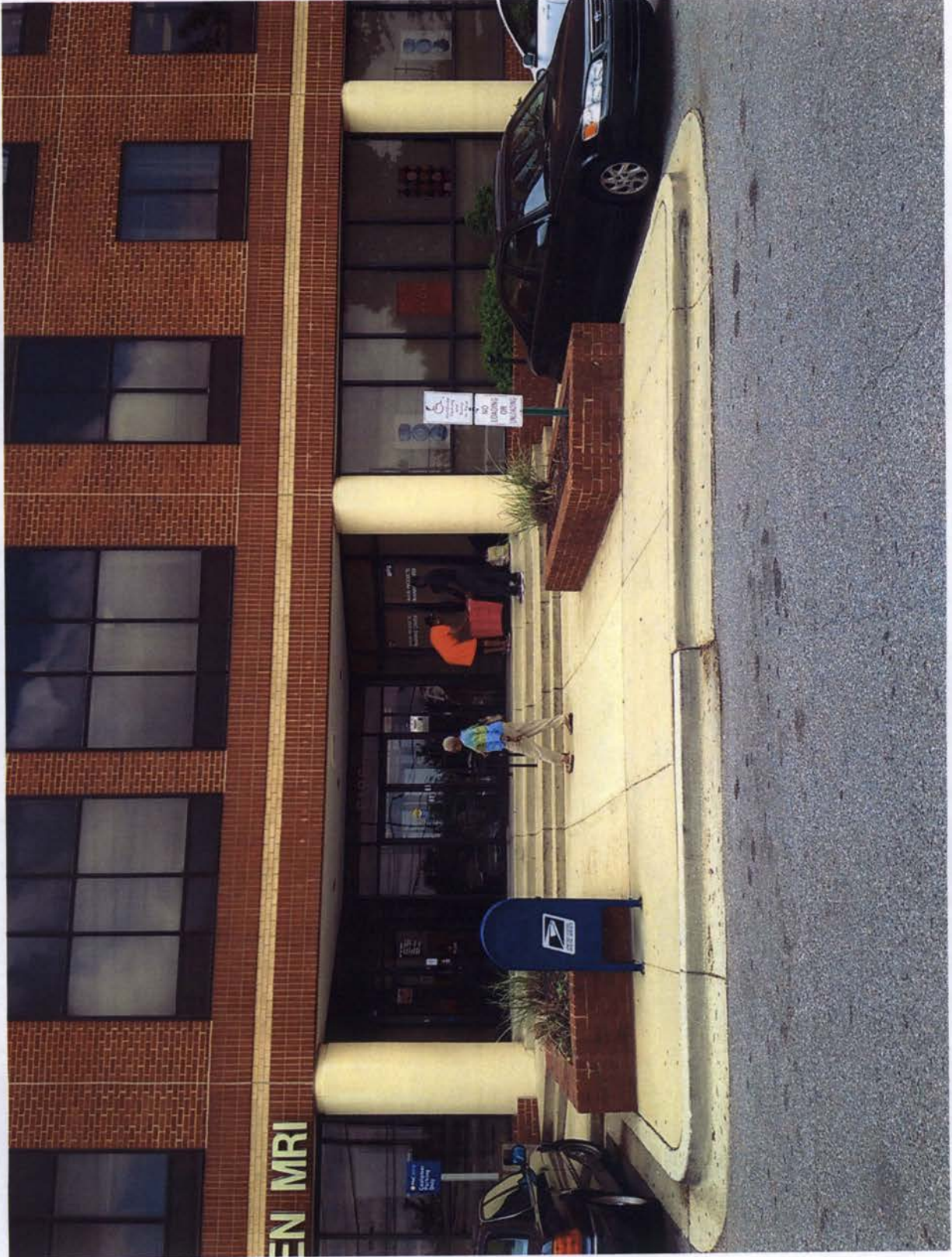
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EXISTING SITE PHOTO



**Statement of Justification
6196 Oxon Hill Road
Departure From Parking & Loading Spaces
DPLS-404**

AMENDED

Applicant:
Guardian Realty Management, Inc.
6000 Executive Blvd, Suite 400
North Bethesda, Md 20852

Attorney:
André J. Gingles
Gingles, LLC
11785 Beltsville Drive
Suite 1350
Calverton, Maryland 20705
Work: 301-572-5001

Engineer/ Planner:
Soltesz
4300 Forbes Boulevard
Suite 230
Lanham, Maryland 20706
301-794-7555
Contact: David Bickel

Request for a Departure From Parking & Loading Spaces (DPLS-404) from Section 27-568 from the number of parking spaces required for 6196 Oxon Hill Road, the Riverview Office Building

Pursuant to Section 27-588 of the Prince George’s County Zoning Ordinance, the Applicant submits this application for a Departure from Parking and Loading Spaces (DPLS) regarding the number of off-street parking spaces required. The subject property is located ¼ of a mile east of the intersection of Indian Head Highway and Oxon Hill Road, across from Rivertowne Commons. The site is accessed by one 30 ft wide ingress /egress on Oxon Hill Road. The site is bordered on the west by an existing public library, zoned commercial office (C-O), on the south by vacant land zoned residential (R-18C) with an approved DSP for multifamily residential buildings, and on the east by an existing office building, zoned commercial office(C-O), and across Oxon Hill Road to the north by RiverTowne Commons Shopping Center, zoned commercial shopping center(C-S-C). The Riverview Office building complex is a C-O (Commercial Office) zoned establishment consisting of multiple existing primary uses including office, medical office, bank, and vacant space. The existing building has 70,069 square feet of gross floor area within six (6) stories. 16,388 square feet of the building is vacant. The existing building structure and the associated site development were completed 27 years ago in 1987 under permit #4796-1986-CGU. Since that time, a number of building permits for a change in use or occupancy have been approved such as 10274 & 5-98-CU, 25126-2002-CU, 41528-2007-CU, 33129-2010-CU, & 22732-2013-CU. The latest request for additional permits has triggered the necessity for additional parking spaces. There are 242 existing parking spaces associated with the existing building. Of these 242 parking spaces, 7 of them are handicap spaces and 80 or 33% of them are compact spaces. The parking sizes for the compact spaces are 8’ x 18’ and the standard space size is 9.5’ by 19’. According to Section 27-568 of the Off-Street Parking and Loading (Part 11 of Subtitle 27) the proposed uses generate the following parking requirements:

| | | | |
|----------|-----------|---|-------------|
| Office: | 4,452 sf | 1ps/250sf for 1 st 2000 sf plus 1ps/400sf above 2000 | =15 spaces |
| Medical: | 62,062 sf | 1ps/200 sf | =311 spaces |
| Bank: | 3,555 sf | 1ps/250sf for 1 st 2000 sf plus 1ps/400sf above 2000 | =12 spaces |
| Total | | | =338 spaces |

REQUEST:

Therefore, we are requesting a departure of 96 parking spaces from the 338 spaces required by Section 27-568 of the Off-Street Parking and Loading (Part 11 of Subtitle 27) to allow for the conversion of the 16,388 sf feet of vacant space to be converted to medical office for a total of 62,062 sf of medical office.

Section 27-588(b) Procedures

(7) Required findings.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request; Sec. 27-550. Purposes.

(a) The purposes of this Part are:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;

Response: With the multiple users' types that exist and that will be proposed, the off-street parking requirements can be satisfied with the existing parking space arrangement. The different types of medical offices which range from general practice, dentistry, MRI procedures, chiropractor, Ophthalmology, Neurology, internal medicine and multiple other practices allow for the staggering of appointment times and lengths based upon each particular practice's need. The parking demand study revealed that the maximum parking demand for the existing tenancy was 155 parked vehicles. With a total of 242 parking spaces, there remains a surplus of 87 parking spaces to serve the 16,388 square feet of vacancies. Based on a total of 53,681 square feet that is currently occupied, this translates into a parking demand ratio of 2.89 parked vehicles per 1,000 square feet.

- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;

Response: The site fronts on Oxon Hill Road and does not adjoin to any other public street. Parking is already not permitted on Oxon Hill Road. The use of public streets for parking would be impossible. The property at 6196 Oxon Hill Road has a parking supply of 3.48 spaces per 1,000 square feet. Therefore, the parking supply exceeds the ITE average peak parking demand and satisfies ITE's 95th percent confidence range.

- (3) To protect the residential character of residential areas; and

Response: The site is surrounded by other commercial office uses except in the rear or south side of the site where it is bounded by vacant R-18C land. Thus the character of the small area of residential land would not be affected.

- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District

Response: In general, the provided parking spaces are convenient and support the existing commercial office use/zone. The existing parking has been distributed almost evenly by having parking available in the front, rear, and side of the building. With the entire vacant area of 16,388 square feet leased as medical office and the uses continue to generate 2.89 parked cars per 1,000 square feet, then the actual parking demand for the remaining 16,388 square feet would be 48 spaces. Again, there are 87 spaces available for this area, therefore there would be sufficient parking and a surplus of 39 spaces at 100% occupancy.

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

Response: The existing site development encompasses nearly 90% of the property leaving no practical areas to expand the existing impervious area to create new parking spaces. There are 2 existing retaining walls on the eastern border of the site which further limits the possibility to expand. The existing parking has already been placed 10 feet from the eastern, western, and southern boundaries. In short there are no areas to expand to create new parking. Since there will be no new site construction/development involved or any

change to the existing site, the reallocation of the existing parking spaces to meet the current and future lease demand would be the minimum necessary.

- (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;

Response: Although this area was not developed before 1949, it was constructed 27 years ago in in 1987. At that time the main use designated for the Riverside Office building was general office. Over the years the demographics, economy, and public need changed. The demand for health service providers has increased over the last 27 years. There is no additional land to expand parking on the site and as determined by a parking demand study performed by Lenhart Traffic Consulting, there is no need to expand parking.

- (iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and

Response: The use of compact spaces already consumes 33% of the parking spaces. Many of the distances between islands are not great enough to allow restriping that would yield significant numbers of parking spaces. All methods for calculating the number of spaces have been used. Also, all medical offices do not have the same time schedules for patients. The time spent by patients undergoing a MRI is going to be different compared to one who visits their general practitioner.

- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

Response: With the adjacent uses of office and retail to the east and west, Oxon Hill Road to the north and the vacant R-18C land to the south there will not be an infringement on adjacent residential areas.

- (B) In making its findings, the Planning Board shall give consideration to the following:

- (i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;

Response: The specific nature of the use for the existing building is office, bank, & medical office. The adjacent use to the west is a branch of the Prince George's County library system. There are a total of 162 parking spaces. Within 500 feet to the east there are 2 existing office buildings, Gateway East and Gateway West. Gateway East has 62,201 sf of Class B office with 225 existing parking spaces. Gateway West has 51,336 sf of Class B medical office with 127 surface parking spaces and 75 garage spaces. These existing office building at 6196 Oxon Hill Road are consistent with the existing size, use, and parking available for each adjacent building.

- (ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

Response: The site is part of the Henson Creek-South Potomac Master Plan and Sectional Map Amendment. For Commercial zones, the comprehensive rezoning proposal recommends the most appropriate of the "use-oriented" commercial zones listed in the Prince George's County Zoning Ordinance. The choice of zone is determined by the commercial needs of the area, the sector plan recommendations, and the type of use and status of the development on the property and surrounding area. The current proposal is within these parameters.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

Response: The property is not within a municipality. The nearest municipality is Forest Heights.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

Response: There are no public parking facilities proposed in the immediate area.

(C) In making its findings, the Planning Board may give consideration to the following:

(i) Public transportation available in the area;

Response: There is an existing Metrobus local route along Oxon Hill Road, National Harbor & Bock Road Lines D12, NH1, NH3) with a bus stop located on eastbound lanes of Oxon Hill Road 125 feet to the east of the property line.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

Response: An alternative design solution for off-street parking would be to construct a parking deck. This alternative would not be economically feasible to build for 96 spaces especially when the parking demand study concludes that there would be a surplus of parking if all the vacant space was converted to medical office.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

Response: The specific nature of the use for the existing building is office, bank, & medical office. The hours of operation vary with each use but are mostly consistent with hours of operation from 8am to 6 pm. The adjacent use to the west is a branch of the Prince George's County library system with operating hours of 10am to 9 pm M-W, 10am to 6 pm Thurs-Friday and 10 am to 5 pm on the weekends. There are a total of 162 parking spaces. Within 500 feet to the east there are 2 existing office buildings, Gateway East and Gateway West. Gateway East has 62,201 sf of Class B office with 225 existing parking spaces. The general hours of operation are 8 am to 6 pm. Gateway West has 51,336 sf of Class B medical office with 127 surface parking spaces and 75 garage spaces. The general hours of operation are also 8 am to 6 pm.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

Response: The property is not within a residential zone and thus this condition is not applicable.

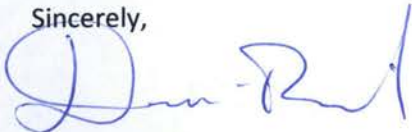
In addition to the above responses, Lenhart Traffic Consulting, Inc. performed a Parking Demand Study to evaluate the current and projected parking demand of the site. Based on the existing uses, the results indicate that the existing uses generated a need for 155 parking spaces. This is 87 spaces below the total number of existing spaces or 63.5% of the existing spaces. Based upon this trip generation, they determined that if the 16,388 sf of vacant space was used as medical office then a total of 203 spaces would be needed to satisfy the maximum demand for actual parking on the site. This is 39 spaces below the total number of existing spaces or 83% of the existing spaces. In addition, because of the nature of medical office buildings, Lenhart concludes that as tenants change, the existing parking would be sufficient for the entire building to consist of all medical office uses.

With the actual demand not exceeding existing conditions, it has been determined that the existing parking is sufficient for the current need, possible expansion into the vacant space, and for the possibility of a complete change of use to all medical office. Please see the enclosed Parking Demand Study by Lenhart Traffic Consulting dated 01-08-2014 for all the results.

Conclusion & Request:

In conclusion, given the operators' needs above, it seems apparent that the number of existing spaces, 242 total spaces, meets the requirement of the user for a successful operation for the present demand and for any possible future demand. The parking on-site has been functioning efficiently and accommodating the existing uses over the past 27 years. Therefore the applicant respectfully requests the approval of this application to reduce the required number of parking spaces by 96 spaces from 338 spaces to allow for the conversion of the 16,388 sf feet of vacant space to be converted to medical office for a total of 62,062 sf of medical office.

Sincerely,

A handwritten signature in blue ink, appearing to read "David J. Bickel", written over a light blue grid background.

David J. Bickel

DATE: 6-25-14



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

July 2, 2014

MEMORANDUM

TO: Taslima Alam, Zoning Section, Development Review Division
FROM: Faramarz Mokhtari, Transportation Planning Section, Countywide Planning Division
VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: DPLS-404, Riverside Office Building (6196 Oxon Hill Road)

The Transportation Planning Section has reviewed the site plan noted above. The subject site consists of 2.94 acres of land in the C-O Zone (Commercial Office). The site is located on the south side of Oxon Hill Road (MD414), across from the Rivertowne Commons and about ¾ of a mile east of Indian Head Highway (MD210) and MD414 intersection. The site is served by a wide ingress/egress on Oxon Hill Road. The site is improved with an existing six stories office building with 70,069 square feet of gross floor area and 244 parking spaces, of which 8 are designated as handicap spaces and 75 spaces are marked as compact spaces. The current site plan proposes conversion of additional 16,388 gross square feet of general office to medical office use. Per the section 27-568 of the Office Street Parking and Loading of the Zoning Ordinance, the proposed uses would require provision of 338 spaces, or 4.82 spaces per 1,000 square feet.

Review Comments, Departure from Parking and Loading Standards

The application requests a waiver of the parking standards in the Zoning Ordinance to allow a reduction in the number of the parking spaces. The Zoning Ordinance provides minimum standards for on-site parking and loading on the subject property for two primary reasons. The standards protect the patrons of the subject property from the problems caused by not having adequate and available parking at hand. The parking standards also protect neighboring property owners from the problems caused by persons residing on or visiting the subject property and using parking spaces on adjacent land or streets during that time. As noted above, total of 338 parking spaces are required for the uses, and 242 spaces are provided, for a departure request of 96 spaces.

The justification statement provides the following justifications in support of the requested departure for 96 parking spaces:

1. A detailed on-site parking demand study conducted by the applicant's traffic consultant from 10 AM to 3 PM on Monday December 16, Wednesday December 18, and Thursday December 19, 2013. The submitted parking study revealed that the maximum parking demand for the existing 53,681 occupancies gross square feet is for 155 spaces, which equates to a parking demand of 2.89 spaces per 1,000 square feet of floor area. The existing parking supply of 242 spaces translates into a parking supply ratio of 4.54 spaces per 1,000 square feet of existing tenancy. With the additional 16,389 square feet of medical uses the calculated parking supply would reduce to 3.48 spaces per 1,000 square feet, and both are significantly higher the actual peak parking demand of 2.89 spaces per 1,000 square feet.

2. Additional supporting documents provided by the applicant's traffic consultant from the Parking Generation (Institute of Transportation Engineers, show that the peak parking demand for similar sites surveyed across the nation ranges from 2.94 to 3.46 parking spaces per 1,000 square feet.

3. The applicant's development team has worked very closely with staff to identify additional onsite and off-site improvements including: (a) the reconfiguration of existing parking area for the provision of ADA accessible walkway from the front of existing building across the parking lot and extending it to connect with the existing sidewalk along Oxon Hill Road, and (b) proffering contribution of \$7,500 to the County's DPW&T toward the installation of bus shelter and other bus stop amenities at the existing bus stop along Oxon Hill Road that is close to the subject site.

Since the parking departure has been necessitated by the size and constraints of the site, there is really no additional space to accommodate more surface parking, all methods of calculating the number of parking spaces have been explored, the site is not close to any residential area that would be negatively affected if the departure is granted, and the applicant has worked cooperatively with staff to improve opportunities for use of alternative modes of transportation, staff concurs with applicant that granting the requested parking departure is justifiable.

In summary, the Transportation Planning Section concurs that the applicant has presented a reasonable justification for granting the departure, but would like to offer the following recommendations as additional justification for granting the requested parking departure:

1. Prior to issuance of any use and occupancy permit, a direct walkway through the parking lot extending from the side walk in front of the subject building to the existing side walk along Oxon Hill Road is provided .
2. The site plan needs to incorporate a bike storage rack with several bike storage spaces as close as possible to the main building entrance.
3. Prior to issuance of any Use and Occupancy permit, the applicant provide proof of payment of \$7,500 to DPW&T toward the installation of a bus shelter with bench at the existing bus stop directly east of the subject site.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Prince George's County Planning Department
Community Planning Division

301-952-3972

June 12, 2014



MEMORANDUM

TO: Taslima Alam, Senior Planner, Zoning Section, Development Review Division
VIA: Steve Kaii-Ziegler Supervisor, Community Planning *skz*
FROM: Karen Buxbaum, Planner Coordinator, Community Planning
SUBJECT: **Riverside Office Building – DPLS-404**

DETERMINATIONS

- This application is consistent with the 2014 Plan Prince George's 2035 General Plan Development Pattern policies
- The application located in the Oxon Hill Community, conforms with the land use policy of the 2006 Approved Master Plan and Sectional Map Amendment for Henson Creek-South Potomac Planning Area

BACKGROUND

Location: South side of Oxon Hill Road 3960 feet east of the intersection of Indian Head Highway and Oxon Hill Road

Size: 2.94 acres

Existing Uses: Office

Proposal: This application is for a departure from parking and loading requirements associated with a use change to an existing office building on Oxon Hill Road. This application proposes a conversion of 16,388 square feet of vacant space to medical office. The proposal is required by Section 27-568 (Part II of Subtitle 27) to provide 311 parking spaces for 3,555 square feet of medical office (1ps/200sf). The full building requirement is 388 spaces of which the applicant can reasonably provide 244 total spaces; requiring a departure of 94 parking spaces.

GENERAL PLAN, MASTER PLAN AND SMA

- 2014 General Plan: This application is located adjacent to the National Harbor Regional Transit Center.
- Master Plan: The 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*
- Planning Area/
Community: PA 76B/South Potomac
- Land Use: Office
- Environmental: Refer to Environmental Planning Section referral for conformance with the Green Infrastructure Plan.
- Historic Resources: There are no historic resources located on the subject property.
- Transportation: Bicycle lanes and sidewalks are recommended along Oxon Hill Road
- Public Facilities: There are no public facilities proposed on the subject property.
- Parks & Trails: There are no parks recommended on to the subject property.
- SMA/Zoning: The 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* retained the C-O Zone

PLANNING ISSUES

None



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
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www.mncppc.org/pgco

May 30, 2014

MEMORANDUM

TO: Taslima Alam, Senior Planner, Zoning Section

VIA: Ruth Grover, ^{RJ}Planner Coordinator, Urban Design Section

FROM: Jill Kosack, Senior Planner, Urban Design Section *JK*

SUBJECT: Departure from Parking and Loading Standards DPLS-404
Riverside Office Building – 6196 Oxon Hill Road

The Urban Design Section has reviewed the information provided on the Departure from Parking and Loading Standards application referenced above. The subject 2.94-acre property in the Commercial-Office (C-O) Zone is currently developed with a 70,069-square-foot, six-story office building. The site, also known as 6196 Oxon Hill Road, Oxon Hill, Maryland, is located on the south side of Oxon Hill Road approximately 3,960 feet east of its intersection with Indian Head Highway.

URBAN DESIGN REVIEW

The existing office building was originally built in 1987 and has since been operating with permitted bank, office and medical office uses. At this time, the applicant intends to convert current vacant square footage to a medical office use, which has a higher parking requirement than general office uses. The existing 244-space parking lot on-site does not provide sufficient parking spaces to meet the Zoning Ordinance requirements, resulting in the departure request for 94 of the 338 required parking spaces. The applicant asserts that the departure is justified because there is no space on-site to provide additional parking spaces. The applicant provided a Parking Demand Study that demonstrated that the existing parking would be sufficient for the existing and proposed uses. The Urban Design Section would suggest that the applicant is correct that the existing parking lot cannot be redesigned to provide the additional required parking spaces and suggests that the Zoning Section review the Parking Demand Study to confirm its findings.

ARCHITECTURAL REVIEW

No architectural review is being provided by the Urban Design Section for the subject project because architecture is not an issue for the subject departure application.

LANDSCAPE MANUAL

The application is exempt from the 2010 *Prince George's Landscape Manual* pursuant to Section 1.1 (b) which states:

Existing conditions on developed sites not in conformance with the requirements of this manual that were otherwise lawful on December 13, 2010, and not the subject of any building or grading permit, may continue as a matter of right.

TREE CANOPY COVERAGE

The subject application is exempt from the requirements of the Tree Canopy Coverage Ordinance as it will not result in excess of 5,000 square feet of disturbance to the site.

RECOMMENDATION

Based on the above analyses, the Urban Design Section has no specific recommendations regarding the subject application.

May 12, 2014

MEMORANDUM

TO: Taslima Alam, Senior Planner, Zoning Section
FROM: Debbie Gallagher, Information and Permit Review Supervisor
SUBJECT: 6196 Oxon Hill – Riverside Office Building (DPLS-404)

1. The site plan has been revised and now demonstrates a loading space added to the rear left of the building that does not have the required access out due to the drive through that has been added. The circulation pattern for the loading spaces must be provided on the site plan. A sign should be put up at that corner stating no loading access beyond this point.
2. The site appears to also have two loading spaces in the front of building that was previously shown as a fire lane. I am not sure if that fire lane is a requirement however, if it will be designated loading the spaces must be the size requirements of Part 11 of the Prince Georges County Zoning Ordinance.
3. Section 27-559 (b) requires all compact parking spaces to be labeled as such in the field.
4. A van space for the physically handicap must be provided at 16 by 19 in size. If one of the spaces provided is for a van it shall be labeled as such.
5. The review of this referral does not include the review of any signs.



Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

James T. Smith, Jr., *Secretary*
Melinda B. Peters, *Administrator*

June 10, 2014

Re: Prince George's County
MD 414
Riverside Office Building
SHA Tracking No. 14APPG029XX
Parking Study
Mile Point 1.45

Ms. Taslima Alam
M-NCPPC – Development Review Division
Zoning Section
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772



Dear Ms. Alam:

Thank you for the opportunity to review the Parking Demand Study Report prepared by Lenhart Traffic Consulting, Inc., dated January 8, 2014, for the existing Riverside Office Building in Prince George's County, Maryland. The Maryland State Highway Administration (SHA) review is complete and we are pleased to respond.

The review determined the major report findings and the SHA comments and conclusions are as follows:

- Access to the 70,069 square foot commercial office building is proposed via one (1) existing driveway along MD 414.
- The study did not analyze any intersections under existing, background and future conditions.
- The report concludes that the property has sufficient parking to lease the vacant 16,388 square feet entirely as medical office/clinic type users. There is justification to reduce the required 338 parking spaces by 94 to 224 parking spaces.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional parking analyses. If you have any questions or


My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Ms. Taslima Alam
14APPG029XX
Page No. 2
June 10, 2014

comments regarding the enclosed comments, please contact Mr. Jack A. Goode, II at (301) 881-2545 or via email at jgoode@amtengineering.com.

Sincerely,


Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/er/jg

cc: Mr. Pranoy Choudhury, SAH AMD
Mr. Jack A. Goode, II, A. Morton Thomas & Associates, Inc.
Mr. Michael M. Lenhart, Lenhart Traffic Consulting, Inc.
Mr. Venu Nemani, SHA, District 3 - Traffic
Ms. Erica Rigby, SHA, AMD

Lenhart Traffic Consulting, Inc.
Transportation Planning & Traffic Engineering

DPLS-404

Memorandum:

Date: January 8, 2014

TO: Mr. Marvin R. Lang
Guardian Realty Investors, LLC
6000 Executive Boulevard, Suite 400
North Bethesda, MD 20852

FROM: Mike Lenhart

RE: 6196 Oxon Hill Road - Oxon Hill, Maryland (Parking Demand Study)

Mr. Lang:

As requested, Lenhart Traffic Consulting, Inc. has conducted a parking demand study for 6196 Oxon Hill Road, located along the south side of Oxon Hill Road approximately 1/3 mile east of Livingston Road in Oxon Hill, Maryland. A copy of the site plan is shown on Exhibit 1.

The property contains a six (6) story building. A tenant list is contained on Exhibit 2. The building contains a total of approximately 70,069 square feet of leasable area that is currently approximately 53,681 square feet currently occupied (77% occupancy / 23% vacancies). Of the currently occupied space, approximately 11% is used as general office space, 61% is used as medical office/clinic space, and 5% is the PNC bank.

It is understood that you are interested in making the vacant space available to other medical office/clinic type uses to build upon the synergy of the existing 42,769 square feet of medical office users that are currently leasing space in the building. The purpose of this parking demand study is to identify the current parking demand and the remaining parking spaces that would be available to serve future tenants.

The site currently has a total of 244 marked parking spaces with a total of eight (8) handicap parking spaces. One (1) handicap parking space is located in the front of the building along with signage indicating that the majority of handicap spaces are located at the rear entrance of the building. This translates into a parking supply ratio of 3.48 parking spaces per 1,000 square feet of floor area (70,069 square feet).

Parking demand counts were conducted from 10 AM to 3 PM on Monday December 16, 2013, Wednesday December 18, 2013, and Thursday December 19, 2013. Exhibit 3 contains the results of the parking demand study. Exhibit 4 shows a bar graph of the parking demand for the existing tenants.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

DPLS-404

The parking demand study revealed that the maximum parking demand for the existing tenancy was 155 parked vehicles. With a total of 244 parking spaces, there remains a surplus of 89 parking spaces to serve the 16,388 square feet of vacancies. Based on a total of 53,681 square feet that is currently occupied, this translates into a parking demand ratio of 2.89 parked vehicles per 1,000 square feet. The maximum parking demand for the site was observed to occur between 10:30 and 11:00 AM on all three weekdays.

Based on the results of the parking demand study:

- The building has a parking supply ration of 3.48 spaces per 1,000 square feet.
- The 70,069 square foot building is 77% occupied. Approximately 23% of the building is currently vacant, and 61% of the total floor area is currently leased to medical office/clinic type uses.
- The existing occupied space within the building (53,681 square feet) is currently experiencing a parking demand of 2.89 spaces per 1,000 square feet. Well below the existing parking supply of 3.48 spaces per 1,000 square feet.
- The vacant space in the building is approximately 16,388 square feet.
 - If the entire 16,388 square feet were leased to medical office uses, the parking code (Section 27-568) would specify a code requirement of one space per 200 square feet. This would require a total of 82 parking spaces needed to satisfy code for 100% of the vacant space to be leased as medical office/clinic.
 - The parking demand study confirmed that there are at least 89 vacant parking spaces available on-site at the peak period. Therefore, if the existing 16,388 square feet of vacant space were leased to medical users, then 82 of those 89 available spaces would be required to satisfy code requirements.
 - This would leave at least 7 parking spaces as surplus parking.
 - Based on the existing parking demand study, it is apparent that the existing medical office uses are generating significantly less than five (5) spaces per 1,000 square feet. As noted above, the building is currently 61% medical office uses and the actual parking demand is 2.89 spaces per 1,000 square feet of occupancy. If the entire 16,388 square feet were leased as medical office and the uses continue to generate 2.89 parked cars per 1,000 square feet, then the actual parking demand for the remaining 16,388 square feet would be 48 spaces. Again, there are 89 spaces available for this area, therefore there would be sufficient parking and a surplus of 41 spaces at 100% occupancy.
 - Whether the 16,388 square feet is evaluated at code (5 per 1,000) or at the measured demand (2.89 per 1,000), there is sufficient parking and would be surplus spaces at 100% occupancy.
- Based on this information, the 16,388 square feet of currently vacant space can be fully leased to medical office/clinic type users and the site would still have a surplus of parking spaces.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

DPLS-404

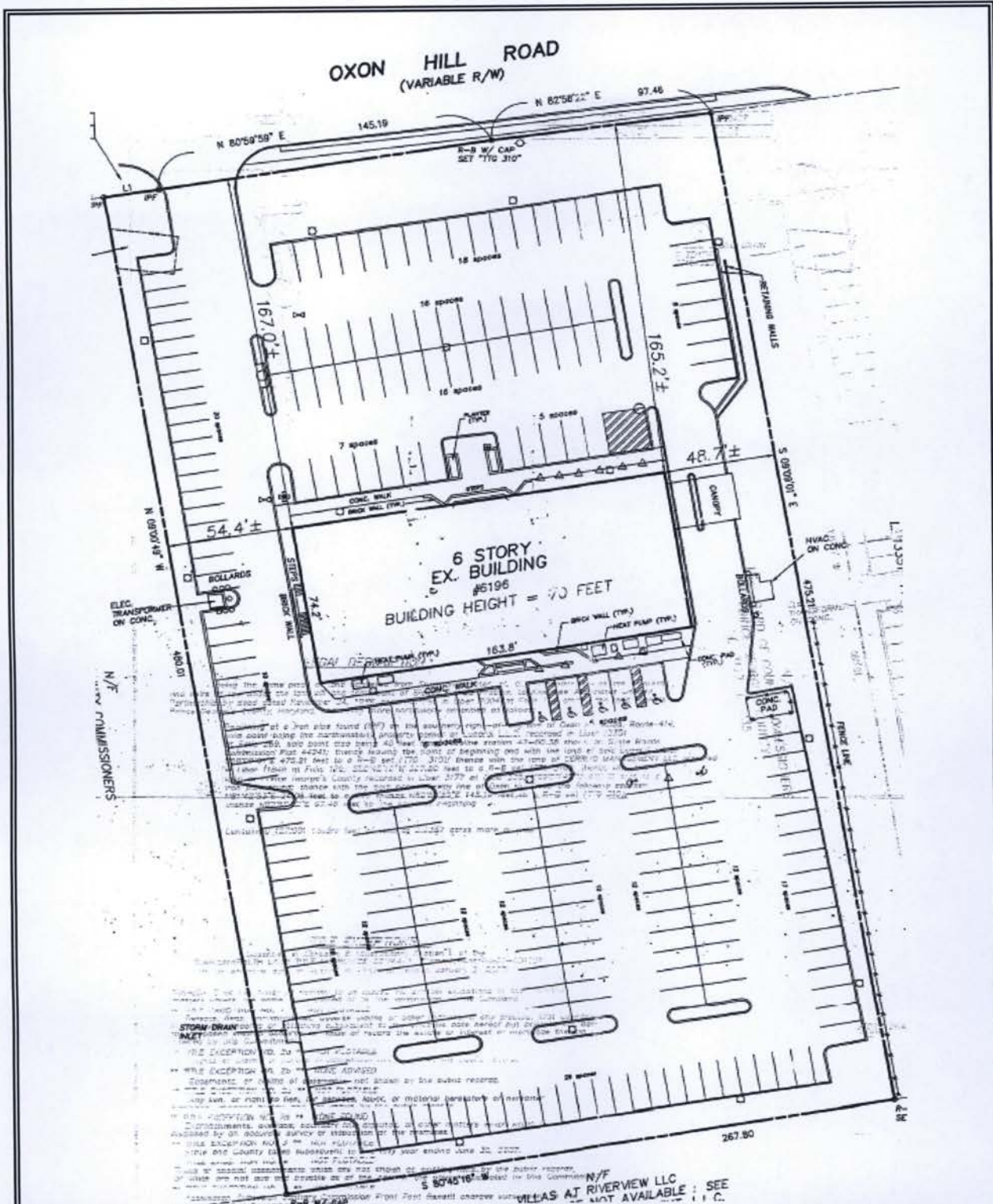
We have also compared this information to the Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition. The Parking Generation Manual contains parking information for Medical-Dental Office Building (Land Use 720) for comparison to this property (See Appendix A for ITE info).

- The ITE parking information is based on a study of 86 similar medical office buildings with an average square footage of 57,000 square feet.
- The ITE parking studies show that the average peak parking demand is 3.2 vehicles per 1,000 square feet
- The ITE's 95th percent confidence interval is 2.94 to 3.46 vehicles per 1,000 square feet. This means that 95% of all the ITE studies had a parking demand ranging from 2.94 to 3.46 vehicles per 1,000 square feet.
- The property at 6196 Oxon Hill Road has a parking supply of 3.48 spaces per 1,000 square feet. Therefore, the parking supply exceeds the ITE average peak parking demand and satisfies ITE's 95th percent confidence range.
- The ITE Parking Generation Manual has a Parking Demand Equation as follows:
 - $P = 3.40 \times (\text{ksf}) - 13$
 - For an overall building of 70,069 square feet, the resulting ITE Parking Equation would yield a total of 226 parking spaces for 6196 Oxon Hill Road. The site currently has 244 parking spaces which exceeds the ITE Parking Demand Equation.

In conclusion, the results of the parking demand study and an evaluation of the ITE Parking Generation Manual reveal that the property has sufficient parking to lease the vacant 16,388 square feet entirely as medical office/clinic type users. Furthermore, based on the surplus parking spaces and the ITE Parking Generation Manual, it is our opinion that there is sufficient parking supply to allow any potential future tenant turnover such that the entire building could be leased as medical office/clinic in the event that market conditions should arise.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Michael Lenhart, P.E., PTOE



Lenhart Traffic Consulting, Inc.
 Traffic Engineering & Transportation Planning

Site Plan

Exhibit
 1

| <u>Tenant</u> | <u>Suite</u> | <u>Vacant</u> | <u>Office</u> | <u>Medical</u> | <u>Bank</u> | <u>Comment</u> |
|-----------------------------|--------------|---------------|---------------|----------------|-------------|---------------------------------------|
| PNC Bank | 100 | 0 | 0 | 0 | 3,555 | |
| Washington Open MRI, Inc. | 110 | 0 | 0 | 2,000 | 0 | Open MRI center |
| Avon Products, Inc. | 120 | 0 | 1778 | 0 | 0 | Training center |
| Haven Realty | 125 | 0 | 722 | 0 | 0 | |
| Vacant | 130 | 911 | 0 | 0 | 0 | |
| Dr. Rosario Dancel | 150 | 0 | 0 | 700 | 0 | Pediatrician |
| Vacant | 170 | 725 | 0 | 0 | 0 | |
| Paradeep Srivastava, MD | 200 | 0 | 0 | 1,609 | 0 | Cardiologist |
| Decalo Medical Group, Inc. | 210 | 0 | 0 | 4,618 | 0 | Pain Management clinic / Weight loss |
| Dr. Shoba Chidambaram | 220 | 0 | 0 | 900 | 0 | Neurology |
| Vacant | 240 | 889 | 0 | 0 | 0 | |
| Dr. Jafar Nazemian | 250 | 0 | 0 | 806 | 0 | Family Practice |
| Trinity Therapeutic Ctr. | 260 | 0 | 0 | 699 | 0 | Social Work Therapy / pshycologist |
| Dr. Andrew Choi | 270 | 0 | 0 | 1,407 | 0 | Chiropractic medical practice |
| Dr. Jamshid M. Taheri | 290 | 0 | 0 | 970 | 0 | General Practice / general surgery |
| Preventative Care Network | 300 | 0 | 0 | 1,514 | 0 | General family practice physician |
| Eric G. Dawson, MD | 310 | 0 | 0 | 2,696 | 0 | General Practice / Orthopedic Surgery |
| Family Matters of Wash. | 340 | 0 | 2905 | 0 | 0 | |
| William C. McCaskill | 360 | 0 | 909 | 0 | 0 | Attorney |
| Dr. Amir Arasta | 370 | 0 | 0 | 971 | 0 | Chiropractor |
| Vacant | 385 | 750 | 0 | 0 | 0 | |
| Marleen E. Williamson DDS | 390 | 0 | 0 | 2,506 | 0 | Dental |
| Dr. Hamid R. Quaraishi | 430 | 0 | 0 | 4,071 | 0 | Orthopedic Surgery |
| Dr. Narieman Nik | 440 | 0 | 0 | 1,680 | 0 | Ophthalmologists |
| Vacant | 445 | 3,848 | 0 | 0 | 0 | |
| Nat'l Rehab (Medstar Hlth.) | 450 | 0 | 0 | 2,222 | 0 | Rehabilitation |
| Crawford Green | 500 | 0 | 0 | 2,297 | 0 | Cardiologist |
| Vacant | 510 | 1,993 | 0 | 0 | 0 | |
| Vacant | 511 | 1,607 | 0 | 0 | 0 | |
| Dr. Shantha Murthy | 520 | 0 | 0 | 1,858 | 0 | Infection Disease medicine |
| Vacant | 540 | 3,904 | 0 | 0 | 0 | |
| Vacant | 600 | 1,761 | 0 | 0 | 0 | |
| Dr. Joan Redfearn | 610 | 0 | 0 | 2,823 | 0 | OBGYN Geonocology |
| Gregory Ross | 620 | 0 | 1043 | 0 | 0 | |
| Lauren Rodgers, MD | 630 | 0 | 0 | 1,384 | 0 | OBGYN |
| Jonathan McCone Jr., MD PC | 640 | 0 | 0 | 1,499 | 0 | Colonoscopy |
| Dental Care Alliance, LLC | 650 | 0 | 0 | 3,539 | 0 | Dental |
| Totals: | | 16,388 | 7357 | 42,769 | 3,555 | |
| | | [23%] | [11%] | [61%] | [5%] | |

Currently Occupied = 53,681
 Total Floor Area (at 100% Occupancy) = 70,069 (77% Occupancy)

| | | |
|---|-------------|--------------|
| Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning | Tenant List | Exhibit 2 |
|---|-------------|--------------|

| | Monday | Wednesday | Thursday |
|----------|------------|------------|------------|
| Time | 12/16/2013 | 12/18/2013 | 12/19/2013 |
| 10:00 AM | 135 | 142 | 139 |
| 10:30 AM | 140 | 146 | 153 |
| 11:00 AM | 150 | 155 | 147 |
| 11:30 AM | 143 | 137 | 145 |
| 12:00 PM | 140 | 133 | 137 |
| 12:30 PM | 119 | 129 | 124 |
| 1:00 PM | 145 | 148 | 143 |
| 1:30 PM | 146 | 141 | 141 |
| 2:00 PM | 143 | 148 | 145 |
| 2:30 PM | 137 | 139 | 144 |
| 3:00 PM | 139 | 144 | 136 |

Maximum Demand: 150 155 153

Parking Supply: 244 244 244

Parking Demand per Occupied 1,000 sq ft: 2.79 2.89 2.85

| | | | | |
|--|----|----|----|-------------------------|
| Remaining Spaces Available at Peak Parking Demand: | 94 | 89 | 91 | |
| Parking Required for 16388 square feet of vacant medical office: | 82 | 82 | 82 | (at 1 space per 200 sf) |
| Surplus Parking Spaces at full vacancy: | 12 | 7 | 9 | |

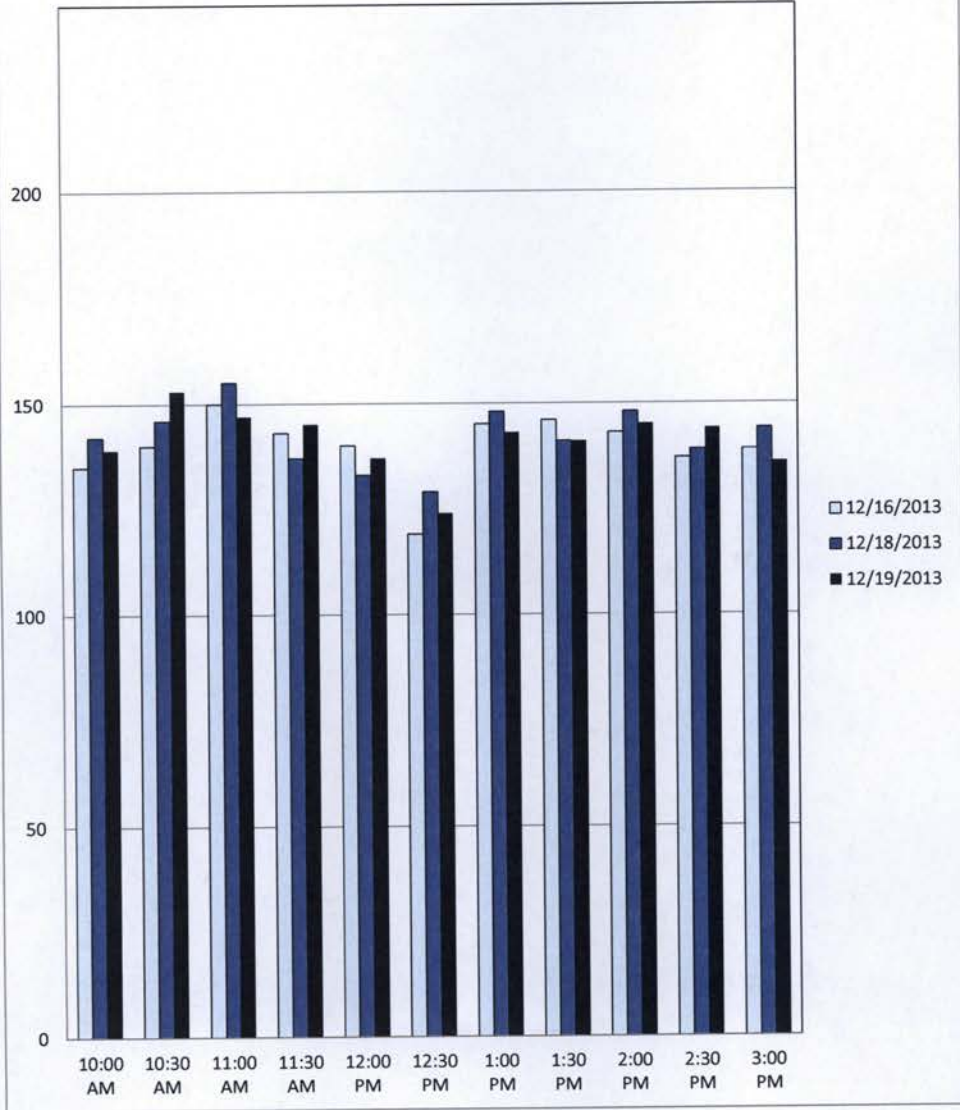
NOTES:

Monday, December 16, 2013
 Wednesday, December 18, 2013
 Thursday, December 19, 2013

53,681 sq ft Occupied in December of 2013

| | | |
|---|--|----------------------|
| Parking Survey | Parking Survey (Date of Counts -- December, 2013) | Exhibit 3 |
| Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning | | |

Parking Demand Results

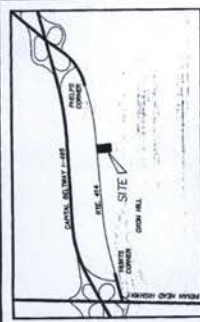


| | | |
|---|--|----------------------|
| Parking Survey | Parking Demand Results (Date of Counts -- December, 2013) | Exhibit 4 |
| Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning | | |

Appendix A

Supplemental Information

DPLS-404



SURVEYOR'S CERTIFICATE
STATE OF MARYLAND
COUNTY OF PRINCE GEORGES

1. THE UNDERSIGNED, BEING A LICENSED SURVEYOR OF THE STATE OF MARYLAND, HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED LANDS AND THAT I AM THE AUTHOR OF THE SURVEY AND THE INSTRUMENT THEREON AND THAT I AM A MEMBER OF THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS.

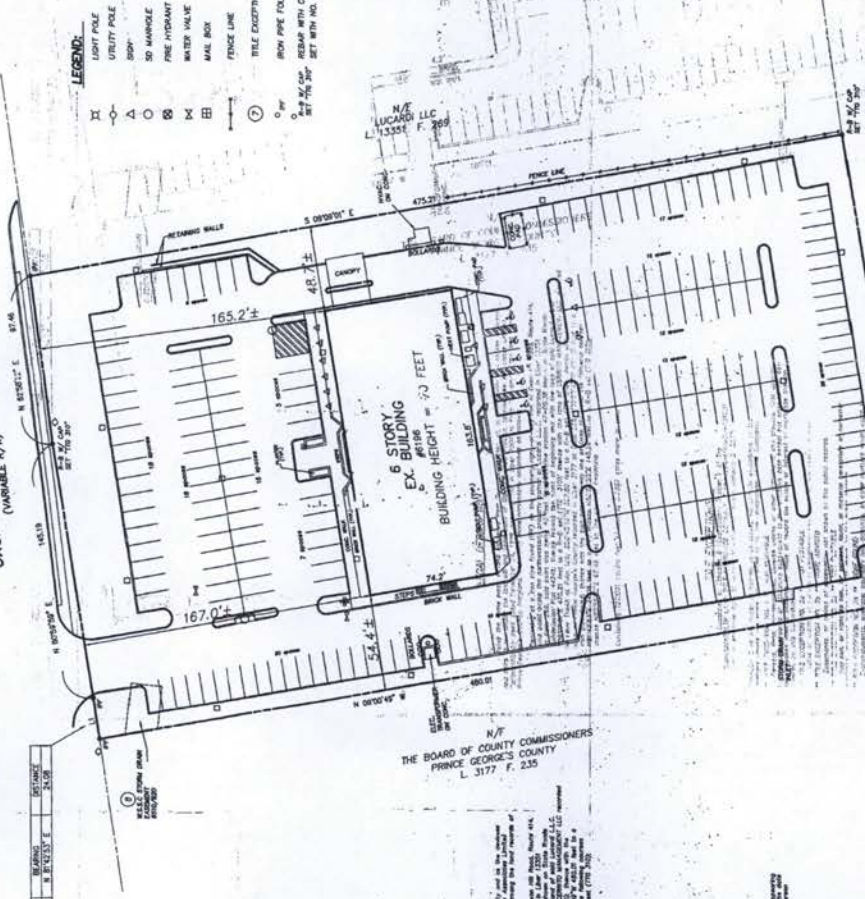
2. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND I AM A MEMBER OF THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS.

3. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND I AM A MEMBER OF THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS.

4. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND I AM A MEMBER OF THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS.

5. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND I AM A MEMBER OF THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS.

- LEGEND:**
- X LIGHT POLE
 - UTILITY POLE
 - 50 MARKS
 - 100 MARKS
 - 200 MARKS
 - 300 MARKS
 - 400 MARKS
 - 500 MARKS
 - 600 MARKS
 - 700 MARKS
 - 800 MARKS
 - 900 MARKS
 - 1000 MARKS
- FILE EXCEPTION:**
- IRON PIPE FOUND
 - REMAINS WITH CAP
 - SET WITH THE ATTACHED
 - SET WITH THE ATTACHED



THE BOARD OF COUNTY COMMISSIONERS
PRINCE GEORGES COUNTY
L. 3177 F. 235

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT AND TRACT OF LAND... [Detailed legal description text]

TITLE EXCEPTIONS

- 1. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED EASEMENTS, RIGHTS OR INTERESTS THAT MAY AFFECT THE SURVEYED PROPERTY.
- 2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED ENCUMBRANCES, LIENS OR OTHER RIGHTS THAT MAY AFFECT THE SURVEYED PROPERTY.
- 3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED DEEDS, AGREEMENTS, OR OTHER INSTRUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.
- 4. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY AFFECT THE SURVEYED PROPERTY.
- 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED RIGHTS OF WAY, EASEMENTS, OR OTHER RIGHTS THAT MAY AFFECT THE SURVEYED PROPERTY.



1-17-07
DATE

ALTA/ACSM LAND TITLE SURVEY
PROPERTY OF
RIVERVIEW ASSOC. LIMITED PARTNERSHIP
SCALE: 1"=30'
DATE: SEPTEMBER 16, 2007
BY: [Surveyor Name]



THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED EASEMENTS, RIGHTS OR INTERESTS THAT MAY AFFECT THE SURVEYED PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNRECORDED ENCUMBRANCES, LIENS OR OTHER RIGHTS THAT MAY AFFECT THE SURVEYED PROPERTY.

Land Use: 720 Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. Clinic (Land Use 630) is a related use.

Database Description

The database consisted of a mix of urban and suburban sites. Parking demand rates at the suburban sites were similar to those at urban sites and, therefore, the data were combined and analyzed together.

- Average parking supply ratio: 4.0 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (77 study sites).

The two study sites with weekend parking demand observations had Saturday peak demand rates 18 and 25 percent less than the weekday peak demand rates for the same study sites.

The following table presents the time-of-day distribution of parking demand, based on data from sites with at least five hours of continuous count data.

| Based on Vehicles per 1,000 sq. ft. GFA | Weekday | |
|--|------------------------|------------------------|
| | Percent of Peak Period | Number of Data Points* |
| Hour Beginning | | |
| 12:00-4:00 a.m. | - | 0 |
| 5:00 a.m. | - | 0 |
| 6:00 a.m. | - | 0 |
| 7:00 a.m. | 18 | 2 |
| 8:00 a.m. | 64 | 3 |
| 9:00 a.m. | 85 | 17 |
| 10:00 a.m. | 100 | 19 |
| 11:00 a.m. | 100 | 19 |
| 12:00 p.m. | 88 | 19 |
| 1:00 p.m. | 81 | 19 |
| 2:00 p.m. | 90 | 18 |
| 3:00 p.m. | 93 | 18 |
| 4:00 p.m. | 86 | 17 |
| 5:00 p.m. | 52 | 11 |
| 6:00 p.m. | 63 | 1 |
| 7:00 p.m. | - | 0 |
| 8:00 p.m. | - | 0 |
| 9:00 p.m. | - | 0 |
| 10:00 p.m. | - | 0 |
| 11:00 p.m. | - | 0 |

* Subset of database

Future studies should include data on the number of doctors working at a study site.

Land Use: 720 Medical-Dental Office Building

DPLS-404

Study Sites/Years

Canada:

Coquitlam, BC (1992)

United States:

Skokie, IL (1963); Evanston, IL (1972); Munster, IN (1978); Overland Park, KS (1978); San Antonio, TX (1982); Cincinnati, OH (1986); Anaheim, CA (1988); Laguna Niguel, CA (1989); Fullerton, CA (1990); Garden Grove, CA (1990); Towson, MD (1991); Towson, MD (1992); Evesham, NJ (2002); Irvine, CA (2003); Irvine, CA (2004); Berlin, NJ (2004); Livermore, CA (2004); Thousand Oaks, CA (2005); Palo Alto, CA (2006); Pleasanton, CA (2006); Pasadena, CA (2006); Burbank, CA (2006); Encino, CA (2006); Los Angeles, CA (2006); Alpharetta, GA (2006); Atlanta, GA (2006); Geneva, IL (2006); Orian Park, IL (2006); Evergreen Park, IL (2006); Palos Heights, IL (2006); Oak Lawn, IL (2006); Elgin, IL (2006); La Grange, IL (2006); Hoffman Estates, IL (2006); Chicago, IL (2006); Naperville, IL (2006); Barrington, IL (2006); Huntley, IL (2006); Woodstock, IL (2006); Crystal Lake, IL (2006); Algonquin, IL (2006); Joliet, IL (2006); Indianapolis, IN (2006); Carmel, IN (2006); Zionsville, IN (2006); Tampa, FL (2006); Plymouth, MN (2006); Wayzata, MN (2006); Golden Valley, MN (2006); Lancaster, PA (2006); Chambersburg, PA (2006); Wayne, PA (2006); Chelmsford, MA (2006); Westford, MA (2006); Peoria, IL (2007); Santa Barbara, CA (2007); Aliso Viejo, CA (2008); Irvine, CA (2008); Thousand Oaks, CA (2009)

4th Edition Source Numbers

1005, 1008, 1010, 1015, 1116, 1128, 1133

Land Use: 720 Medical-Dental Office Building

**Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a Weekday**

| Statistic | Peak Period Demand |
|------------------------------------|--|
| Peak Period | 10:00 a.m.–12:00 p.m.; 2:00–3:00 p.m. |
| Number of Study Sites | 86 |
| Average Size of Study Sites | 57,000 sq. ft. GFA |
| Average Peak Period Parking Demand | 3.20 vehicles per 1,000 sq. ft. GFA |
| Standard Deviation | 1.22 |
| Coefficient of Variation | 38% |
| 95% Confidence Interval | 2.94–3.46 vehicles per 1,000 sq. ft. GFA |
| Range | 0.96–5.65 vehicles per 1,000 sq. ft. GFA |
| 85th Percentile | 4.27 vehicles per 1,000 sq. ft. GFA |
| 33rd Percentile | 2.68 vehicles per 1,000 sq. ft. GFA |

