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Detailed Site Plan

Salubria Center

DSP-23015

REQUEST	STAFF RECOMMENDATION
Physical site improvements for a new eating and drinking establishment with drive-through service, a day care center for children, and reconfiguration of the existing parking lot.	With the conditions recommended herein: <ul style="list-style-type: none"> • APPROVAL of Detailed Site Plan DSP-23015 • APPROVAL of Type 2 Tree Conservation Plan TCP2-015-12-03

Location: In the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard.	
Gross Acreage:	9.14
Zone:	IE
Prior Zone:	M-X-T
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	0
Gross Floor Area:	129,284 sq. ft. +/-
Planning Area:	80
Council District:	08
Municipality:	None
Applicant/Address: Pinnacle Harbor L.L.C. 2405 York Road, Suite 201 Lutherville Timonium, MD 21093-2264	
Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org	



Planning Board Date:	07/25/2024
Planning Board Action Limit:	70 DAYS: 07/29/2024
Staff Report Date:	07/11/2024
Date Accepted:	05/20/2024
Informational Mailing:	05/25/2023
Acceptance Mailing:	05/13/2024
Sign Posting Deadline:	06/25/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-23015
Type 2 Tree Conservation Plan TCP2-015-12-03
Salubria Center

The Urban Design staff have reviewed the application for the subject property and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

The subject property is within the Industrial, Employment (IE) Zone. It was previously located within the prior Mixed Use-Transportation Oriented (M-X-T) Zone. On March 26, 2024, the Prince George's County Council adopted Prince George's County Council Resolutions CR-22-2024 and CR-25-2024. These resolutions extended the two-year overlap period of the prior (effective before April 1, 2022) and current Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations, from April 1, 2024, to April 1, 2026. The applicant has chosen to proceed with development under the provisions of the prior Zoning Ordinance, as allowed by Section 27-1900 of the Zoning Ordinance. The applicant's proposed detailed site plan application meets the prerequisites for proceeding under the prior Zoning Ordinance, as outlined in Sections 27-1903 and 27-1904 of the Zoning Ordinance. Accordingly, staff have reviewed the subject application under the property's former M-X-T zoning, and the standards and procedures of the prior Zoning Ordinance. Staff considered the following criteria in reviewing this detailed site plan:

- a. The requirements of the prior Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone and the site design guidelines;
- b. The requirements of Zoning Map Amendment A-9882-C;
- c. The requirements of Conceptual Site Plan CSP-11006-01;
- d. The requirements of Preliminary Plan of Subdivision 4-23013;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

- g. The requirements of the Prince George’s County Tree Canopy Coverage Ordinance;
- h. Referral comments; and
- i. Community Feedback.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommend the following findings:

- 1. **Request:** Physical site improvements for a new eating and drinking establishment with drive-through service, a day care center for children, and reconfiguration of the existing parking lot.
- 2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	IE (Prior M-X-T)	M-X-T
Use(s)	Office/Medical Office	Eating and drinking establishment with drive-through service, a day care center for children, and 3,716 sq. ft. office/medical office
Parcels	3	3
Gross Acreage	9.14	9.14
Total Gross Floor Area	116,284 sq. ft.	129,284 sq. ft.

Floor Area Ratio (FAR) in the M-X-T Zone

Base FAR Permitted	0.40
Total FAR Permitted	0.40
Total FAR Proposed	0.32

Note: *The total proposed gross floor area of the project is 520,000 square feet, based on the total net acreage of 48.29, which results in a total FAR of approximately 0.25.

Parking Spaces

REQUIRED*	PROVIDED*
Office – 29,084 sq. ft.	478 (including 12 handicapped-accessible)
Medical Office – 87,200 sq. ft.	
Day Care for Children – 163 Children	
Eating and drinking establishment with drive-through – 92 seats / 1,370 sq. ft.	
Bicycle Spaces	14
Loading Spaces	2

Note: *Per Sections 27-574 and 27-583 of the prior Prince George’s County Zoning Ordinance, there is no specific required number of parking or loading spaces in the Mixed Used-Transportation Oriented (M-X-T) Zone. The applicant has included an analysis to be approved by the Prince George’s County Planning Board. See Finding 7f for a discussion of the parking analysis.

3. **Location:** The subject property is located at the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210, in Planning Area 80 and Council District 8. The property is also located on Tax Map 104, Grids F1 and F2, and on Tax Map 105, Grids A1 and A2. The property is known as Parcels 1, 2,3, and 5 of Salubria. Parcel 1 was recorded in Plat Book MMB 237 Plat No. 68 of the Prince George’s County Land Records, in March 2013; Parcels 2 and 3 were recorded in Plat Book SJH 241 Plat No. 94, in February 2015; and Parcel 5 was recorded in Plat Book ME 254 Plat No. 71, in July 2020.

4. **Surrounding Uses:** To the north of the subject property is the Oxon Hill Park and Ride Lot, with a bus bay for the Washington Metropolitan Area Transit Authority bus services in the Industrial, Employment (IE) Zone, formerly the Planned Industrial/Employment Park (I-3) Zone. To the east of the subject property is MD 210 and multifamily development (Wilson Bridge Condominium) in the Residential, Multifamily-20 (RMF-20) Zone, formerly the Multifamily Medium Density Residential (R-18) Zone. To the west of the subject property is Oxon Hill Road, and beyond is the Oxon Hill Manor Historic Site (80-001) in the Reserved Open Space (ROS) Zone, formerly labelled as R-O-S. To the south of the subject property is the Tanger Outlet Center in the M-X-T Zone.

5. **Previous Approvals:** The subject site for Detailed Site Plan DSP-23015 is a combination of four parcels. The northern most 21.23-acre parcel is part of a 35-acre parcel, previously zoned I-3 with an approved Conceptual Site Plan CSP-87024, Preliminary Plan of Subdivision (PPS) 4-88087 (PGCPB Resolution No. 88-254), and DSP-88069 (PGCPB Resolution No. 88-424). This provided for the development of less than 250,000 square feet of office space, or 530,000 square feet of light industrial space, with additional transportation. The remaining southernmost acres were previously zoned Rural Residential (R-R).

On May 24, 1994, Zoning Map Amendment A-9882-C was approved by the Prince George's County District Council (Zoning Ordinance 35-1994), to rezone the I-3 and R-R properties (totaling 54.7 acres) to the M-X-T Zone. A-9882-C was amended by the District Council (Zoning Ordinance 15-2012) on October 16, 2012.

CSP-11006 was approved by the Planning Board on January 12, 2012 (PGCPB Resolution No. 12-04(C)), for up to 460,000 square feet of retail and hotel development. This CSP was reviewed and approved by the District Council on October 16, 2012 (Zoning Ordinance No. 16-2012). The subject site had an approved Stormwater Management (SWM) Concept Plan, 40537-2003.

PPS 4-11028, with Type 1 Tree Conservation Plan TCP1-014-11-01, was approved by the Planning Board on April 12, 2012 (PGCPB Resolution No. 12-26(C)), for 8 parcels, to support development of 400,000 square feet of retail development, 100,000 square feet of office development, and a 100-room hotel.

On May 17, 2012, DSP-11025, with Type 2 Tree Conservation Plan TCP2-015-12, was approved by the Planning Board (PGCPB Resolution No. 12-40) for 437,721 square feet of retail, office, and hotel development in the M-X-T Zone. This DSP was affirmed by the District Council on October 16, 2012.

DSP-11025-01 was approved by the Planning Board on July 31, 2012 (PGCPB Resolution No. 14-66), for a 53,790-square-foot hotel with 100 rooms, as required by Condition 14 of the amended A-9882-C, and Condition 6 of DSP-11025.

DSP-11025-02 was approved by the Planning Director on October 13, 2013, for the change of signage for Tanger Outlets.

On May 31, 2012, the Planning Board approved Departure from Design Standards DDS-614 (PGCPB Resolution No. 12-41), for a departure from Section 27-558(a) of the prior Zoning Ordinance, to allow a reduced standard nonparallel parking space size of 9 feet in width by 18 feet in length.

On November 14, 2023, the District Council amended the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan), pursuant to Prince George's County Council Resolution CR-106-2023. None of the changes in the minor amendment nor the concurrent sectional map amendment impact the subject property associated with this DSP.

CSP-11006-01 was approved by the Planning Board, on April 11, 2024, to amend CSP-11006 to add a 7.4-acre lot with an existing office building, the development of a new eating and drinking establishment with drive-through service, and a new day care center for children, which is the subject of this DSP application.

6. **Design Features:** The applicant proposes a mixed-use development with commercial and institutional/educational uses. Specifically, an existing office building on Parcel 5, and the proposed eating and drinking establishment with drive-through service, and day care center for children on Parcels 2 and 3, respectively.

The submitted plans show an existing entry/exit point, which is located on the north side of Tanger Boulevard, to access the existing office building and the proposed development projects on Parcels 2 and 3. The plans also show the proposed drive-through vehicle circulation. Drop-off for the day care facility will be on the north side of the proposed building. In addition to the vehicular circulation on-site, the submitted plan displays an internal pedestrian network that connects each of the uses, and a pedestrian connection to the existing Tanger Outlets to the south. Bike racks are located at each of the three buildings. Staff find the pedestrian and bicycle use provided to be acceptable. The plans also show the outdoor play area for the proposed day care center for children.

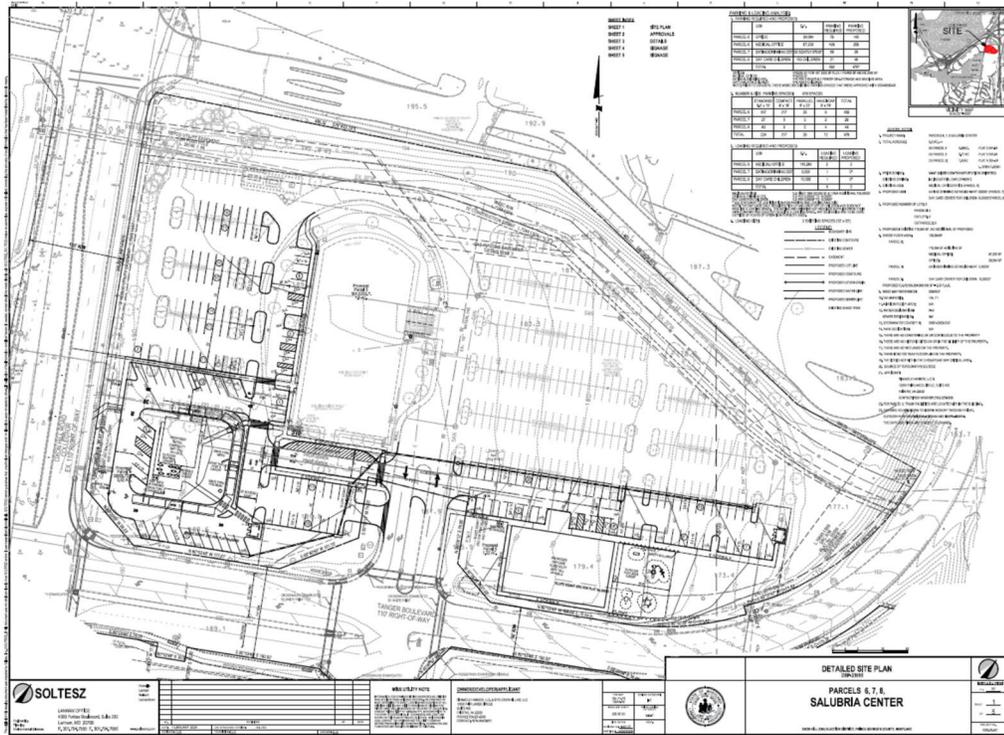


Figure 1: Detailed Site Plan

Architecture

The proposed 2,500-square-foot eating and drinking establishment with drive-through service is a single-story, rectangular-shaped structure with a height of approximately 18 feet. The western façade of the building includes its main entrance. An 11-foot-high metal canopy covers the entry and extends south to cover an outdoor seating area. The overall building consists of a mix of brick veneer and vertical wood siding for a clean modern appearance typical of the Starbucks branded buildings.



Figure 2: Eating and Drinking Establishment Front Elevation

The proposed day care center for children is in the southeast portion of the site. The one-story building is rectangular in shape. The front entrance has a vestibule with a gabled roof. Brick veneer, hardiplank siding, and window fenestration are consistent throughout the building’s four elevations. A 6,292-square-foot outdoor play area is provided to the east of the building. This play area is protected by a 6-foot-high polyvinyl chloride (PVC) fence and divided into two separate play areas by a 4-foot-high PVC fence. One area is designated for pre-school and the other is designated for infants and toddlers. Each play area is equipped with appropriate playground equipment.

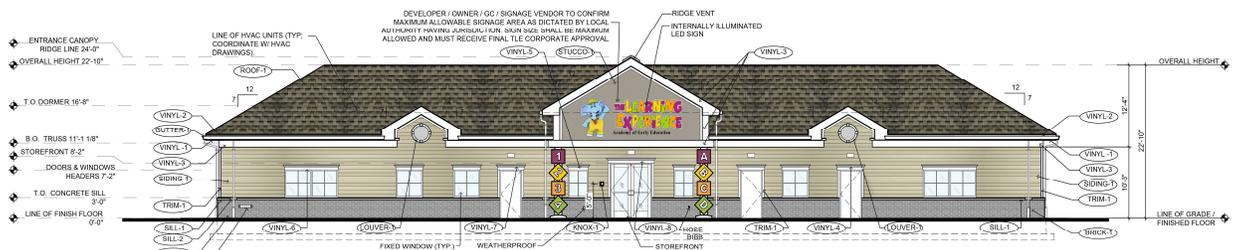
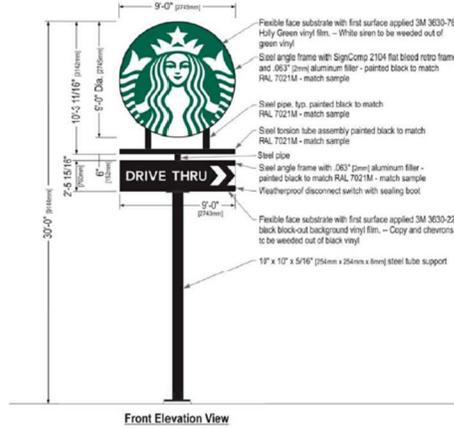


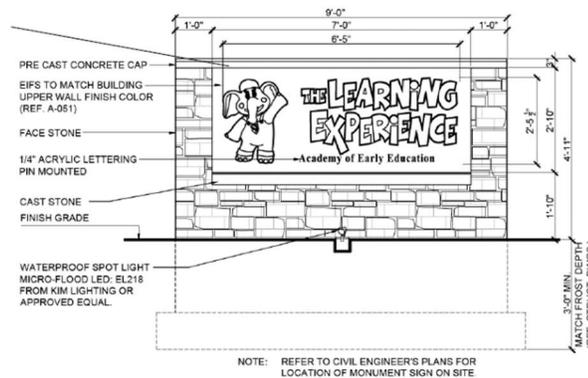
Figure 3: Day Care Center for Children (Front Elevation)

Signage

Signage details have been included with the DSP, which include monument, pylon, canopy-mounted, and building-mounted signs for the proposed day care center and eating and drinking establishment with drive-through service. Within the M-X-T Zone, design standards for signage shall be determined by the Planning Board at the time of DSP review, in accordance with Section 27-613(f)(1) of the prior Zoning Ordinance, for building-mounted signage, and Section 27-614(e) of the prior Zoning Ordinance, for freestanding signage. Staff find that the signage provided is appropriate in size, type, and design, and is typical for the proposed uses.



3 | PYLON DISK DRIVE THRU SIGN, ILLUMINATED



3 MONUMENT SIGNAGE ELEVATION
SCALE: 1/2"=1'-0"

Figure 4: Signage Examples

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-X-T Zone and the site design guidelines of the prior Zoning Ordinance and was found to be in conformance as follows:
 - a. The subject application is in conformance with the requirements of Section 27-547 of the prior Zoning Ordinance, which governs uses in all mixed-use zones.
 - (1) The proposed eating and drinking establishment, with drive-through service, and day care center for children uses are permitted in the M-X-T Zone and were shown on CSP-11006-01.
 - (2) Section 27-547(d) of the prior Zoning Ordinance provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:
 - (d) **At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District**

Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

- (1) Retail businesses;**
- (2) Office, research, or industrial uses;**
- (3) Dwellings, hotel, or motel.**

This DSP application proposes two types of uses, as required, including retail business and office uses. These proposed uses satisfy the mixed-use requirement of Section 27-547(d).

- b. Section 27-548, M-X-T Zone Regulations, of the prior Zoning Ordinance, establishes additional standards for development in this zone. The DSP's conformance with the applicable provisions is discussed as follows:

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development—0.40 FAR; and**
- (2) With the use of the optional method of development—8.0 FAR.**

The subject application does not use the optional method of development. The overall FAR for the site is 0.32, which is lower than the maximum allowed, which is 0.40.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The applicant proposes a mix of allowed uses including an office, an eating and drinking establishment with drive-through services, and a day care center for children. These uses will be located within multiple buildings on three parcels.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

This DSP will approve the regulations for development on this property.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.**

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). This will be discussed further in Finding 11 below.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed development is 0.32, which is below the maximum of 0.40.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

There are no private structures within the air space above, the ground below, or in public rights-of-way, as part of this project. Therefore, this requirement is not applicable to the subject DSP.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

All parcels associated with this DSP will have frontage on, and direct vehicular access to Tanger Boulevard, which is a public street.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive**

living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to

these regulations so long as the modifications conform to the applicable regulations for the particular development.

This regulation is not applicable to the subject DSP because it does not include any townhouse units.

- (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

This requirement is not applicable because this DSP does not include any multifamily buildings.

- (j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

The subject property was placed in the M-X-T Zone through A-9882-C. Therefore, this regulation is not applicable to the subject DSP.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the prior Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows:

- (1) The proposed development is in conformance with the purposes and other provisions of this Division;**

The purposes of the M-X-T Zone are provided in Section 27-542 of the prior Zoning Ordinance. The subject DSP will be in conformance with the purposes and other provisions of the M-X-T Zone. Specifically, this DSP provides for a mixed-use development with retail, day care, and office uses near each other, maximizing the development potential inherent in the location. In addition, the project will promote the orderly development of land within this M-X-T Zone, located in the vicinity of a major interchange.

- (2) **For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

This DSP is not subject to this requirement because the property was placed in the M-X-T Zone through A-9882-C.

- (3) **The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The subject site contains an existing office building and is adjacent to the existing Tanger Outlet Center. This DSP proposes to develop an eating and drinking establishment, with drive-through service, and a day care center for children. Both projects will have an orientation to connect with the existing office building to the north, the existing development along Oxon Hill Road to the west, and the Tanger Outlet Center to the south. The eating and drinking establishment's entrance faces outward, towards Oxon Hill Road. Vehicular access is integrated into the main entrance of the development. The day care center also uses the main vehicular entrance. However, the proposed building entrance is oriented towards the existing building, shielding the drop-off area from Tanger Boulevard while creating a physical connection with the existing development. As a result, both projects are intended to integrate with existing adjacent development physically and visually.

- (4) **The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed eating and drinking establishment with drive-through service and proposed day care center for children will be compatible with the existing office building and existing Tanger Outlet Center. Both are permitted uses within the M-X-T Zone. Both will occupy their own pad sites with surrounding parking area, but will be connected to each other and the existing development in the vicinity via vehicular and pedestrian connectivity, to create a cohesive development.

- (5) **The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The subject site is currently encumbered by an existing office building and is adjacent to the existing Tanger Outlet Center. The proposed improvements will be added to the site, between the two existing developments. The

improvements will include additional sidewalks to provide pedestrian access between the uses and an outdoor seating area amenity adjacent to the eating and drinking establishment. The proposed uses support one another and provide needed services to the surrounding development.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The subject DSP is not staged. Therefore, this requirement is not applicable.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

A convenient and comprehensively designed pedestrian system is provided. There are existing sidewalks along the majority of Oxon Hill Road to the west, and along the north and south sides of Tanger Boulevard. Additional sidewalks and crosswalks are provided internal to the site to connect to the existing and proposed buildings.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The DSP provides sidewalks throughout the site, as well as an outdoor eating area along the southern façade of the proposed eating and drinking establishment building. As discussed in Finding 6, high quality materials have been used in the design and adequate lighting is provided for the site. Landscaping will be provided and further discussed in Finding 11 below. Given the proposed uses of the site, staff find that adequate attention has been paid to the scale, design, and amenities associated with pedestrian activities and gathering areas for people.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending its finding during its review of subdivision plats.**

The subject application is a DSP; therefore, this requirement does not apply.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

Adequacy findings associated with this DSP were made through the Planning Board's approval of PPS 4-23013, on May 23, 2023. Certificate of Adequacy ADQ-2023-020 was approved by the Planning Director on May 10, 2024.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject property of this DSP is 9.14 acres and is not proposed as a mixed-use planned community.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the prior Zoning Ordinance, and as cross-referenced in Section 27-283 of the prior Zoning Ordinance. The guidelines relevant to the review of the DSP are as follows:

Section 27-274 – Design guidelines.

(2) Parking, loading, and circulation.

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**

The applicant has provided a DSP that shows adequate circulation, parking, and loading facilities. There is existing surface parking to the east and west of the existing office building. The proposed buildings to the southwest and southeast of the existing building will add additional parking that serves the proposed uses. However, this additional parking will result in a reconfiguration of a portion of the existing parking lot. Staff find that the additional and reconfigured

parking has been located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars by locating parking internally to the site as much as possible.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To achieve this goal, the following guidelines should be observed:

- (i) Loading docks should be oriented toward service roads and away from major streets or public view; and**
- (ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

Currently, there are two loading spaces provided at the existing office building. The proposed eating and drinking establishment with drive-through service and daycare center would be required to provide a loading space for each use. As described above, given the operation of the facilities, the applicant does not propose additional loading spaces and as provided in Note 3 of the parking and loading analysis, all deliveries will occur outside of normal operating hours for both uses. Given the timing of deliveries and the peak hour parking demand, this will minimize the conflicts with vehicles or pedestrians while still allowing the loading operations to occur. Staff believe that loading operations can occur for the proposed uses without dedicated loading spaces.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

The subject DSP provides safe, efficient, and convenient vehicular and pedestrian circulation. The primary vehicular access is provided via an existing driveway from Tanger Boulevard. A 22-foot access easement has been provided that allows access via a private easement to the eating and drinking establishment and day care center. A truck-turning exhibit was submitted for the eating and drinking establishment and demonstrates that delivery vehicles will be able to maneuver through the site.

The plan includes a network of sidewalks, with striped crosswalks crossing all drive aisles, to facilitate pedestrian movement on site. Sidewalks are provided around the perimeter of all buildings and are adjacent to parking areas, providing convenient access to the existing and proposed buildings.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character...**

A photometric plan has been provided that demonstrates the proposed lighting fixtures will provide adequate illumination and enhance the site's design character. The proposed lighting fixtures will be full cut-off appliances that will be directed towards the subject site to prevent light pollution into the neighboring uses.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

The subject site is an infill site which has been previously graded. Minimal grading will be required to construct the proposed improvements. Environmental impacts will be discussed further in Findings 11 and 12 below.

(8) Service areas.

- (A) Service areas should be accessible, but unobstructive...**

As previously stated, there are two loading areas serving the existing office building. These spaces are accessible, but unobstructive and adequately screened.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may only be modified in accordance with Section 27-277.**

The applicant included proposed architecture with their submittal. The proposed architecture is described in Finding 6 above.

e. In accordance with Section 27-574, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance. The applicant has submitted a parking analysis. In consideration of the information provided in the applicant's parking study, staff recommend that the site plan provides adequate parking for the proposed uses, in accordance with Section 27-574.

8. Zoning Map Amendment A-9882-C: A-9882-C, which rezoned approximately 54.7 acres of land from the I-3 and R-R Zones to the M-X-T Zone, was approved by the District Council on May 24, 1994, in accordance with Zoning Ordinance 35-1994, subject to conditions. An amendment to A-9882-C was approved by the District Council on October 16, 2012 (Zoning Ordinance 15-2012), to amend the conditions of A-9882-C, subject to 14 conditions. The conditions relevant to the review of the DSP are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

(1) Any residential housing on the site shall be restricted to single-family detached and/or attached units.

This condition is not applicable to the subject DSP application because it does not include any residential units.

(2) For that portion of the site south of the freeway ramp, a common pedestrian path system shall be designed to link all segments of the proposed development. Any retail segment shall not be designed as a typical strip shopping center or large single-use site.

The plans submitted for this DSP illustrate an internal pedestrian network, connecting development projects located in the north and south sides of Tanger Boulevard. The Tanger Outlet Center, located to the south of Tanger Boulevard, has been developed with a pedestrian path system within the mall site.

(3) All future development plans for the subject property shall show buffering along Oxon Hill Road and the southern boundary of the site consistent with the following:

(a) Along the frontage along Oxon Hill Road on old Parcel 7 and that portion of old Parcel 8 north of the existing paved entrance drive onto the subject property, not being adjacent to Oxon Hill Manor, a minimum 20-foot-wide landscape strip shall be maintained in accordance with the specifications of Section 4.6 of the Landscape Manual. The strip may incorporate a variety of buffering and screening methods, including, but not limited to, landscaping, and low walls. The type and quantity of plant materials and other methods to be utilized shall be reviewed and approved at the time of Detailed Site Plan.

This condition has been addressed in CSP-11006 and DSP-11025. The plans submitted for this DSP show a 20-foot-wide landscape strip along the Oxon Hill Road frontage, on Parcels 2 and 5. Landscaping will be further discussed in Finding 11 below.

- (b) Along the frontage along Oxon Hill Road on old Parcel 8 south of the paved entrance drive and on Parcel 18, a 25-foot to 55-foot landscaped buffer in conformance with the County Landscape Manual with enhanced plantings across from the adjacent Oxon Hill Manor historic site, in accordance with Type "E" Bufferyard. Additionally, in accordance with a Type "E" Bufferyard, there shall be a ten-foot building setback from the buffer.**

This condition has been addressed in CSP-11006 and DSP-11025.

- (4) The Salubria Historic site #80-002 and its 2.7 acres environment setting should be eliminated from the Historic Sites and District Plan.**

The Historic Site of Salubria (80-002) was deleted from the inventory on January 4, 2012. All conditions related to the historic site and its environmental setting were satisfied and are no longer operable.

- (5) The Historic Site status of Salubria, as well as the extent of the Environmental Setting, shall be noted on all plans and other documents submitted for this site.**

The previous Historic Site (80-002) and its 2.7-acre environmental setting were not shown on the submitted plans. A condition is included herein requiring the applicant to note these on the plans.

- (6) All subsequent submittals for this site shall be referred to the Historic Preservation Section staff and the Historic Preservation Commission for their review and comment prior to approval.**

This development was reviewed by staff of the Historic Preservation Section and the Historic Preservation Commission, and no additional archeological investigations were recommended. In addition, the parcels that are the subject of this application do not contain, and are not adjacent to, any designated Prince George's County historic sites or resources.

- (11) Noise-related issues shall be addressed at the time of Conceptual Site Plan submittal. The Plan shall include needed mitigation measures and provide adequate screening and buffering along Indian Head Highway (MD 210).**

The site has frontage along Oxon Hill Road, a master-planned collector roadway, and is bounded on the east by MD 210, a designated freeway. The noise-related issues for the development of the Tanger Outlet Center were addressed with CSP-11006.

The 65 dBA noise limit contour is noted on the plans submitted for the subject DSP. Based on the notation of the 65 dBA noise limit shown on the plan, all the proposed development projects with this DSP are outside the noise limit. Staff find that no noise mitigation measures are required.

(12) Development on the site shall not produce a greater number of vehicle trips than that identified in the previous approval for Salubria Office Park (SP-88069) and shall be subject to the same transportation conditions and improvements.

DSP-88069 approved a total of 500,000 square feet of office space, which was determined to generate 1,000 AM and 925 PM peak-hour trips, or a total of 1,925 combined AM and PM peak-hour trips. The subject DSP is within the established trip cap.

9. Conceptual Site Plan CSP-11006-01: On April 11, 2024, the Planning Board approved CSP-11006-01, to amend CSP-11006, with conditions which are relevant to the review of this DSP, as follows:

1. Prior to certificate approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:

c. Label the contour of the 65 dBA noise limit on the plans.

The contour of the 65 dBA noise limit is shown and labeled on the submitted DSP.

d. Label the parking location for the day care use on the plans.

The parking location for the day care use is shown on the DSP.

10. Preliminary Plan of Subdivision 4-23013: PPS 4-23013 was approved by the Planning Board on May 23, 2024, subject to seven conditions. The following conditions from 4-23013 are relevant to the review of the subject DSP:

2. Prior to approval, the final plat of subdivision shall include:

a. Dedication of 10-foot-wide public utility easements along all abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.

The DSP shows 10-foot-wide public utility easements along Tanger Boulevard and Oxon Hill Road rights-of-way, consistent with the approved PPS. This condition will be evaluated again at the time of final plat approval.

b. A note that vehicular access to Parcel 7 and Parcel 8 is authorized, pursuant to Section 24-128(b)(9) of the prior Subdivision Regulations, and note the recording reference of an access easement or covenant for the properties. The easement or covenant shall be reviewed and approved by the Subdivision Section of the Development Review

Division of the Prince George's County Planning Department and be fully executed, prior to approval of a final plat for the development. The document shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of the Prince George's County Planning Board. The documents shall be recorded in the Prince George's County Land Records, and the Book/page indicated on the final plat, prior to recordation.

This condition will be reviewed by the Subdivision Section prior to final plat approval.

- c. Label the frontage of Oxon Hill Road and Tanger Boulevard, except for the width of the private access easement, as access denied.**

This note will be added to the final plat, and this condition will be further reviewed at the time of final plat approval.

- d. A note to state that direct vehicular access to MD 210 (Indian Head Highway) is denied.**

The DSP does not show vehicular access to MD 210, consistent with the PPS. This note will be added to the general notes of the final plat, and this condition will be further reviewed at the time of final plat approval.

- 3. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan, 24991-2023-SDC, and any subsequent revisions.**

Copies of the approved Stormwater Management (SWM) Concept Plan 24991-2023-SDC and approval letter were submitted with this DSP application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

- 4. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan TCP1-014-11-02. The following note shall be placed on the final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan TCP1-014-11-02, or most recent revision, or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

Staff find the proposed development to be in conformance with the approved Type 1 Tree Conservation Plan, TCP1-014-11-02. This condition will be met at the time of final plat approval.

5. **Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

“This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”

This condition will be met at the time of final plat approval. A Type 2 Tree Conservation Plan, TCP2-015-12-03, was submitted with this DSP application and staff recommends approval, with conditions.

6. **Prior to approval of a detailed site plan, the site plan shall show the extent and location of the private access easement for Parcels 7 and 8.**

The DSP shows the extent and location of the private access easement for Parcels 7 and 8, in conformance with the approved PPS.

7. **In conformance with the 2009 Approved Countywide Master Plan of Transportation, the 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment, and approved conceptual site plan CSP-11006 (PGCPB Resolution No. 12-04), the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan:**

- a. **Inverted U-style, or similar style bicycle parking racks at locations no more than 50 feet from the entrances to all buildings.**

The DSP shows inverted U-style, or similar style bicycle parking racks within 50 feet of all building entrances.

11. **2010 Prince George’s County Landscape Manual:** Development proposed by this DSP is subject to Section 4.2, Requirements for Landscape Strips Along Streets (Tanger Boulevard and Oxon Hill Road); Section 4.3, Parking Lots Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. Staff have reviewed the landscape plans and find that conformance with the applicable requirements of the Landscape Manual has been demonstrated.

12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland.

This DSP is part of an overall tree conservation plan which consists of 50.04 acres. The woodland conservation threshold for this 50.04-acre property is 15 percent of the net tract area, or 7.24 acres. The previous tree conservation plans for the overall area previously met the woodland conservation requirements with on-site preservation (3.23 acres) and off-site woodland credits (10.28 acres).

This application proposes no woodland clearing, only the addition of another developed parcel. This increase in the net tract area will increase the woodland conservation requirement from the previous tree conservation plans. The applicant has provided a statement of justification on why the woodland requirement cannot be met on-site, indicating that there are no additional on-site woodland preservation or reforestation planting opportunities. This revision shows the woodland conservation requirement will be met using an additional 5.32 acres of off-site woodland credits and was approved by the Planning Board with PPS 4-23013.

Staff have reviewed the submitted TCP2-015-12-03 and recommend approval, with conditions.

13. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128, Tree Canopy Coverage Requirements, of the Prince George's County Code, requires properties in the M-X-T Zone to provide a minimum tree canopy coverage (TCC) of 10 percent. The 9.14-acre subject site is required to provide 0.91 acre (39,814 square feet) in TCC. The TCC schedule provided shows 0.93 acre (40,391 square feet) of TCC, which meets the requirement.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:
 - a. **Community Planning**—In a memorandum dated June 17, 2024 (Mekonnen to Price), the Community Planning Division noted that pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Transportation Planning**—In a memorandum dated June 26, 2024 (Patrick to Price), the Transportation Planning Section concluded that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Subtitle 27, and meet the findings for pedestrian and bicycle transportation purposes.
 - c. **Permit Review**—In a memorandum dated June 24, 2024 (Jacobs to Huang), the Permit Review Section identified minor technical corrections to be made to the DSP, which are conditioned herein, as appropriate.
 - d. **Environmental Planning**—In a memorandum dated June 20, 2024 (Schneider to Price), the Environmental Planning Section offered an analysis of the subject property and recommended a condition which has been included herein.

An approved SWM Concept Plan (P39763-2024-SDC/24991-2023-SDC) was submitted with the application for this site.

The approved Natural Resources Inventory NRI-049-2023 was submitted with the application. The site contains regulated environmental features (REF) and primary management areas (PMAs) from two on-site stream systems, floodplain, non-tidal wetland, and associated stream and wetland buffers. The NRI indicates that prior to on-site development, the site contained four forest stands labeled as Stand 1 through Stand 4, with 53 specimen trees identified on-site. After the site was developed, the application retained two forest stands labeled as Stand 2 and Stand 3, with 15 specimen trees. The TCP2 and the DSP show all required information correctly, in conformance with the NRI.

This site contains REFs that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The on-site REFs include streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. This DSP application does not propose any additional PMA impacts to the impacts previously approved with CSP-11006. The previously approved impacts (Impacts A and B) were for two SWM outfall areas totaling 0.16 acre.

No specimen trees are requested for removal with this application.

- e. **Subdivision**—In a memorandum dated June 21, 2024 (Vatandoost to Price), the Subdivision Section noted that the DSP is subject to the approved PPS 4-23013 and ADQ-2023-020. No issues were cited.
- f. **Historic Preservation**—In a memorandum dated June 25, 2024 (Smith, Stabler, and Chisholm to Price), it was noted that the subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated June 16, 2024 (Ivy to Price), DPR offered comments, but no conditions regarding the approval of this application.
- h. **Prince George's County Fire Department**—In a memorandum dated June 7, 2024 (Reilly to Huang), the Fire Department offered two comments. One, which requires showing the location of fire department connections on the site plan, is included as a condition of approval herein.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated July 8, 2024 (Guzman to Huang), DPIE offered comments and analysis of the application. DPIE offered no objection or conditions to the approval of this application.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- k. **Prince George's County Health Department**—In a memorandum dated May 29, 2024 (Adepoju to Huang), the Health Department offered comments which have been included as conditions of approval herein.

- l. **Maryland State Highway Association (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on the subject application.
15. **Community Feedback:** At the time of the writing of this technical staff report, staff did not receive any community feedback regarding this application.
 16. Based on the foregoing, and as required by Section 27-285(b) of the prior Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
 17. As required by Section 27-285(b)(2) of the prior Zoning Ordinance, this DSP is in general conformance with the approved CSP-11006-01.
 18. The subject application is not a DSP for infrastructure; therefore Section 27-285(b)(3) of the prior Zoning Ordinance is inapplicable.
 19. Section 27-285(b)(4) of the prior Zoning Ordinance provides the following required finding for approval of a DSP:
 - (4) **The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

No impacts to REFs or PMAs are proposed by this DSP, satisfying this requirement.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23015, and Type 2 Tree Conservation Plan TCP2-015-12-03, for Salubria Center, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Show dimensions for all sides of the proposed buildings, including the entry vestibule.
 - b. Show the setbacks from the street to the day care building.
 - c. Show day care center play area gate locations on all site plans.

- d. Show the setback from the street of the proposed freestanding sign planned for the day care center.
 - e. Provide full proposed canopy details for the proposed removal and replacement of the existing porte cochere at the entrance of the existing office building.
 - f. Show the location of any proposed fire department connections (FDCs). A hydrant must be provided within 200 feet of all FDCs, to be measured as hose is laid by the fire department, in accordance with Prince George's County Subtitle 4-167.
 - g. Add the following notes to Sheet 1:
 - (1) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
 - (2) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - h. Correct General Note 2 acreage to be consistent with the plans.
2. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:
- "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber ____ Folio ____. Revisions to this TCP2 may require a revision to the recorded easement."

SALUBRIA CENTER

Detailed Site Plan

Type 2 Tree Conservation Plan TCP2-015-12-03

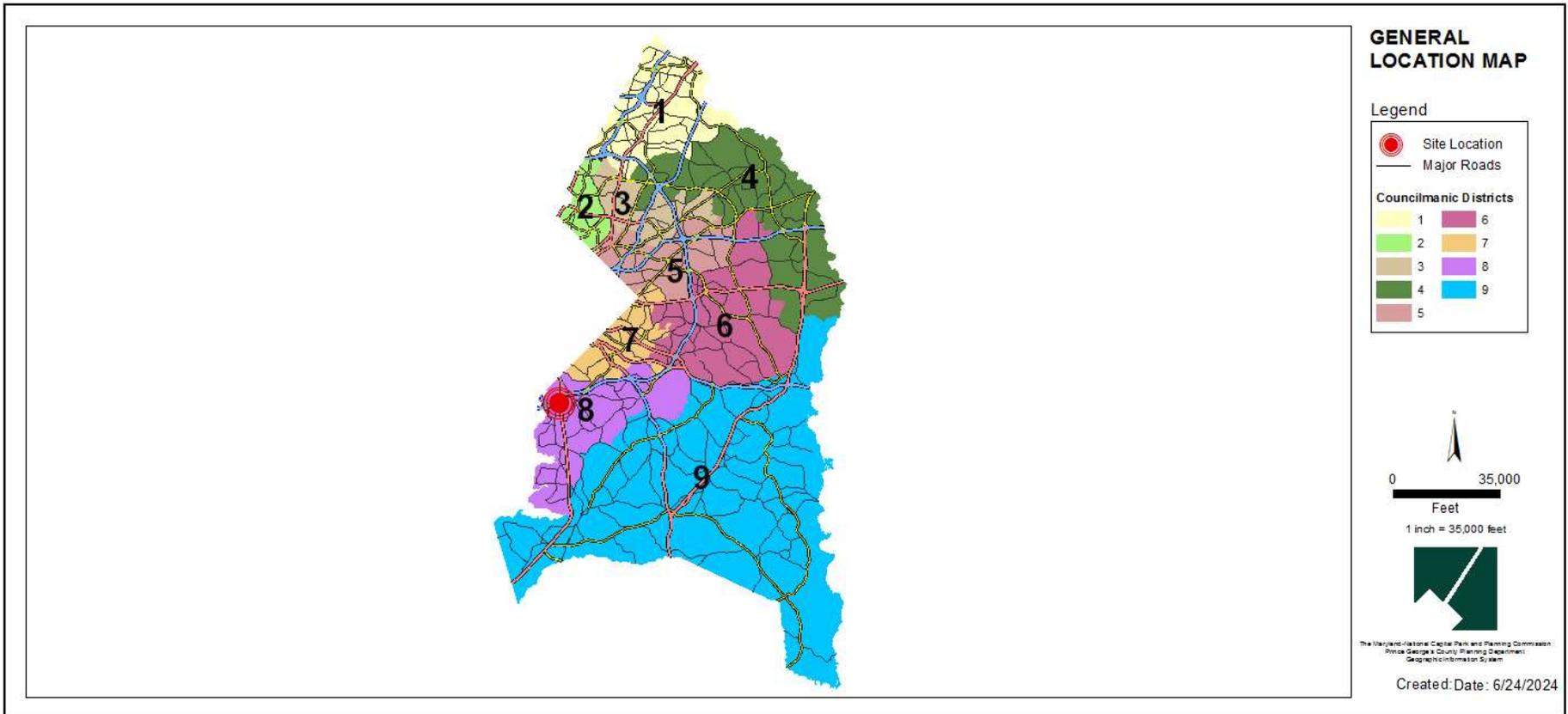
Staff Recommendation: APPROVAL with conditions



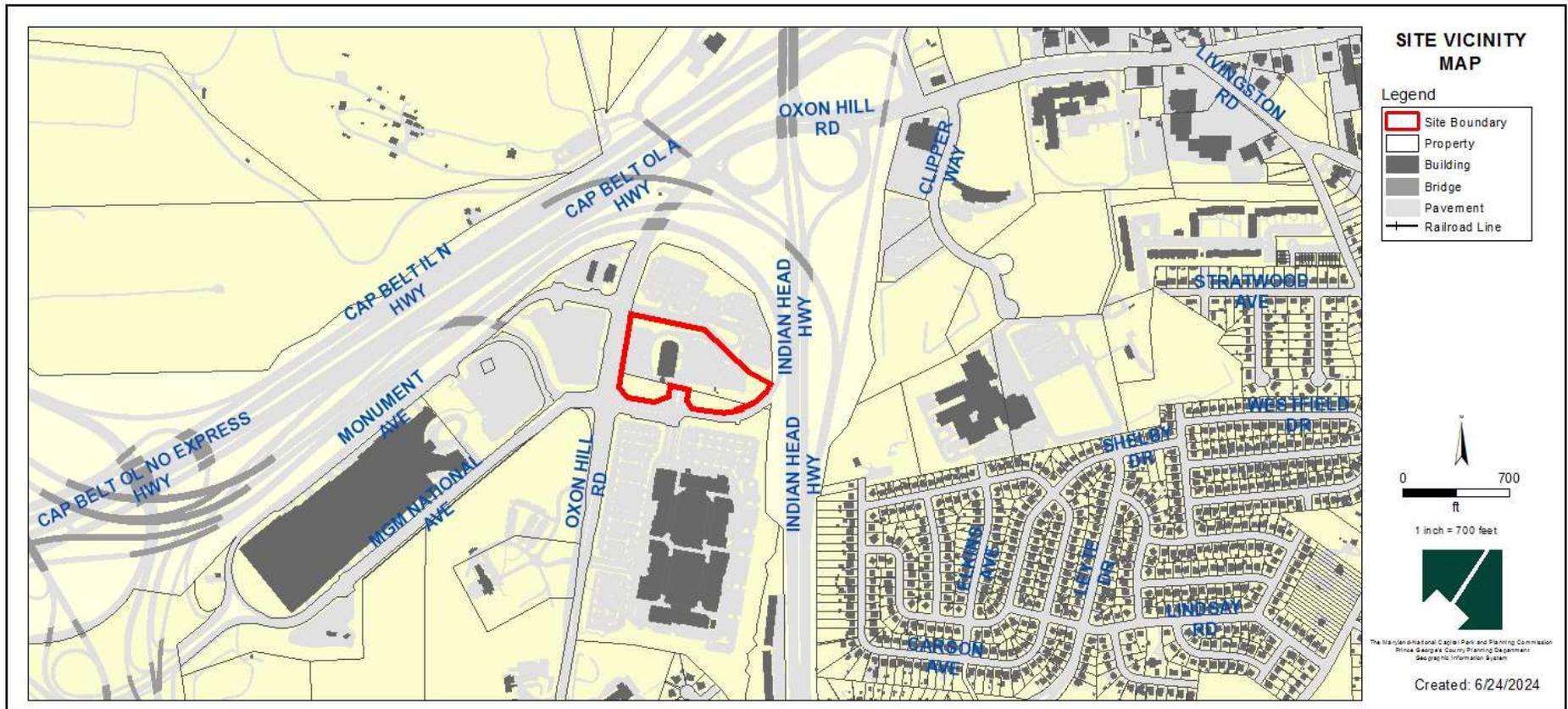
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80

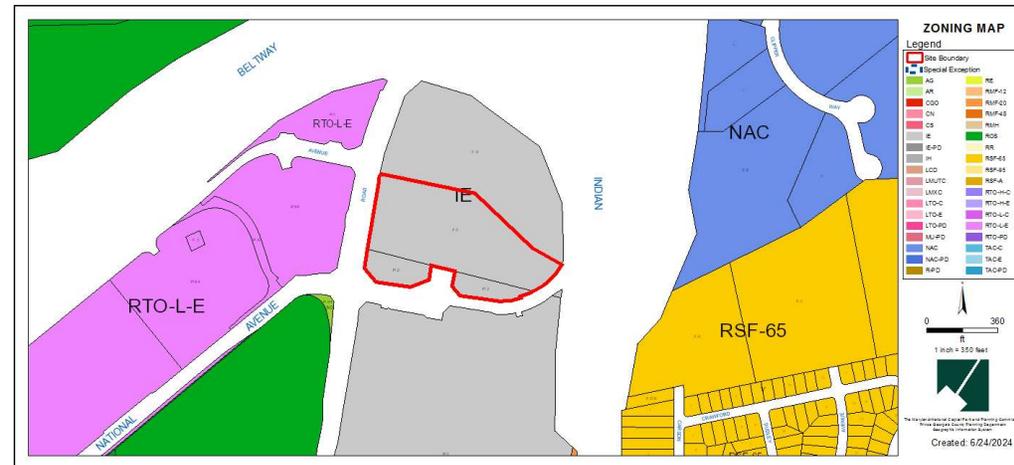
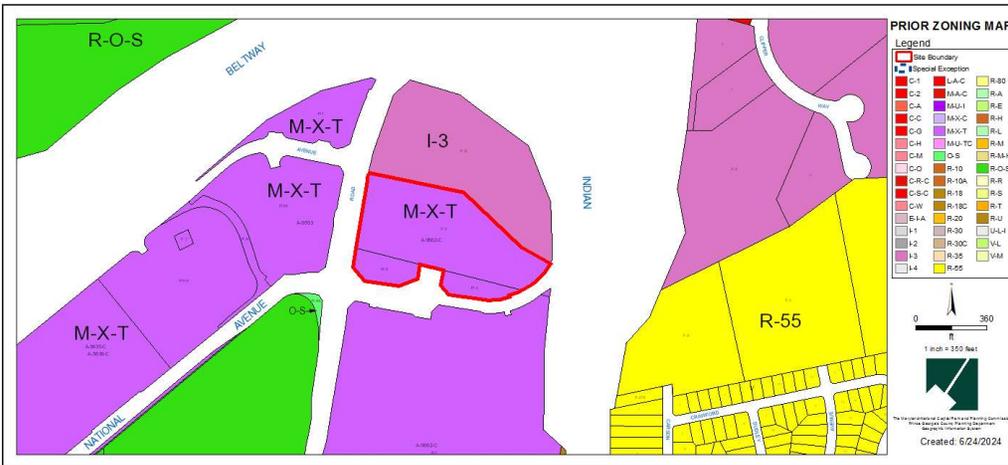


SITE VICINITY MAP

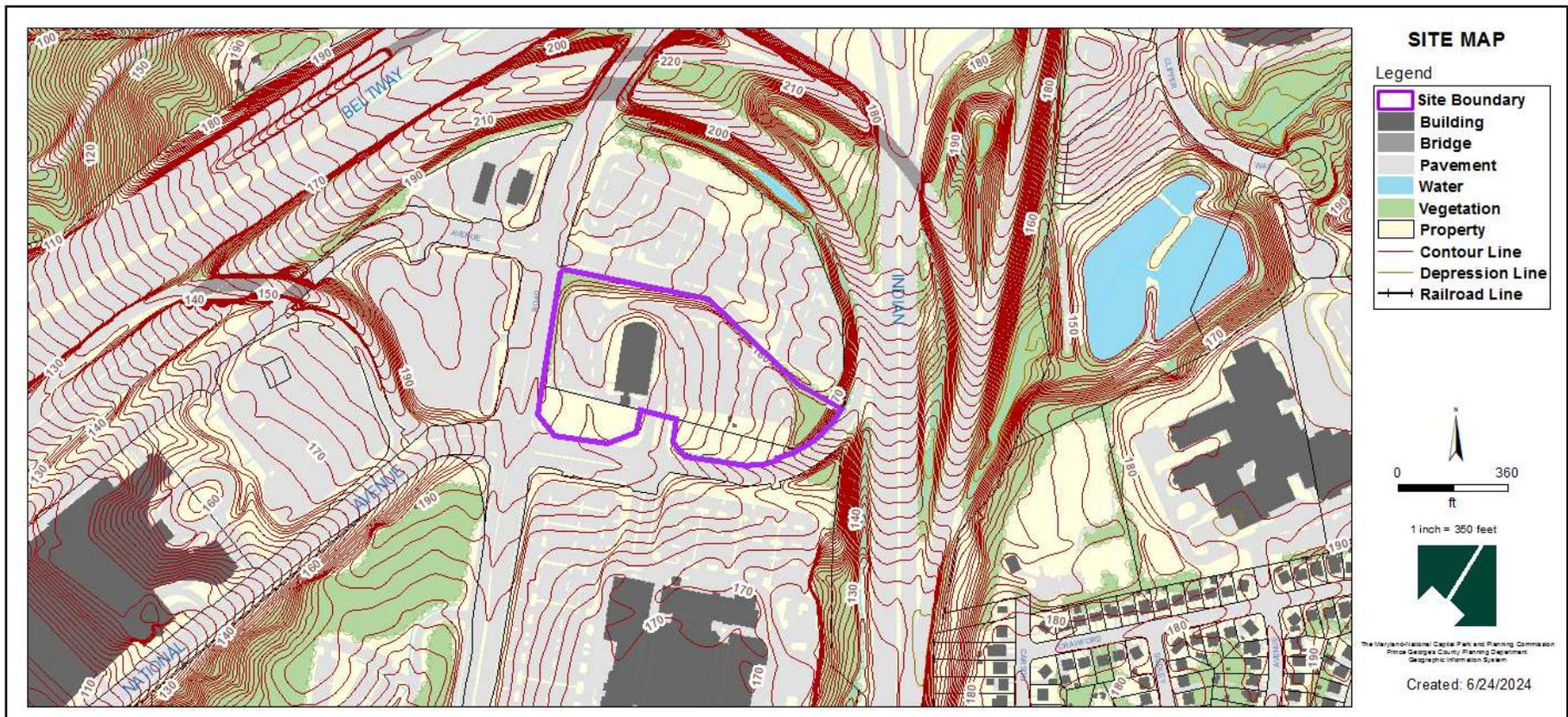


ZONING MAP (PRIOR & CURRENT)

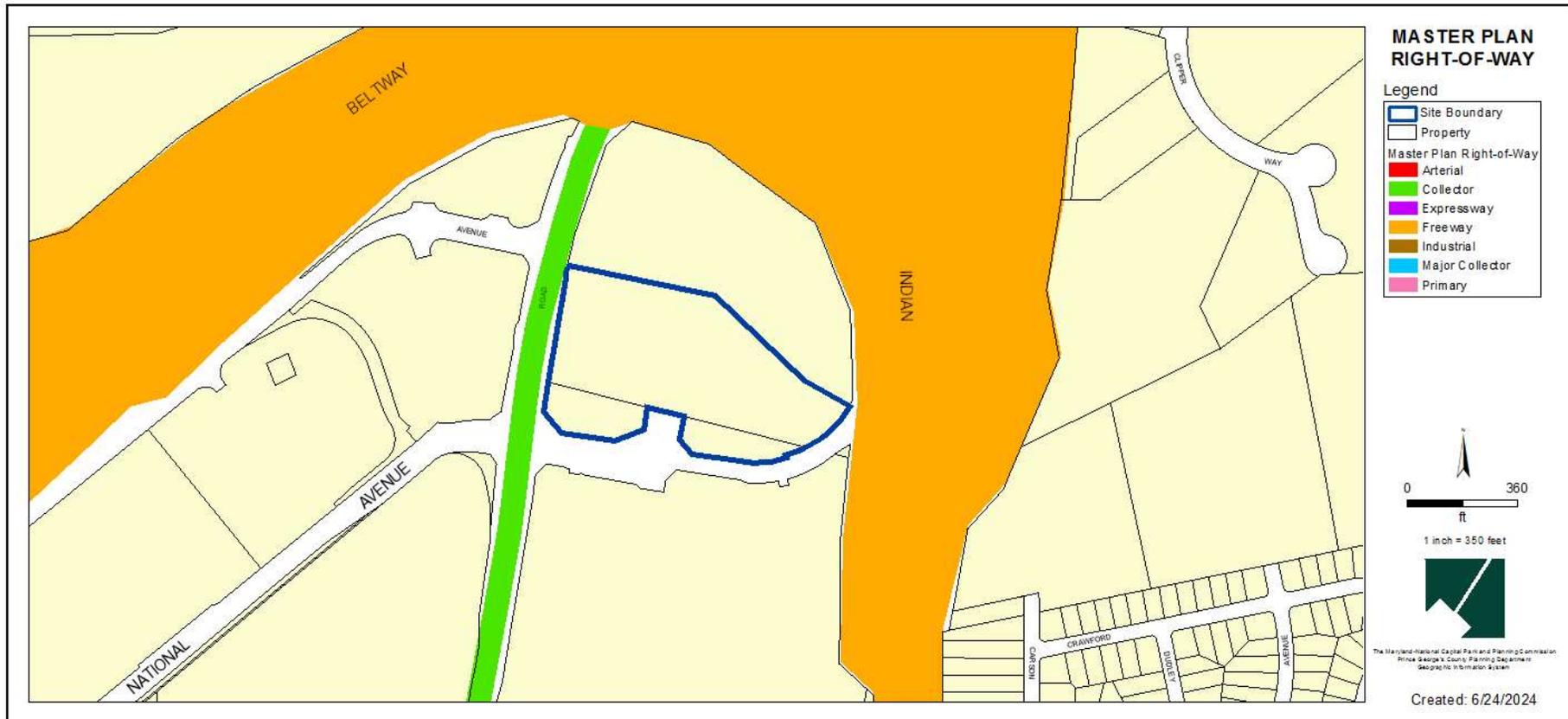
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 Prior Zone: M-X-T



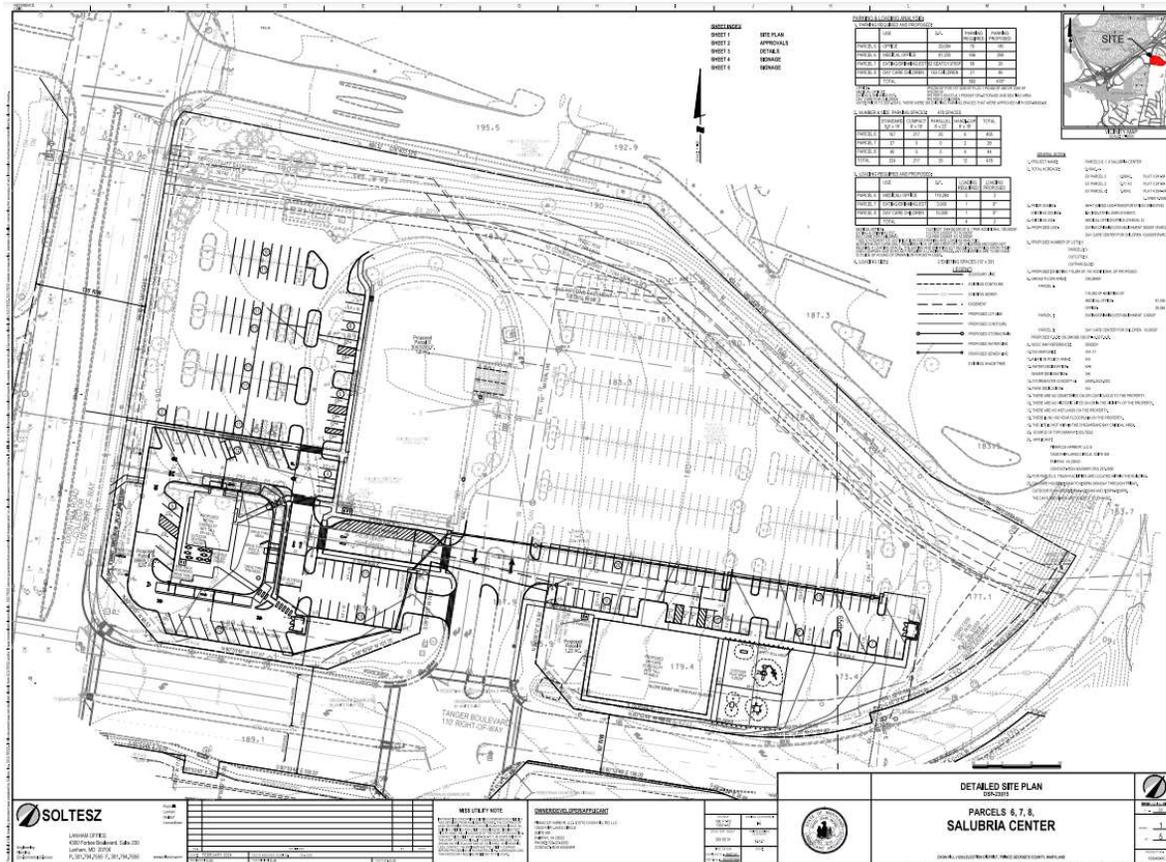
SITE MAP



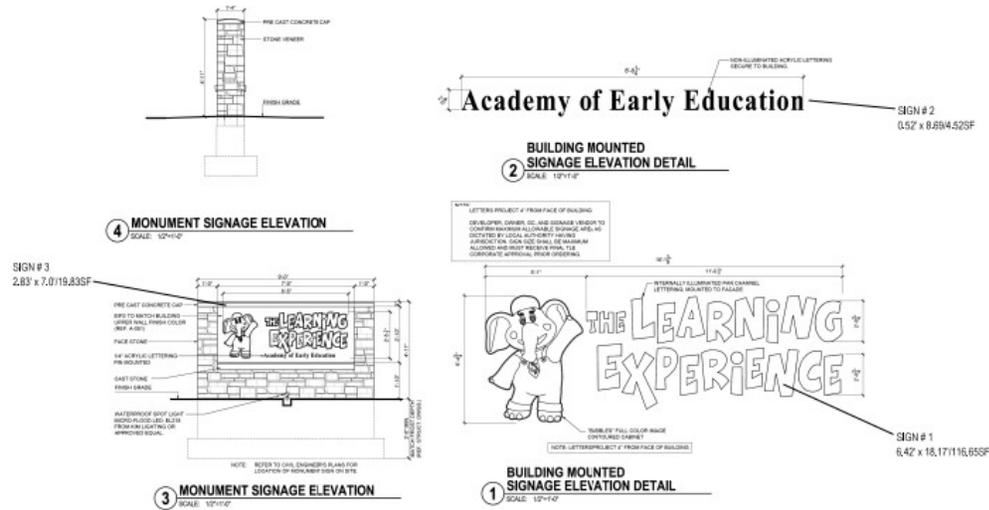
MASTER PLAN RIGHT-OF-WAY MAP



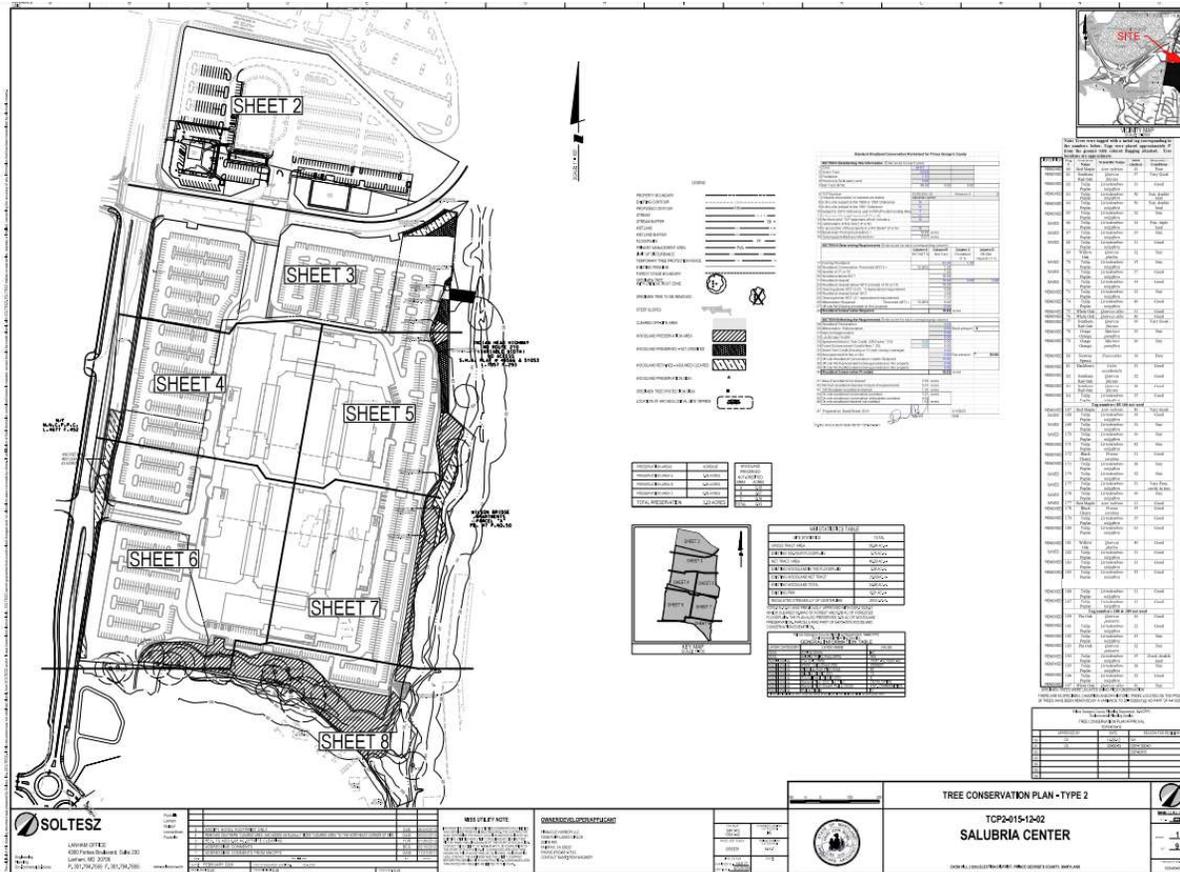
DETAILED SITE PLAN



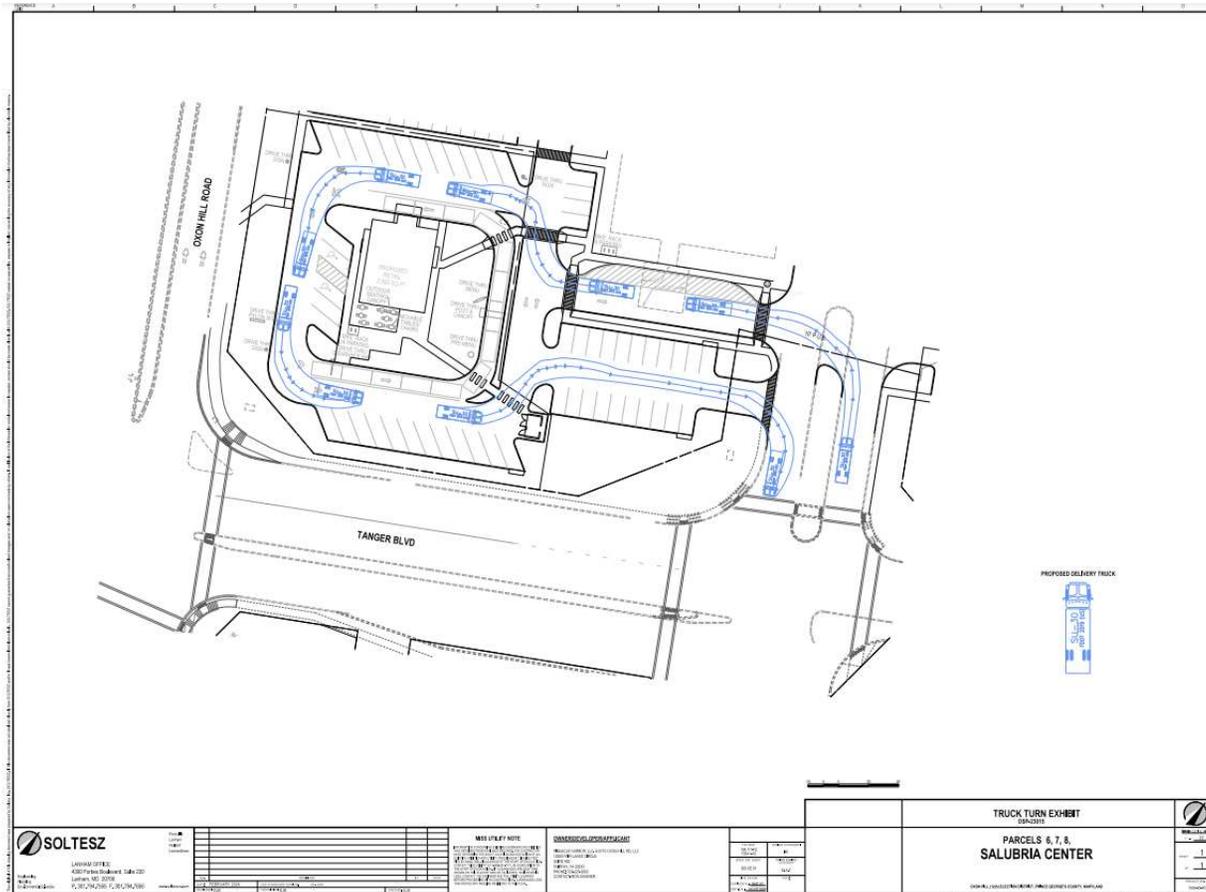
SIGNAGE DETAILS



TCP2 – TREE CONSERVATION PLAN



TRUCK TURN EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

Issues: None

Applicant Required Mailings:

- Informational Mailing: 5/25/2023
- Acceptance Mailing: 5/13/2024

DETAILED SITE PLAN
DSP-23015

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

Pinnacle Harbor, L.L.C. (the “**Applicant**”), by and through CLHatcher LLC, submits this Detailed Site Plan (“**DSP**”) Justification Statement to demonstrate that the proposed development on the subject property is in compliance with the applicable provisions of Subtitle 27 of the Prince George’s County Code in effect prior to April 1, 2022 (the “**Prior Zoning Ordinance**”), the *2006 Approved Master Plan for the Henson Creek – South Potomac Planning Area* (the “**Master Plan**”), relevant conditions of approval associated with prior development approvals, and other applicable review requirements and criteria. The subject property consists of ±9.15 acres located approximately 2,153 feet south of the intersection of the Capital Beltway (I-495) and Indian Head Highway (MD 210), on the east side of Oxon Hill Road (the “**Property**”).

The Property is currently zoned IE (Industrial, Employment) pursuant to the Prince George’s County Zoning Ordinance implemented on April 1, 2022 (the “**Current Zoning Ordinance**”) and was previously zoned M-X-T (Mixed Use – Transportation Oriented) pursuant to the Prior Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the Established Communities Growth Policy Area of the *Plan Prince George’s 2035 Approved General Plan* (the “**General Plan**”).

As described in detail herein and shown on DSP-23015, the Applicant proposes to (a) provide for development of the land area located between Maryland State Highway Administration Ramp E1, also known as Tanger Boulevard (“**Tanger Boulevard**”) and the existing office building located at the Property, with an (1) Eating or Drinking Establishment, with Drive-Through Service and (2) Day Care Center for Children, and (b) provide for the reconfiguration of the parking associated with the existing office building (the “**Proposed Development**”), in accordance with its parent approval, CSP-11006, as will be amended by CSP-11006-01 and in compliance with the Prior Zoning Ordinance. The Proposed Development will comply with all applicable

development standards of the prior M-X-T Zone and efficiently utilize an existing surface parking lot and vacant property with context-sensitive, infill development. Accordingly, the Applicant respectfully requests Planning Board approval of this DSP application.

II. PROPERTY DATA

<i>A. Location:</i>	6710 Oxon Hill Road, Oxon Hill, MD 20745.
<i>B. Tax Map #:</i>	104-F1; 104-F2.
<i>C. Frontage:</i>	Tanger Boulevard. Oxon Hill Road (to the west). MD-210 (to the east).
<i>D. Election District:</i>	12.
<i>E. Legislative District:</i>	26.
<i>F. Councilmanic District:</i>	8.
<i>G. Municipality:</i>	N/A.
<i>H. Acreage:</i>	± 9.15 acres.
<i>I. Prior Zoning:</i>	M-X-T. ¹
<i>J. Subdivision:</i>	Parcels 2, 3, 5.
<i>K. Previous Approvals:</i>	CSP – 11006; A-9882-C; PPS 4-11028; DSP-11025; DSP-11025-01; DDS-614.
<i>L. Existing Water Company:</i>	W-3.
<i>M. Existing Sewer Company:</i>	S-3.
<i>N. Historic:</i>	N/A.
<i>O. Master Plan & SMA:</i>	<i>2006 Approved Master Plan for the Henson Creek – South Potomac Planning</i>

¹ See Zoning Ordinance No. 15-2012, A-9882-C “Salubria Center.” The Prince George’s County District Council approved Zoning Map Amendment A-9882-C, which rezoned approximately 54.7 acres of land in the prior I-3 and prior R-R Zones to the prior M-X-T Zone, on May 24, 1994, with 16 conditions. A- 9882-C was amended in October 2012.

Area.²

P. General Plan:

*Plan 2035 Prince George's
Approved General Plan.*

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located in the prior M-X-T Zone approximately 2,153 feet south of the intersection of the Capital Beltway (I-495) and Indian Head Highway (MD 210), on the east side of Oxon Hill Road. The Property is bound to the west by the Oxon Hill Road right-of-way; to the east by Indian Head Highway (MD 210) right-of-way and Southlawn Local Park in the prior R R-55 (One-Family Detached Residential) Zone; and to the south by the Tanger Boulevard right-of-way and the Tanger Outlets Shopping Center in the prior M-X-T Zone.

The Property is generally surrounded by various commercial, residential, institutional, and transportation uses in the immediate vicinity. The Oxon Hill Manor Historic Site (80-001) is located to the southwest across Oxon Hill Road in the prior R-O-S (Reserved Open Space) Zone. Multiple hospitality, dining, recreational, and entertainment uses are located in close proximity of the Property at MGM National Harbor Hotel & Casino, which sits in the prior M-X-T Zone across Oxon Hill Road and National Harbor Avenue. The Oxon Hill Park & Ride Bus Bay – which provides WMATA bus services on multiple different routes – and Oxon Hill Park & Ride lot are located in the prior I-3 (Planned Industrial / Employment Park) Zone directly to the north of the Property.

IV. PROPOSED DEVELOPMENT

DSP-23015 is proposed to (a) provide for development of the land area

² The 2006 Approved Master Plan for the Henson Creek – South Potomac Planning Area was amended, November 14, 2023, pursuant to a Minor Amendment, CR-106-2023. None of the changes in the Minor Amendment nor the concurrent Sectional Map Amendment impact the Property or CSP-11006-01.

located between the Tanger Boulevard and existing office building located at the Property, with an (1) Eating or Drinking Establishment, with Drive-Through Service and (2) Day Care Center for Children, and (b) provide for the reconfiguration of the parking associated with the existing office building. Specifically, a ±5,000 square foot Eating or Drinking Establishment, with Drive-Through Services is proposed for Parcel 2 along Oxon Hill Road. A ±10,000 square foot Day Care Center for Children is proposed for Parcel 3 along Tanger Boulevard. Additionally, the Applicant proposes a reconfiguration of the parking associated with the existing office building at the Property, which reconfiguration will result in an increase of the number of parking spaces provided over that which was previously approved in DSP-88069-05. The Eating or Drinking Establishment, with Drive-Through Service, the Day Care Center for Children, and the reconfiguration of the parking associated with the existing office building are proposed in accordance with applicable prior development approvals for the Property and the prior M-X-T Zone’s applicable development standards and use- specific regulations.

V. LAND USE OVERVIEW

A. Applicable Previous Approvals

1. CSP-11006

The Prince George’s County District Council (the “**District Council**”) approved CSP-11006, subject to 14 conditions of approval, on October 16, 2012.³ CSP-11006 was approved for approximately 460,000 square feet of retail and hotel development in the prior M-X-T (Mixed Use – Transportation Oriented) Zone. On April 11, 2024 the Planning Board

³ See Planning Board Resolution No. 12-04 and County Council Zoning Ordinance No. 16-2012.

approved CSP-11006-01, subject to 1 condition.⁴ CSP-11006-01 was approved to add a 7.4-acre lot with an existing office building and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children.

2. A-9882-C

The District Council approved Zoning Map Amendment A-9882-C, subject to 16 conditions, on May 24, 1994. A-9882-C rezoned approximately 54.7 acres of land in the prior I-3 and prior R-R Zones to the prior M-X-T Zone. The 2012 parent application, CSP-11006, was filed concurrently with a proposal to amend Conditions 2 and 3 of A-9882-C. The Zoning Hearing Examiner (“ZHE”) recommended the proposed amendments to A-9882-C for approval, subject to 17 conditions. The District Council adopted the ZHE recommendation, findings of fact, and conclusion and approved the proposed amendments to A-9882-C, subject to 14 conditions, on October 16, 2012.⁵

3. PPS 4-11028

The Planning Board approved Preliminary Plan of Subdivision (“PPS”) 4- 11028, subject to 18 conditions, on April 12, 2012.⁶ The PPS was approved for 8 parcels in a mixed-use development featuring retail hospitality and office uses.

4. DSP-11025

The Planning Board approved the Detailed Site Plan (“DSP”) DSP-11025, subject to 13 conditions, on May 31, 2012.⁷ The DSP-11025 was

⁴ See Planning Board Resolution No. 2024-025

⁵ See Zoning Ordinance No. 15-2012, A-9882-C “Salubria Center.”

⁶ See Planning Board Resolution No.12-26

⁷ See Planning Board Resolution No. 12-40

approved for approximately 437,721 square feet of retail, office, and hotel development in the prior M-X-T Zone. On July 31, 2014, the Planning Board approved DSP-11025-01, subject to 2 conditions. DSP-11025-01 was approved to revise architecture for a 53,790 square foot hotel with 100 rooms, as required by Condition 14 of the amended A-9882-C and Condition 6 of DSP-11025.⁸ On October 13, 2013, the Planning Director approved DSP-11025-02, which approved the change of signage for Tanger Outlets.

5. DDS-614

The Planning Board approved a departure from design, DDS-614, on May 31, 2012.⁹ The DDS was approved to allow for a departure from Section 27-558(a) of the Prior Zoning Ordinance to allow a reduced standard, nonparallel parking space size of 9 feet in width by 18 feet in length.

6. PPS 4-23013

The Planning Board approved PPS 4-23013, subject to 7 conditions, on May 23, 2024.¹⁰ The PPS was approved for 3 parcels for commercial development on the Property.

A. Applicable Conditions of Previous Approvals

1. CSP-11006

An analysis of CSP-11006's applicable conditions of approval is provided below, with the District Council's conditions enumerated in italics.

- 1. Prior to certificate of approval of the conceptual site plan, the following revisions shall be made, or information shall be provided.*

⁸ See Planning Board Resolution No. 14-66

⁹ See Planning Board Resolution No. 12-41

¹⁰ See Planning Board Resolution No. 2024-039

- a. *The CSP shall provide a note indicating that a future office use is permitted north of Harborview Drive as the second use required in the M-X-T Zone, if the proposed hotel is not feasible.¹¹*
- b. *Note 1 on sheet 2 of 4 shall be revised to remove the second part of the sentence and state: "Sign in the northwest corner of the property will have a height to be determined during the DSP process."*
- c. *Identify the loading and service areas as well as the access to the areas on the plan.*
- d. *The conceptual site plan shall graphically indicate safe and inviting pedestrian access from the rights-of-way and through parking lots to major destinations on the site. The applicant shall provide one walkway through the parking lot on the west side of the property to the right-of-way. Its ultimate location may be refined at time of detailed site plan.*
- e. *A public space system shall be provided to enhance the commercial development. The spaces shall be identified on the conceptual site plan.*
- f. *The conceptual landscape plan shall be revised as follows:*

All future development plans for the subject property shall show buffering along Oxon Hill Road and the southern boundary of the site consistent with the following unless the conditions of Zoning Map Amendment A-9882-C are amended to provide a different buffer, in which case those zoning conditions will apply:

- 1) *A 20 to 35-foot-wide landscape strip shall be provided along Oxon Hill Road in accordance with the specifications of Section 4.6 of the 2010 Prince George's County Landscape Manual, which shall be reviewed and approved at the time of detailed site plan.*
- 2) *A minimum 100-foot woodland preservation area shall be provided along the southern boundary to act as a*

¹¹ CSP-11006 Condition 1(a) specifically references Harborview Drive. Harborview Drive is now known as Tanger Boulevard.

buffer between the proposed development and the residences to the south.

If no amendment of Condition 3 of Zoning Map Amendment A- 9882-C occurs, then the application shall be revised to provide the required 100-foot buffer.

- g. The conceptual site plan shall indicate whether a road connection is proposed from the subject site to Indian Head Highway (MD 210) by the applicant, by others, or not at all.*
- h. The applicant shall submit a revised stormwater management concept plan that more accurately reflects the proposal indicated on the conceptual site plan, inclusive of the hotel proposal or provide communication from the Department of Public Works and Transportation (DPW&T) indicating the approved concept is consistent with the CSP.*

Comment: Condition 1 has been satisfied pursuant to the prior

Certification of CSP- 11006.

- 2. At the time of detailed site plan, the following issues shall be addressed, or information shall be provided:*
 - a. Comprehensive sign details for freestanding signs, and sign guidelines for future sign proposals in the outlet center shall be provided for review and approval. Any proposed sign along Oxon Hill Road across from Oxon Hill Manor shall be modest in design and restricted in height (a maximum of ten feet) so as not to detract from the adjacent historic site.*
 - b. Views of expanses of surface parking from the rights-of-way shall be reduced by providing a street treatment that provides partial screening of the parking lot. The applicant shall provide a detail of an attractive low masonry wall that may be provided along the Oxon Hill Road frontage, for the consideration of staff and the Planning Board.*
 - c. All reasonable effort shall be made to reduce the number of loading areas on the north and west sides of the outlet center.*
 - d. Loading areas shall be screened by a mix of decorative walls that are aesthetically harmonious with the building facade. The walls shall be designed a minimum of ten feet in height to adequately screen loading trucks. The*

appearance of the screening walls shall also be softened through the use of evergreen trees and shrubs.

- e. A photometric plan shall be provided for the property. The photometric plan shall indicate no, or minimal, lighting spillover on adjacent residential properties.*
- f. Details of lighting fixtures shall be provided. Details of lamp posts within the parking lot shall be provided in order to indicate that the height of the fixtures is not designed to extend above 30 feet and include downward lighting and no spillover that would affect the visibility of lighting on adjacent properties. The design and layout of the fixtures shall provide visual continuity throughout the site.*
- g. The coordination of the design of light fixtures, benches, trash receptacles, bicycle racks and street furniture shall be required. Details of the site amenities shall be provided for review.*
- h. The retaining wall shall be designed to appear as naturalistic as possible from adjacent residential properties.*
- i. The applicant shall review opportunities for maintaining or creating naturalistic contours on the site as viewed from the roadway to the extent feasible.*
- j. The detailed site plan shall identify at least two public spaces within the outlet center proposal, of appropriate gathering size, for which a high level of detail shall be provided at time of detailed site plan. These identified public spaces shall minimally include a focal point in the space such as public art, sculpture or fountains; seating areas; specialty landscaping; and specialty paving materials for the benefit of users on the site. If deemed appropriate by the Planning Board, these spaces shall include features to commemorate the history of the Salubria site.*
- k. The feasibility of reductions in surface parking on the site shall be evaluated.*
- l. Illustrative descriptions, design guidelines, and architectural prototypes may be submitted in lieu of*

detailed building elevations for each building facade within the corridors of the outlet center, which can only be seen interior to the outlet center itself.

- m. Architectural facades of the outward-facing non-storefront elevations of the Outlet Center shall be clad in 100% brick, stone or pre-cast stone along the north and west Outlet Center elevations (not including walls internal to loading areas, and clad in no less than 75% of those materials along the east and south elevations. Different high quality materials may be substituted by the Planning Board at the time of the DSP. Special attention shall be paid to those facing Harborview Avenue and Oxon Hill Road in order to enhance the architectural detail and attractiveness of those highly visible elevations.*
- n. Plazas shall be provided at the major entrances into the center.*
- o. The applicant shall provide written justification and design support indicating that the development is compatible with existing and proposed development in the vicinity, in particular the adjacent residential, historic, and institutional sites in the vicinity.*
- p. The proposal shall more adequately address the recommended urban design strategies identified in the master plan and shall report in writing how this is being accomplished.*
- q. The detailed site plan shall reflect the following, or as otherwise amended by the District Council during reconsideration of Condition 2 of Zoning Map Amendment A-9882-C:*

For that portion of the site south of the freeway ramp, a common pedestrian path system shall be designed to link all segments of the proposed development. Any retail segment shall not be designed as a typical strip shopping center or large single-use pad site.

Comment: Condition 2 has been satisfied for the Tanger Outlet Center pursuant to DSP-11025 and its subsequent amendments.

- 3. At the time of detailed site plan for the outlet center, the*

applicant shall employ one of the following options to ensure that the proposal meets the requirements of Section 27-547(d) of the Zoning Ordinance:

- a. The detailed site plan shall include the full development proposal for the secondary, non-retail use;*
- b. The applicant shall propose a timing mechanism for construction of the non-retail use for approval by the Planning Board; or*
- c. The detailed site plan proposal shall accommodate a temporary or permanent office use within the outlet center, until the second phase of the development is completed.*

Comment: Condition 3 has been satisfied for the Tanger Outlet Center pursuant to DSP-11025 and its subsequent amendments.

- 4. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT) and the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, the applicant and the applicant's heirs, successors and/or assignees shall provide the following unless modified by the DPW&T:*
 - a. Provide and maintain the standard sidewalk, landscape strip, and designated bike lanes along the entire frontage of the subject site, as shown on the DPW&T plans for the Oxon Hill Road improvement project, unless modified by DPW&T.*
 - b. In order to accommodate the designated bike lanes recommended in the MPOT, a minimum of 44 feet from the centerline shall be dedicated, unless modified by DPW&T.*
 - c. Provide appropriate pavement markings and signage for the designated bike lanes per the American Association of State Highway Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, unless modified by DPW&T.*
 - d. Provide marked crosswalks at all of the site's ingress/egress points along Oxon Hill Road.*
 - e. Pedestrian improvements shall be provided across Oxon*

Hill Road at Harborview Avenue and at the site's southern access point (labeled on the plans as a 60-foot right-of-way). Appropriate improvements will be recommended at the time of detailed site plan and may involve high visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements.

- f. Standard sidewalks shall be provided along one side of ingress/egress roads and the proposed loop road, unless modified by DPW&T.*
- g. At the time of detailed site plan, consideration shall be given to providing a trail or sidewalk connection from the subject site to Abbington Place, unless it is determined there are environmental constraints that make this connection unfeasible.*
- h. Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.*

Comment: The applicable requirements of Condition 4 have been addressed or satisfied for Tanger Outlet Center as part of PPS 4-11028, DSP-11025, and subsequent DSP amendments. The improvements have been completed or vetted as part of DSP-11025 for Tanger Outlet Center. Any additional applicable requirements of Condition 4 will be evaluated at the time of subsequent Preliminary Plan of Subdivision and Detailed Site Plan applications associated with DSP-23015.

- 5. Prior to Planning Board approval of the associated preliminary plan, the applicant shall submit a limited Phase III archeology work plan for 18PR692 that is designed to recover data from the following archeological and cultural deposits and features: the midden, the slave/tenant house, the main house, the possible garden/gardener's quarters, and the dairy building and area around it. The Phase III work plan shall be approved through a revision to HAWP #14-11.*

Comment: Condition 5 has been satisfied for the Tanger Outlet Center

pursuant to PPS 4-11028.¹²

6. *Prior to Planning Board approval of any detailed site plan the applicant shall:*
 - a. *Provide a plan for on-site commemorative/interpretive features and other public outreach measures focused on the history and significance of the Salubria property based on the findings of the Phase I, Phase II, and Phase III archeological investigations and other research on the property. The location and wording of the signage and public outreach measures shall be subject to approval by the Planning Board or its designee and may be subsequently modified at time of certificate approval with concurrence of Historic Preservation Section staff.*

Comment: Condition 6 has been satisfied for the Tanger Outlet Center pursuant to DSP-11025 and its subsequent amendments. Condition 6 is not applicable to DSP- 23015.

7. *Prior to final plat, the applicant shall establish a perpetual conservation easement around archeological site 18PR809. The associated TCP II shall be revised to show the location of the archeological site and a note shall be added to the plat indicating that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff.*

Comment: Condition 7 was satisfied pursuant to Final Plat 5-13014.

8. *Prior to any ground disturbance or the approval of any grading permits, the applicant shall:*
 - a. *Provide a final report detailing the Phase I and Phase III investigations at sites 18PR692 and 18PR809 and ensure that all artifacts are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.*
 - b. *Install a super-silt fence around the boundaries of archeological site 18PR809 and provide proof of that installation and its placement to Historic Preservation staff*

¹² See PGCPB Resolution of Approval 12-26(C). The Planning Board adopted PGCPB 12-26 for PPS 4- 11028 on April 12, 2012 and administratively corrected PGCPB 12-26 on May 18, 2012.

for review and approval. The fencing shall remain in place until all construction activities within the Salubria Center property are completed.

Comment: Condition 8 was satisfied prior to approval of grading permits for the development of the Tanger Outlet Center. Condition 8 is not applicable to DSP-23015.

9. *Prior to the ~~*[issuance of the Use and Occupancy permit for the development,]~~ opening of the Outlet Center, the applicant shall install the on-site commemorative/interpretive features and complete other agreed-upon outreach and education measures* ~~[/such as brochures and websites/].~~*

Comment: Condition 9 has been satisfied and is not applicable to DSP-23015.

10. *In the event the amendment of conditions for Zoning Map Amendment A-9882-C, Zoning Ordinance No. 34-1994, is denied or does not provide for buffering as proposed in Condition 1 f, the TCP1 shall be revised to provide the required 100 foot wide landscaped buffer along Oxon Hill Road, or as required by the final decision of the District Council.*

Comment: Condition 10 is not applicable, as the District Council approved the proposed amendments to A-9882-C on October 16, 2012.¹³

11. *Prior to certification of the conceptual site plan, The TCP1 shall be revised as follows:*
 - a. *Revise Note 1 of the Standard Type 1 Tree Conservation Notes shown on Sheet 1 of 8 to read "This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for Conceptual Site Plan CSP-11006. The TCP1 will be modified as necessary during the review of the preliminary plan application.*
 - b. *Revise the Disposition column of the specimen tree table shown on sheet 1 of 8 to read "To Be Removed" for those that are proposed for removal.*
 - c. *Have the plan signed and dated by the qualified professional who prepared it.*

¹³ See Zoning Ordinance No. 15-2012, A-9882-C "Salubria Center."

Comment: Condition 11 has been satisfied pursuant to the prior Certification of CSP- 11006.

12. *Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.*

Comment: Condition 12 has been satisfied pursuant to subsequent development approvals and permits issued for Tanger Outlet Center. Condition 12 is not applicable to DSP-23015, as the Proposed Development will not impact wetlands, wetland buffers, streams, or waters of the United States.

13. *At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA), except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:*

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

Comment: Condition 13 was satisfied pursuant to Final Plat 5-13014.

14. *Prior to certification of the CSP, the CSP and TCP1 shall be revised to show the 65 dBA Ldn noise contour located 429 feet from the centerline of Indian Head Highway (MD 210).*

Comment: Condition 14 has been satisfied pursuant to the prior Certification of CSP- 11006.

2. A-9882-C

Analysis of amended A-9882-C applicable conditions of approval is

provided below, with the District Council's conditions enumerated in italics:

1. *Any residential housing on the site shall be restricted to single-family detached and/or attached units.*

Comment: No residential uses are proposed with DSP-23015.

2. *For that portion of the site south of the freeway ramp, a common pedestrian path system shall be designed to link all segments of the proposed development. Any retail segment shall not be designed as a typical strip shopping center or large single-use site.*

Comment: The Tanger Outlet Center includes a common pedestrian path system as part of the development, which links all segments of the existing development. The Applicant intends to provide on-site pedestrian paths to connect the proposed uses on Parcels 2 and 3 with the existing office use on Parcel 5.

3. *All future development plans for the subject property shall show buffering along Oxon Hill Road and the southern boundary of the site consistent with the following:*
 - r. *Along the frontage along Oxon Hill Road on old Parcel 7 and that portion of old Parcel 8 north of the existing paved entrance drive onto the subject property, not being adjacent to Oxon Hill Manor, a minimum 20-foot wide landscape strip shall be maintained in accordance with the specifications of Section 4.6 of the Landscape Manual. The strip may incorporate a variety of buffering and screening methods, including, but not limited to, landscaping, and low walls. The type and quantity of plant materials and other methods to be utilized shall be reviewed and approved at the time of Detailed Site Plan.*
 - s. *Along the frontage along Oxon Hill Road on old Parcel 8 south of the paved entrance drive and on Parcel 18, a 25-foot to 55-foot landscaped buffer in conformance with the County Landscape Manual with enhanced plantings across from the adjacent Oxon Hill Manor historic site, in accordance with Type "E" Bufferyard. Additionally, in accordance with a Type "E" Bufferyard, there shall be a ten foot building setback from the buffer.*

- t. *A minimum 100-foot woodland preservation area shall be provided along the southern boundary to act as a buffer between the proposed development and the school and residences to the south.*

Comment: The required buffering pursuant to Condition 3 has been satisfied for the area included in parent CSP-11006. The Applicant will evaluate the applicability of this Condition to Parcels 2, 3, and 4.

4. *The Salubria Historic Site #80-002 and its 2.7 acres environment setting shall be eliminated from the Historic Sites and Districts Plan.*

Comment: Condition 4 has been satisfied. The Salubria Historic Site #80-002 has been eliminated from the Historic Sites and Districts Plan.

5. *The Historic Site status of Salubria, as well as the extent of the Environmental Setting, shall be noted on all plans and other documents submitted for this site.*

Comment: The Historic Site status of Salubria will be noted on DSP-23015.

6. *All subsequent submittals for this site shall be referred to the Historic Preservation Section staff and the Historic Preservation Commission for their review and comment prior to approval.*

Comment: DSP-23015 will be submitted for referral to Historic Preservation Staff as part of DSP review.

7. *A Stormwater Management Concept plan shall be approved by the Department of Environmental Resources (DER) prior to the approval of any Preliminary Plats of subdivision.*

Comment: Condition 7 will be addressed with Preliminary Plan of Subdivision application PPS 4-23013.

8. *A 100-year floodplain study shall be approved by DER Watershed Protection Branch prior to the approval of a Conceptual Site Plan.*

Comment: Condition 8 has been addressed pursuant to approval of CSP-11006.

9. *A Forest Stand Delineation shall be submitted and approved in*

conjunction with any Preliminary Plan of Subdivision or Conceptual Site Plan for the subject property.

Comment: Condition 9 has been satisfied for the Tanger Outlet Center pursuant to PPS 4-11028.

10. *A Type 1 Tree Conservation Plan shall be submitted and approved in conjunction with the Conceptual Site Plan or Preliminary Plan of Subdivision for the subject property.*

Comment: Condition 10 has been satisfied for the Tanger Outlet Center pursuant to PPS 4-11028 and CSP-11006.

11. *Noise-related issues shall be addressed at the time of Conceptual Site Plan submittal. The Plan shall include needed mitigation measures and provide adequate screening and buffering along Indian Head Highway (MD 210).*

Comment: Condition 11 has been satisfied for the Tanger Outlet Center pursuant to CSP-11006. This Condition will be addressed as part of CSP-11006-01.

12. *Development on the site shall not produce a greater number of vehicle trips than that identified in the previous approval for Salubria Office Park (SP-88069) and shall be subject to the same transportation conditions and improvements.*

Comment: A Transportation Impact Statement demonstrating compliance with this condition was submitted with CSP-11006-01.

13. *Prior to issuance of any building permits, the owner shall agree to provide reasonable access to the Historic Preservation Commission or other expert groups or individuals recognized by the Historic Preservation Commission for the purposes of conducting archeological exploration on the Historic Site, at no expense to the owner.*

Comment: Condition 13 is not applicable to CSP 11006-01. Historic Site has been eliminated in accordance with Condition 4.

14. *Prior to issuance of any building permits for 1) the 12,000-square-foot future extension of Building 6, which is inclusive of the total gross floor area and commercial gross floor area, or 2)*

any proposed expansion of the outlet center beyond 383,931 square feet, the applicant shall submit a revised detail site plan for the proposed hotel, for the purpose of providing an improved architectural product, due to the prominence of the proposed hotel location across from the outlet center and a major gateway into National Harbor, to be reviewed and approved by the Planning Board and the District Council. The revised detail site plan for the proposed hotel shall, for each building elevation, incorporate quality architectural materials and a high level of architectural detail in keeping with the quality hospitality architecture that has been constructed in National Harbor. The building elevations shall be revised to provide a substantial emphasis on quality masonry materials, and the south building elevation (facing the outlet center) shall be designed to appear more like a front elevation with additional architectural features. All elevations shall demonstrate a high degree of architectural detailing.

Comment: Condition 14 has been satisfied pursuant to DSP 11025-01

3. **PPS 4-11028**

Analysis of PPS 4-11028 applicable conditions of approval is provided below, with the Planning Board's Conditions enumerated in italics:

1. *Prior to signature approval of the preliminary plan, the following corrections shall be made:*
 - i. *Show the dimensions of all proposed lines and the bearings of the property line.*
 - ii. *Show the dimension of the alignment of Oxon Hill Road as reflected on the county Capital Improvement Plan (CIP), including right-of-way dedication and any required revertible slope/grading easement.*
 - iii. *Revise Note 10 to state "Water and Sewer Category 4 and 3."*
 - iv. *Revise Note 11 to state "Water and Sewer Category 3."*
 - v. *Revise Note 34 to reflect that cross-access easement is utilized for Parcels 3 through 8 pursuant to Section 24-*

128(b)(15) of the Subdivision Regulations for an integrated shopping center, and that the easement document shall be recorded in the Land Records of Prince George's County and the liber/folio reflected on the final plat.

- vi. *Revise Note 6 to state "Proposed development as 400,000 square feet of retail, 100,000 square feet of office, and 100-room hotel.*
- vii. *Revise Note 28 to indicate the approved variance with Conceptual Site Plan CSP-11006.*
- viii. *Revise Note 20 to accurately reflect disposition of property.*

Comment: Condition 1 has been satisfied pursuant to signature approval of PPS 4- 11028 on June 8, 2012.

- 2. *Prior to the signature approval of the Type 1 tree conservation plan (TCPI), the Tree Canopy Coverage schedule shown on Sheet 1, shall be removed.*

Comment: Condition 2 has been satisfied pursuant to signature approval of TCP1 on June 8, 2012.

- 3. *Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCPI-014-11/01). The following note shall be placed on the Final plat of subdivision:
"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCPI-014-11 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."*

Comment: Condition 3 has been satisfied and the above note was added to Final Plat 5-13014.

4. *Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.*

Comment: Condition 4 has been satisfied and is not applicable to DSP-23015.

5. *At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA), except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:*

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

Comment: Condition 5 has been satisfied and the above note is reflected on record plat MMB 237-68.

6. *Prior to approval of the detailed site plan, the landscape and lighting plans for the development shall show the use of full cut-off optic light fixtures, which shall be used throughout the development and shall be directed downward to reduce glare and light intrusion.*

Comment: Condition 6 has been satisfied pursuant to DSP 11025-01

7. *Development of this site shall be in conformance with Stormwater Management Concept Plan 40537-2003-02, and any subsequent revisions.*

Comment: Condition 7 has been satisfied and will comply with the subsequent revisions of the Stormwater Management Concept Plan.

8. *At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees, shall provide the following:*
 - a. *Dedication of a ten-foot-wide public utility easement (PUE) along the public right-of-way as delineated on the approved preliminary plan of subdivision.*
 - b. *Dedication of the right-of-way along Oxon Hill Road as reflect in the county Capital Improvement Program (CIP) project for Oxon Hill Road, OR provide the liber/folio of the recorded deed for the right-of-way dedication executed by the CIP project for Oxon Hill Road.*
 - c. *A note to state that direct vehicular access to Indian Head Highway (MD 210) is denied.*
 - d. *A note that access is authorized for Parcels 3 through 8 pursuant to Section 24-128(b)(15) of the Subdivision Regulations and provide the liber/folio of the easement agreement on the final plat.*

Comment: Condition 8 has been satisfied pursuant to DSP-11025.

9. *The conversion to residential that requires a revision to approved Conceptual Site Plan CSP-11006 shall require a new preliminary plan, if determined necessary at the time of the revised conceptual site plan.*

Comment: Condition 9 is not applicable. No residential uses are proposed with DSP- 23015.

10. *In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT), the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, and approved CSP-11006 (PGCPB Resolution No. 12- 04), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan, unless modified by the Department of Public Works and Transportation (DPW&T):*
 - a. *Provide and maintain the standard sidewalk, landscape strip, and designated bike lanes along the entire frontage of the subject site, as shown on DPW&T's plans for the Oxon Hill Road improvement project.*
 - b. *Provide appropriate pavement markings and signage for the designated bike lanes per the American Association of State Highway Transportation Officials (AASHTO)*

Guide for the Development of Bicycle Facilities, as shown on DPW&T's plans for the Oxon Hill Road improvement project.

- c. Provide marked crosswalks at all of the site's ingress/egress points along Oxon Hill Road as shown on DPW&T's plans for the Oxon Hill Road improvement project.*
- d. Pedestrian improvements shall be provided across Oxon Hill Road at Harborview Avenue. Appropriate improvements will be recommended at the time of detailed site plan and may involve high-visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements as shown on the State Highway Administration Oxon Hill Road Phase 2 Plans.*
- e. Pedestrian improvements shall be provided across at the site's northern access point (labeled on the plans as a 60-foot right-of-way). Appropriate improvements will be recommended at the time of detailed site plan and may involve high-visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements, as approved by State Highway Administration.*
- f. Standard sidewalks shall be provided along one side of ingress/egress roads and the proposed loop road.*
- g. Consideration shall be given to providing a trail or sidewalk connection from the subject site to Abbington Place, unless it is determined there are environmental constraints that make this connection unfeasible.*
- h. Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.*
- i. Show the pedestrian walkway required in Condition 1d of CSP- 11006 (PGCPB Resolution No. 12-04).*

Comment: The applicable requirements of Condition 10 have been addressed or satisfied for Tanger Outlet Center as part of PPS 4-11028, DSP-11025, and subsequent DSP amendments.

- 11. Prior to approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for on-site commemorative/interpretive features and other public outreach measures focused on the history and significance of the Salubria property based on the findings of the*

Phase I, Phase II, and Phase III archeological investigations and other research on the property. The location and wording of the signage and public outreach measures shall be subject to approval by the Planning Board or its designee.

Comment: Condition 11 has been satisfied pursuant to DSP-11025.

12. Prior to final plat, the applicant and the applicant's heirs, successors, and/or assignees shall establish a perpetual archeological conservation easement around Archeological Site 18PR809, and shall indicate that any ground disturbance within the easement area must be reviewed and approved by The Maryland-National Capital Park and Planning Commission (M-NCPPC).

Comment: Condition 12 has been satisfied pursuant to record plat MMB 237-68.

13. At the time of detailed site plan, the Type II tree conservation plan (TCP II) shall show the location of the archeological site.

Comment: Condition 13 has been satisfied pursuant to TCP2-015-12.

14. Prior to any ground disturbance or the approval of any grading permits, the applicant and the applicant's heirs, successors, and/or assignees shall:

- i. Provide a final report detailing the Phase II and Phase III investigations at sites 18PR692 and 18PR809 and ensure that all artifacts are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.*
- ii. Install a super-silt fence around the boundaries of Archeological Site 18PR809 and provide proof of that installation and its placement to Historic Preservation staff for review and approval. The fencing shall remain in place until all construction activities within the Salubria Center property are completed.*

Comment: Condition 14 was satisfied prior to approval of grading permits for the development of the Tanger Outlet Center. Condition 14 is not applicable to DSP- 23015.

15. *Prior to approval of any permit which allows for occupancy of the proposed outlet center, the applicant shall install the on-site commemorative/interpretive features and complete other agreed-upon outreach and education measures.*

Comment: Condition 15 has been satisfied and is not applicable to DSP-23015.

16. *At the time of final plat approval, the applicant shall demonstrate the dedication (by plat or deed) of public right-of-way along Oxon Hill Road consistent with the county Capital Improvement Program (CIP) project for Oxon Hill Road; The dedication shall be reflected on the signature-approved preliminary plan of subdivision and shall be confirmed with the Department of Public Works and Transportation (DPW&T). Frontage improvements in accordance with the requirements of DPW&T are required within the area of dedication.*

Comment: Condition 16 has been satisfied pursuant to record plat MMB 237-68.

17. *Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program; (b) have been permitted for construction through the operating agency's permitting process; and (c) have an agreed-upon timetable for construction with the appropriate operating agency:*

a. *Oxon Hill Road and site access: A southbound left-turn lane along with the required northbound through/right-turn lane shall be constructed. Construction of the site access driveway shall include a minimum of two outbound lanes, with any needed signal, signage, and pavement marking modifications determined to be required by the Department of Public Works and Transportation (DPW&T). All improvements will be designed and constructed in accordance with the requirements and standards of DPW&T. Any required queuing analyses shall consider Saturday as well as weekday site trip generation.*

b. *Oxon Hill Road and site access: Prior to approval of the initial building permit, the applicant shall submit an acceptable traffic signal warrant study to the Department*

of Public Works and Transportation (DPW&T) for signalization at the intersection of Oxon Hill Road and the site access. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as well as existing traffic at the direction of DPW&T. If signalization or other traffic control improvements are deemed "warranted at that time, the applicant shall bond the improvements with DPW&T prior to release of any building permits, and complete installation at a time when directed by DPW&T.

- c. Harborview Avenue and site access: Westbound double left- turn lanes and eastbound double right-turn lanes shall be constructed. The westbound approach of Harborview Avenue will be reconfigured to include one through and a shared right- turn/through lane, and the eastbound approach of Harborview Avenue will maintain a single left-turn lane. Construction of the site access driveway shall include a minimum of two outbound lanes and two inbound lanes, with any needed signal, signage, and pavement marking modifications determined to be required by the Maryland State Highway Administration (SHA). All improvements will be designed and constructed in accordance with the requirements and standards of the Department of Public Works and Transportation (DPW&T). Any required queuing analyses shall consider Saturday as well as weekday site trip generation.*

Comment: Condition 17 has been satisfied and is not applicable to DSP-23015.

18. Total development within the subject property shall be limited to equivalent development which generates no more than 460 AM peak hour, 969 PM peak hour, and 1,289 Saturday peak-hour vehicle trips in consideration of the pass-by travel assumed. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities."

Comment: Condition 18 has been satisfied pursuant to DSP -11025.

4. DSP-11025

Analysis of DSP-11025 applicable conditions of approval is provided below, with the Planning Board's Conditions enumerated in italics:

1. *Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information shall be provided:*
 - a. *The detailed site plan shall be revised to show Lots 2 and 3 having direct vehicular access (ingress and egress) onto a public right-of-way, Harborview Avenue, as required pursuant to Section 27-548(g) of the Zoning Ordinance and Section 24-128 of the Subdivision Regulations.*
 - b. *The applicant shall provide evidence demonstrating that the adjacent property owner to the north permits the secondary vehicular access through Parcel 92 and the off-site parking improvements shown on the detailed site plan; or redesign the proposal on Lots 2 and 3 so that the proposal is not dependent on the access and off-site improvements shown on the detailed site plan.*
 - c. *The second tower sign, near the site's secondary point of access, shall be eliminated from the proposal. An architectural feature, consistent with Applicant Exhibit 1, shall be substituted for the tower sign.*
 - d. *Loading areas on the north and west sides of the center shall be consistent with Applicant Exhibit 1 and will include as follows:*
 - (1) *The design of the visible walls surrounding the loading areas shall be visually integrated and of a similar attractive material to the outward facing walls of the outlet center.*
 - (2) *The design of the screen walls shall be complementary to the visible areas of the loading walls.*
 - e. *Investigate the feasibility of providing a pedestrian walkway approximately four feet in width through the parking lot to the exterior storefront entrance on the northwest side of the center.*
 - f. *The detailed site plan shall identify a minimum of six proposed public spaces within the outlet center and provide details (but not necessary locations) of focal points, which shall be incorporated in the public spaces throughout the outlet center as shown on Applicant Exhibit 1, including but not limited to, public art, fountains, seating areas, decorative masts, clock towers, and raised planters with masonry seating. Prior to use and occupancy permit, the applicant shall employ an approved focal point, or equivalent option, in the public spaces.*

- g. *The sign details for the ground-mounted monument sign along Oxon Hill Road shall indicate the use of brick, brick veneer and may be combined with other masonry materials approved for use in the center.*
- h. *The building facades internal to the outlet center shall have architectural features on the non-signature building facades that provide visual interest consistent with Applicant Exhibit 1. An additional exhibit shall be provided that illustrates a representative sample of the architectural features which will be utilized on, and within the area of, the non-signature building facades.*
- i. *The required public utility easement (PUE) shall be provided on both sides of all public roads.*
- j. *Parking shown within the public utility easement (PUE) on Lot 3 shall be relocated from the PUE or eliminated from the proposal.*
- k. *Provide a plan note that indicates conformance to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.*
- l. *Provide understory pedestrian-scaled lighting along the southwestern and potential northwestern walkways through the parking lot to enhance safety for pedestrians. Locations of pedestrian-scaled lighting shall be indicated along the pedestrian walkways from the center to the Oxon Hill Road right-of-way or the parking lot, if that is the termination.*
- m. *Locate some of the proposed seventy-eight benches within the center and along edges of the center to placements that might better encourage natural surveillance of the center and parking lot.*
- n. *Revise the site plan to demonstrate the widths of all entrances and drive aisles. Demonstrate directional drive arrows within the aisles for the purposes of plan review.*
- o. *Revise the site plan to demonstrate the parking space sizes and clarify the handicap spaces and their dimensions. Van-accessible spaces shall be 16 feet by 19 feet for one out of every four handicap spaces required. All other handicap spaces shall be 13 feet by 19 feet.*
- p. *Revise the site plan to include the dimensions of each building.*
- q. *Revise the site plan to delineate the loading spaces with dimensions.*
- r. *Revise the site plan to delineate the height and type of screening for all dumpster locations and the*

- retaining/screening walls.*
- s. *Revise the site plan to demonstrate the height, extent and type of any proposed fencing around playground areas on the site plan.*
 - t. *Indicate the use of a minimum four-foot-tall durable fence at the top of the retaining wall.*
 - u. *Provide building dimensions of the outward facing building elevations and include sign area locations and dimensions.*
 - v. *Revise the detailed site plan to reflect the commemorative features exhibits approved by the Planning Board, or its designee.*
 - w. *The facade information similar to what has been provided for building six shall be provided for the adjacent optional expansion area.*

Comment: Condition 1 has been satisfied pursuant to the prior Certification of DSP-11025.

- 2. *Prior to certification of the detailed site plan, the landscape plan shall be revised as follows:*
 - a. *A tree canopy coverage (TCC) schedule shall be placed on the landscape plan.*
 - b. *The landscape plan and detailed site plan shall be revised to be consistent with Applicant Exhibit 1.*
 - c. *The Section 4.2 schedule shall be updated to reflect the additional plant material proposed along Oxon Hill Road.*
 - d. *A Section 4.2 schedule and required landscape strip shall be provided for Lots 2 and 3.*
 - e. *A note shall be provided under the provided 4.6 schedule to indicate that Oxon Hill Road is not categorized as a scenic or historic road; however, the Prince George's County Planning Board determined, in its review of Conceptual Site Plan CSP- 11006, that Oxon Hill Road shall be minimally planted in accordance with the standards in Section 4.6 of the 2010 Prince George's County Landscape Manual, unless modified by the District Council.*
 - f. *The Section 4.9 schedules shall be updated to reflect the additional planting proposed on the revised plan.*

- g. Other minor inconsistencies in the plan preparation shall be corrected, as discussed in Finding 12.*
- h. The plan shall add shrubbery or fencing along the interior of the retaining wall in the southeastern portion of the property abutting the existing residential development for the purpose of screening spillover lighting from vehicles within that parking area. The screening options need not be made if the Applicant's Engineer provides a certification or other satisfactory information, concurrent with the Outlet Center opening, to staff confirming there will be no spillover lighting effect from vehicles within that parking area upon to the abutting residential.*

Comment: Condition 2 has been satisfied pursuant to the prior Certification of DSP-11025.

- 3. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:*
 - a. The tree canopy coverage (TCC) schedule shown on Sheet 1 shall be removed.*
 - b. Show the location of archeological site 18PR809 and provide a symbol in the legend. The conservation easement will be established at the time of final plat.*

Comment: Condition 3 has been satisfied pursuant to the prior Certification of DSP-11025.

- 4. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following, unless modified by the Department of Public Works and Transportation (DPW&T) or the Maryland State Highway Administration (SHA), accordingly:*
 - a. A contrasting and high-visibility crosswalk across Oxon Hill Road at Harborview Avenue.*
 - b. Pedestrian countdown signals for the crossing of Oxon Hill Road at Harborview Drive.*
 - c. A contrasting and high-visibility crosswalk across Oxon Hill Road at the site's southern access point.*
 - d. Pedestrian countdown signals for the crossing of Oxon Hill Road at the site's southern access point.*
 - e. A standard sidewalk along the north side of Harborview Avenue along the frontage of Lot 2.*
 - f. Marked crosswalks at all four crossings of the*

Harborview Avenue intersection with the site's northernmost access (Sheet 3, near Site Entry Sign "A").

Comment: Condition 4 has been satisfied pursuant to the prior Certification of DSP-11025.

5. *At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA), except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:*

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

Comment: Condition 5 has been satisfied pursuant to the prior Certification of DSP-11025.

6. *Prior to issuance of building permits for the proposed hotel, the applicant shall submit a limited detailed site plan for the purpose of providing an improved architectural product to be reviewed and approved by the Planning Board, or its designee, for the following:*
 - a. *The south building elevation (facing the outlet center) shall be designed to appear more like a front elevation with additional architectural features.*
 - b. *All elevations shall demonstrate a high degree of architectural articulation and quality materials, with a substantial emphasis on quality masonry materials.*

Comment: Condition 6 has been satisfied pursuant to the prior Certification of DSP-11025 and is not applicable to DSP-23015.

7. *Prior to issuance of any permits that impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.*

Comment: Condition 7 has been satisfied pursuant to subsequent development approvals and permits issued for Tanger Outlet Center. Condition 7 is not applicable to DSP-23015, as the Proposed Development will not impact wetlands, wetland buffers, streams, or waters of the United States.

8. *Any proposed expansion of the outlet center beyond 383,931 square feet shall require a revision to the detailed site plan to include architecture for those elevations.*

Comment: There is no proposed expansion of the outlet center beyond 383,931 square feet. This condition is not applicable for DSP-23015.

9. *The Salubria Historic Site, 80-002, and its 2.7-acre environmental setting shall be shown correctly on all plans submitted until final action on the status of the historic site and its environmental setting is taken by the District Council.*

Comment: Condition 9 has been satisfied. The Salubria Historic Site #80-002 has been eliminated from the Historic Sites and Districts Plan.

10. *Prior to final plat, the applicant shall establish a perpetual conservation easement around archeological site 18PR809. The associated TCP II shall be revised to show the location of the archeological site and a note shall be added to the plat indicating that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff.*

Comment: Condition 10 has been satisfied pursuant to Final Plat 5-13014.

11. *Prior to the approval of any grading permits, the applicant shall install a super-silt fence, which shall not be considered part of Applicant's sediment control measures for its grading permit, around the boundaries of archeological sites 18PR692 (where the Phase III data recovery investigations will be conducted) and 18PR809 and provide proof of these installations to Historic Preservation staff. All grading plans shall include delineations of the areas of super silt fencing for sites 18PR692 and 18PR809. The fencing around site 18PR692 shall remain in place until the final Phase III report for site 18PR692 is accepted and approved by Historic Preservation*

staff. The fencing around site 18PR809 shall remain in place until all construction activities within the Salubria Center property are completed.

Comment: Condition 11 has been satisfied pursuant to the prior Certification of DSP- 11025.

12. Prior to any grading within the area fenced for the Phase III data recovery of site 18PR692, the applicant shall:

- a. Provide a final report detailing the Phase III investigations of site 18PR692;*
- b. Ensure that all artifacts recovered from all archeological investigations on the subject property are curated in a proper manner and deposited with the Maryland Archaeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.*

Comment: Condition 12 has been satisfied pursuant to the prior Certification of DSP- 11025.

13. Prior to the opening of Salubria Center, the applicant shall install the on-site commemorative/interpretive features and complete other agreed-upon outreach and education measures. The wording and details of the interpretive features shall take into account the findings of the Phase III archeological investigations as embodied in the final report for site 18PR692.

Comment: Condition 13 has been satisfied pursuant to the prior Certification of DSP- 11025.

5. DSP-11025-01

Analysis of DSP 11025-01 applicable conditions of approval is provided below, with the Planning Board's Conditions enumerated in italics:

- 1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information shall be provided:*

- a. *Provide the total revised parking count on the DSP coversheet.*
- b. *Provide a note on the architectural elevations to indicate that individually-lit channel letters or logos are permitted for use in the designated signage areas on the hotel.*
- c. *Delineate the existing or proposed limits of all easements on the DSP.*
- d. *Delineate the width of the drive aisles that service the hotel and parking lot to meet the minimum widths contained in Part 11 of the Zoning Ordinance. Access to loading spaces shall be a minimum of 22 feet in width.*
- e. *Show the bearings, distances, and boundary of Parcel 1 as reflected on the record plat.*
- f. *On the one-inch=30 feet plan sheets, show the bearings and distances for the conservation easements as reflected on the record plat.*
- g. *On the one-inch=30 feet plan sheets, delineate Archeological Site 18PR809 and the bearings and distances for the perpetual archeological conservation easement as reflected on the record plat.*
- h. *Provide ten bicycle parking spaces (equivalent of five u-shaped bike racks) in close proximity to the main hotel entrance. Details of the bicycle racks anchored in concrete shall be provided.*
- i. *The parking schedule shall be amended to show the total amount of bicycle parking proposed.*
- j. *Provide a valid stormwater management concept plan and approval letter for the proposed hotel, and add the approval date to General Note 11.*

Comment: Condition 1 is not applicable to DSP-23015. A subsequent DSP will be submitted.

2. *Prior to Maryland-National Capital Park and Planning Commission (M-NCPPC) approval of building permits for the proposed hotel development, the applicant shall obtain final plat approval for Parcels 2 and 3. The final plat shall reflect all easements and encumbrances on the property.*

Comment: CSP-11006-01 and DSP-23015 replace the proposed hotel with an Eating and Drinking Establishment, with Drive Through Service, and a Day Care Center for Children.

6. PPS 4-23013

Analysis of PPS 4-23013 applicable conditions of approval is provided below, with the Planning Board's Conditions enumerated in italics:

1. *Prior to signature approval of the preliminary plan of subdivision, the plan shall be modified as follows:*
 - a. *Revise the case name for the project in the title block to "Salubria."*
 - b. *Revise the name of "Harbor View Avenue" to "Tanger Boulevard."*
 - c. *Add a general note, stating that a private easement is provided for access to Parcel 7 and Parcel 8, in accordance with Section 24-128(b)(9) of the prior Subdivision Regulations.*
 - d. *Label the frontage of Oxon Hill Road and Tanger Boulevard, except for the width of the private access easement, as access denied.*
 - e. *Revise the legend to match the line types used on the plan for proposed property lines and existing contour lines.*
 - f. *Revise property line bearings and distances to remove overlap with other text.*
 - g. *Revise the use of property adjoining to the north (Parcel 6, Book 6519 at page 919) to "Public Use."*
 - h. *Label the existing encroachment easement (Book 10440 at page 17) located at the northeast corner of proposed Parcel 7, as to be extinguished or as to remain.*

Comment: Condition 1 shall be satisfied prior to signature approval of PPS 4-23013.

2. *Prior to approval, the final plat of subdivision shall include:*
 - a. *Dedication of 10-foot-wide public utility easements along all abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.*
 - b. *A note that vehicular access to Parcel 7 and Parcel 8 is authorized, pursuant to Section 24-128(b)(9) of the prior Subdivision Regulations, and note the recording reference of an access easement or covenant for the properties. The easement or covenant shall be reviewed and approved by the Subdivision*

- Section of the Development Review Division of the Prince George's County Planning Department and be fully executed, prior to approval of a final plat for the development. The document shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of the Prince George's County Planning Board. The documents shall be recorded in the Prince George's County Land Records, and the Book/page indicated on the final plat, prior to recordation.*
- c. Label the frontage of Oxon Hill Road and Tanger Boulevard, except for the width of the private access easement, as access denied.*
 - d. A note to state that direct vehicular access to MD 210(Indian Head Highway) is denied.*

Comment: Condition 2 shall be satisfied prior to approval of the final plat.

- 3. Development of this site shall be in conformance with Stormwater Management Concept Plan 24991-2023-SDC, and any subsequent revisions.*

Comment: Acknowledged.

- 4. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan TCP1-014-11-02. The following note shall be placed on the final plat of subdivision:*

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan TCP1-014-11-02, or most recent revision, or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.”

Comment: Condition 4 shall be satisfied prior to approval of the final plat.

- 5. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:*

“This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”

Comment: Condition 5 shall be satisfied prior to permitting.

6. *Prior to approval of a detailed site plan, the site plan shall show the extent and location of the private access easement for Parcels 7 and 8.*

Comment: The private access easement for Parcels 7 and 8 has been shown on the plans for DSP-23015.

7. *In conformance with the 2009 Approved Countywide Master Plan of Transportation, the 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment, and approved conceptual site plan CSP-11006 (PGCPB Resolution No. 12-04), the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan:*
 - a. *Inverted U-style, or similar style bicycle parking racks at locations no more than 50 feet from the entrances to all buildings.*

Comment: The bicycle parking racks have been shown on the plans for DSP-23015.

7. CSP-11006-01

Analysis of CSP-11006-01 applicable conditions of approval is provided below, with the Planning Board’s Conditions enumerated in italics:

1. *Prior to certificate approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:*
 - a. *In General Note 7, revise “Institution (day care)” to “Institution/Education (day care)”.*
 - b. *Delineate the previous Prince George’s County Historic Site (80-002) and its 2.7-acre environmental setting on the plans*
 - c. *Label the contour of the 65 dBA noise limit on the plans.*
 - d. *Label the parking location for the day care use on the plans*
 - e. *On the CSP and the Type 1 tree conservation plan, enlarge the property line bearing and distance labels for better visibility,*

ensuring that the labels are not significantly smaller than other labels on the plan drawing.

- f. On the Type 1 tree conservation plan, include line tables corresponding to the numbered bearings and distances given for the primary management area conservation easement and the archaeological site conservation easement. These line tables shall be consistent with the line tables given for these easements in Plat Book MMB 237 Plat No. 68.*

Comment: Condition 1 shall be satisfied prior to the certification of CSP-11006-01

B. Plan Prince George’s 2035 General Plan

The Property is located within the General Plan’s Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are “most appropriate for context-sensitive infill and low- to medium-density development.” The siting and scale of the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children, as well as the existing office building are compatible with the surrounding low- to medium-density commercial and industrial communities and representative of appropriate context-sensitive infill.

C. The 2006 Approved Master Plan for the Henson Creek – South Potomac Planning Area

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan. The Master Plan was amended on November 14, 2023 by a Minor Master Plan Amendment (the “**Minor Amendment**”), pursuant to CR-106- 2023. However, none of the changes in the Minor Amendment nor the concurrent Sectional Map Amendment impact the Property or DSP-23015.

The Master Plan provides a mixed-use future land use designation for the Property. The Planning Board found that previous

applications conformed with the Master Plan.¹⁴ In addition to its finding of conformance with the Master Plan, the Planning Board provided several urban design strategies to be evaluated at the time of future Detailed Site Plans.

The Proposed Development builds on the Planning Board’s previous finding of Master Plan conformance by locating a mix of compatible land uses in close proximity to the existing office building and Tanger Outlet Center. The proposed infill development will efficiently utilize pad sites to be both accessible and complementary to these previously approved, surrounding uses – which are located within the same Master Plan designated mixed use area.

VI. ANALYSIS

A. Development Pursuant to Prior Ordinance

This application will be processed and reviewed consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1704 “Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance” of the Current Zoning Ordinance. As it relates to DSP-23015, Sec. 27-1704(b) of the Current Zoning Ordinance allows for projects under development approvals or permits “grandfathered” consistent with the Current Zoning Ordinance’s Transitional Provisions (Sec. 27-1700) “to proceed to the next steps in the approval process,” such as DSP and building permit application, and to continue to be reviewed and decided pursuant to the Prior Zoning Ordinance. Pursuant to Sec. 27-1704(a) of the Current Zoning Ordinance, this DSP application’s parent approval,

¹⁴ See PGCPB Resolution of Approval 12-04(C), Finding 12(a). The Planning Board found that CSP- 11006 specifically conforms with the Master Plan’s mixed use future land use designation.

CSP-11006, is “grandfathered” and remains valid for a period of twenty years from April 1, 2022. Accordingly, as “a next step in the approval process” for the project subject to a “grandfathered” development approval, the DSP-23015 may be reviewed and decided under the Zoning Ordinance under which the original development approval was approved (i.e., the Prior Zoning Ordinance), unless the Applicant elects to develop under the Current Zoning Ordinance. The Applicant formally elects to develop DSP-23015 pursuant to the Prior Zoning Ordinance.

Analysis of the subject application’s conformance with Sec. 27-1900 “Development Pursuant to Prior Ordinance” is provided below:

Consistent with the requirements of the Current Zoning Ordinance, the Applicant participated in a Pre-Application Conference with Planning Staff on April 17, 2023. Analysis of the subject application’s conformance with Sec. 27-1900 “Development Pursuant to Prior Ordinance” is provided below:

6. §27-1904 – Procedures

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

- (a) *If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.*

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on April 17, 2023. The Applicant provided an overview of the subject DSP application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

- (b) *The applicant shall provide a statement of justification which shall explain why the applicant*

has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.

Comment: This Statement is submitted as an explanation of DSP-23015's conformance with the Prior Zoning Ordinance, the Current Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. DSP-23015 is subject to the previously approved parent application, CSP-11006, which was reviewed and approved by the Planning Board pursuant to the Prior Zoning Ordinance and prior M-X-T Zoning on-site. DSP-23015 conforms with the Prior Zoning Ordinance's applicable regulations, as well as relevant findings and conditions associated with CSP-11006. Moreover, this CSP is also subject to the applicable conditions of approval from Zoning Map Amendment A-9882-C, which relates to the prior M-X-T Zone. Accordingly, for reasons related to application continuity, conformance with the Prior Zoning Ordinance, and consistency with applicable prior development approvals, the Applicant has elected to develop the Property pursuant to the prior M-X-T Zone.

B. Compliance with Prior Zoning Ordinance – Detailed Site Plan

1. §27-281 – Purposes.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

(B) To help fulfill the purposes of the zone in which the land is located;

(C) To provide for development in accordance with the site design guidelines established in this Division; and

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

Comment: DSP-23015 meets several of the purposes of Detailed Site Plans provided in Section 27-281 of the Prior Zoning Ordinance. Specifically, DSP-23015 provides for development of the Property in accordance with the applicable site design guidelines, shows the specific location and delineation of the proposed building, parking facilities, streets, green areas, and other physical features of the Proposed Development, shows proposed and existing grading, planting, sediment control, and storm water management features of the Proposed Development, and describes the proposed architectural form of the building.

2. §27-282 – Submittal Requirements.

(e) A Detailed Site Plan shall include the following:

(1) Location map, north arrow, and scale;

Comment: The location map, north arrow and scale are shown on DSP-23015.

(2) Boundaries of the property, using bearings and distances (in feet); and either the subdivision lot and block, or liber and folio numbers;

Comment: The boundaries of the Property (using bearings and distances (in feet)) and the subdivision lot and block are shown on DSP-23015.

(3) Zoning categories of the subject property and all adjacent properties;

Comment: The zoning categories of the Property and adjacent uses are shown on DSP-23015.

(4) Locations and types of major improvements that are within fifty (50) feet of the subject property and all land uses on adjacent properties;

Comment: The locations and types of major improvements within fifty (50) feet of the Property and all land uses on adjacent properties are shown on DSP-23015.

(5) An approved Natural Resource Inventory;

Comment: A Natural Resources Inventory (NRI-075-05-02) has been previously prepared and approved (without conditions) for the Property.

(6) Street names, right-of-way and pavement widths of existing streets and interchanges within and adjacent to the site;

Comment: Street names, right-of-way and pavement widths of existing streets and interchanges within and adjacent to the site are shown on DSP-23015.

(7) Existing rights-of-way and easements (such as railroad, utility, water, sewer, access, and storm

drainage);

Comment: Existing rights-of-way and easements are shown on DSP-23015.

(8) Existing site and environmental features as shown on an approved NRI;

Comment: Existing site and environmental features as shown on NRI-075-05-02 are shown on DSP-23015.

(9) A Type 2 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual or a Standard Letter of Exemption;

Comment: A Type 2 Tree Conservation Plan has been prepared and submitted together with DSP-23015.

(10) A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible;

Comment: As shown on DSP-05044-14, there are no regulated environmental features located on the Property. Accordingly, this provision is inapplicable to DSP- 23015.

(11) An approved stormwater management concept plan;

Comment: As noted and shown on DSP-23015, a Stormwater Management (“SWM”) Concept Plan for the Property has been approved pursuant to SWM Plan Approval (24991-2023-SDC).

(12) Proposed system of internal streets including right-of-way widths;

Comment: DSP-23015 shows all proposed internal streets and right-of-way

width.

(13) Proposed lot lines and the dimensions (including bearings and distances, in feet) and the area of each lot;

Comment: All proposed lot lines and dimensions (with bearings and distances) are shown on DSP-23015.

(14) Exact location and size of all buildings, structures, sidewalks, paved areas, parking lots (including striping) and designation of waste collection storage areas and the use of all buildings, structures, and land;

Comment: The exact location and size of all buildings, structures, sidewalks, paved areas, parking lots (including striping) and designation of waste collection storage areas and the use of all buildings, structures, and land are shown on DSP-23015.

(15) Proposed grading, using one (1) or two (2) foot contour intervals, and any spot elevations that are necessary to describe high and low points, steps, retaining wall heights, and swales;

Comment: The proposed grading and spot elevations are shown on DSP-23015.

(16) A landscape plan prepared in accordance with the provisions of the Landscape Manual showing the exact location and description of all plants and other landscaping materials, including size (at time of planting), spacing, botanical and common names (including description of any plants that are not typical of the species), and planting method;

Comment: Applicant will provide a landscape plan prepared in accordance with the applicable provisions of the Landscape Manual showing the exact location and description of all plants and other landscaping materials, including size, spacing, botanical and common names, and planting

method.

(17) Exact location, size, type, and layout of all recreation facilities;

Comment: The Proposed Development does not include any recreation facilities.

(18) Exact location and type of such accessory facilities as paths, walks, walls, fences (including widths or height, as appropriate), entrance features, and gateway signs (in accordance with Section 27-626 of this Subtitle);

Comment: The exact location and type of any proposed accessory facilities are shown on DSP-23015.

(19) A detailed statement indicating the manner in which any land intended for public use, but not proposed to be in public ownership, will be held, owned, and maintained for the indicated purpose (including any proposed covenants or other documents);

Comment: The Proposed Development does not include any land intended for public use that will not be proposed to be in public ownership.

(20) Description of the physical appearance of proposed buildings (where specifically required), through the use of architectural elevations of facades (seen from public areas), or through other illustrative drawings, photographs, or renderings deemed appropriate by the Planning Board; and

Comment: A description of the physical appearance of the proposed buildings, through the use of architectural elevations of facades, has been submitted together with DSP-23015.

(21) Any other pertinent information.

Comment: Applicant will provide any additional pertinent information as requested by Planning Staff during the review process.

3. **§27-283 – Design guidelines.**

(a) *The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Sec. 27-274):*

(1)...

Comment: The Applicant proposes DSP-23015 to (a) provide for development of the land area located between the Tanger Boulevard and existing office building located at the Property, with (1) a ±5,000 square foot Eating or Drinking Establishment, with Drive-Through Service and (2) a ±10,000 square foot Day Care Center for Children, and (b) provide for the reconfiguration of the parking associated with the existing office building. As it relates to the design of DSP-23015, and as analyzed in Section VI.B.4 of this Statement, the proposed Development meets the site design guidelines enumerated in Sec. 27-274.

(b) *The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.*

Comment: As analyzed in Section VI.C of this Statement, the Proposed Development aligns with the character and purpose of the proposed type of development, and the prior M-X-T Zone.

(c) *These guidelines may be modified in accordance with Sec. 27-286.*

Comment: The Proposed Development aligns with the character and purpose of the proposed type of development, and the prior M-X-T Zone. As such, the Applicant is not proposing an amendment to these guidelines.

4. **§27-274 – Design guidelines.**

(a) *The Conceptual Site Plan shall be designed in accordance with the following guidelines:*

(1) *General.*

(A) *The Plan should promote the purposes of the Conceptual Site Plan.*

Comment: DSP-23015 promotes the purposes of the parent approval, CSP-11006, and its anticipated amendment, CSP-11006-01.

(B) *The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (1), below.*

Comment: This provision is not applicable to this DSP. The Proposed Development does not propose any townhouse or three-family dwellings.

(2) *Parking, loading, and circulation.*

(A) *Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.*

Comment: As shown on DSP-23015, (i) surface parking lots are located adjacent to the existing office building, Eating or Drinking Establishment, with Drive-Through Service, and Day Care Center for Children to provide safe and efficient vehicular and pedestrian circulation within the site, and (ii) parking spaces are located to provide convenient access to the existing office building, Eating or Drinking Establishment, with Drive-Through Service, and Day Care Center for Children. Where feasible, reasonable measures have been taken to minimize the visual

impact of cars.

As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

Comment: As shown on DSP-23015 and consistent with the previously approved use for the Property, parking is located adjacent to the rear and sides and front of the existing office building and the Eating or Drinking Establishment, with Drive- Through Service, and the rear of the Day Care Center for Children.

(ii) Parking spaces should be located as near as possible to the uses they serve;

Comment: As shown on DSP-23015 and consistent with the previously approved use for the Property, parking is located adjacent to the rear and sides and front of the existing office building and the Eating or Drinking Establishment, with Drive- Through Service, and the rear of the Day Care Center for Children, as near as possible to the existing and proposed buildings.

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

Comment: As shown on DSP-23015 and consistent with the previously approved use for the Property, parking aisles are oriented to minimize the number of parking lanes crossed by pedestrians.

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual,

particularly in parking areas serving townhouses; and

Comment: As shown on DSP-23015, the Proposed Development avoids large, uninterrupted expanses of pavement and provides green space and plant materials where possible and in conformance with the Landscape Manual.

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

Comment: The Applicant does not propose any designated van pool, car pool and visitor parking for the Proposed Development, because such designated spaces are incompatible with the multi-tenant retail use of the Property. All parking spaces are available for use by visitors, invitees and employees of the businesses and tenants occupying the building.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

Comment: As shown on DSP-23015, loading areas for the Proposed Development will be visually unobtrusive and located on the rear of the building to minimize conflicts with vehicles and pedestrians.

To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

Comment: As shown on DSP-23015, loading areas for the existing office are oriented away from major streets and public view. The Property does not abut any service roads. The size, scale and uses of the proposed buildings for the Eating or Drinking Establishment, with Drive-Through Service

and Day Care Center for Children do not necessitate the addition of loading docks or loading areas.

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

Comment: The loading areas on the Property will be clearly marked with striping and separated from the general parking areas. The size, scale and uses of the proposed buildings for the Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children do not necessitate the addition of loading docks or loading areas.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

Comment: The vehicular and pedestrian circulation on the Property will be as safe, efficient, and convenient as feasible for both pedestrians and drivers.

To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

Comment: As shown on DSP-23015, where feasible, the driveway entrances to the site minimize conflict with off-site traffic and provide a safe transition into the parking lot.

(ii) Entrance drives should provide adequate space for queuing;

Comment: Entrance drives at the Proposed Development will provide

adequate space for queuing.

(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;

Comment: As shown on DSP-23015, circulation patterns have been designed so that traffic will flow freely through the parking areas, and higher speeds will not be feasible.

(iv) Parking areas should be designed to discourage their use as through-access drives;

Comment: Parking areas at the Property will provide no through-access to other streets.

(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;

Comment: As shown on DSP-23015, internal signage and directional arrows will be used to facilitate safe driving through the parking areas.

(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;

Comment: As shown on DSP-23015, the Eating or Drinking Establishment, with Drive-Through Service has been designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access.

(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;

Comment: Parcel pick-up at the Property shall be coordinated with other

on-site traffic flows.

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

Comment: Pedestrian access shall be provided into the Property from Tanger Boulevard and through parking lots to the existing and proposed buildings on the Property.

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

Comment: As shown on DSP-23015, the pedestrian and vehicular circulation routes into and throughout the Property will be separated and clearly marked.

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

Comment: The pedestrian access routes into and across the Property will be clearly marked with signs and striped crosswalk.

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: As shown on DSP-23015, barrier-free pathways to the existing and proposed buildings on the Property will be provided to accommodate the handicapped.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design

character.

Comment: Light fixtures shall be designed to support the Proposed Development and enhance the Property's design character.

To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

Comment: Light fixtures shall be designed to support the Proposed Development and enhance the Property's design character.

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

Comment: Light fixtures shall be designed to support the Proposed Development and enhance the Property's design character.

(iii) The pattern of light pooling should be directed on-site;

Comment: Light fixtures shall be designed to support the Proposed Development and enhance the Property's design character. The photometric plan associated with the Proposed Development clearly shows the light levels and qualities throughout the Property.

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

Comment: Light fixtures shall be designed to support the Proposed Development and enhance the Property's design character. The

photometric plan associated with the Proposed Development clearly shows the light levels and qualities throughout the Property.

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

Comment: Light fixtures shall be designed to support the Proposed Development and enhance the Property's design character. Light fixtures for the proposed buildings on Parcels 2 and 3 shall be similar to light fixtures utilized throughout the other portions of the Property.

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

Comment: Light fixtures shall be designed to support the Proposed Development and enhance the Property's design character. Light fixtures for the proposed buildings on Parcels 2 and 3 shall be similar to light fixtures utilized throughout the other portions of the Property.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

Comment: DSP-23015 utilizes site design techniques to emphasize scenic views from public areas.

(5) Green area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

Comment: As shown on DSP-23015, on-site green area are designed to complement the activities at the existing office building and the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children buildings.

To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

Comment: Green area at the Property shall be accessible and located to maximize utility and simplify maintenance.

(ii) Green area should link major site destinations such as buildings and parking areas;

Comment: As shown on DSP-23015, on-site green area links the proposed and existing buildings and parking areas, where feasible.

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

Comment: Green area shall be well defined and scaled based on the Proposed Development.

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

Comment: Green area adjacent to the Eating or Drinking Establishment, with Drive- Through Service shall provide for outdoor seating.

(v) Green area should be designed to define space, provide screening and privacy, and serve

as a focal point;

Comment: Green area adjacent to the Eating or Drinking Establishment, with Drive- Through Service shall provide for outdoor seating and shall be defined by sidewalk areas.

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

Comment: There are no regulated natural features nor woodland conservation areas within the limits of the Proposed Development.

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

Comment: Green area at the Property shall generally be accented by landscaping, where feasible.

(B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: There are no regulated environmental features at the Property. Accordingly, this provision is inapplicable to this DSP.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

Comment: As shown on DSP-23015, new sidewalks and street trees along the frontage of the Property will be provided in accordance with County requirements.

To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

Comment: The design of any light fixtures, benches, trash receptacles, bicycle racks and other street furniture will be coordinated in order to enhance the visual unity of the Property.

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

Comment: The design of any amenities on the Property shall take into consideration the color, pattern, texture, and scale of the existing and proposed buildings on the Property and where applicable, buildings on adjacent properties and pedestrian areas.

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

Comment: Any amenities provided will not obstruct pedestrian circulation and will be clearly visible and readily accessible by patrons of the proposed and existing uses at the Property.

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

Comment: Any amenities at the Property will be functional and constructed of durable, and low-maintenance materials.

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

Comment: Any amenities at the Property will be protected from vehicular intrusion with design elements integrated into the overall streetscape design.

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

Comment: The addition of kiosks, planters, fountains, and public art are not appropriate for the scale and location of the Property and/or Proposed Development.

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

Comment: Any amenities provided at the Property shall accommodate the handicapped and should be appropriately scaled for user comfort.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

Comment: As shown on DSP-23015, grading at the Property shall be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites.

To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

Comment: Any slopes required by the proposed grading that are visible from streets and other public areas will appear as naturalistic forms.

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

Comment: There are no hilltops or slopes within the project limits requiring excessive grading. Accordingly, this provision is inapplicable to this DSP.

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

Comment: The existing office use on the Property, as well as the retail uses at Tanger Outlet Center to the south of the Property, are generally compatible with the proposed use of the Property. Accordingly, grading buffers are not necessary for the Proposed Development.

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

Comment: There are no steep slopes within the Proposed Development. Accordingly, this provision is inapplicable to this DSP.

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

Comment: Storm drainage inlets shall be provided within the parking lot areas in accordance with County requirements.

(8) Service areas.

(A) Service areas should be accessible, but unobtrusive.

Comment: Services areas at the Property shall be accessible and unobtrusive.

To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

Comment: As shown on DSP-23015, all proposed service areas shall be located away from primary roads.

(ii) Service areas should be located conveniently to all buildings served;

Comment: As shown on DSP-23015, all proposed service areas shall be located conveniently to the proposed and existing buildings at the Property, as well as the proposed and existing uses at such buildings.

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

Comment: As shown on DSP-23015, all proposed service areas will be enclosed and screened with walls and landscaping.

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

Comment: This provision is not applicable to DSP-23015.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development.

Comment: The Proposed Development consists of only the existing office building, the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children, and adjacent parking areas, and is not a large-scale development. Accordingly, this provision is inapplicable to this DSP, and no public space system will be provided in connection with this DSP.

To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

Comment: The Proposed Development consists of only the existing office building, the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children, and adjacent parking areas, and is not a large-scale development. Accordingly, this provision is inapplicable to this DSP, and no public space system will be provided in connection with this DSP.

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

Comment: The Proposed Development consists of only the existing office building, the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children, and adjacent

parking areas, and is not a large-scale development. Accordingly, this provision is inapplicable to this DSP, and no public space system will be provided in connection with this DSP.

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

Comment: The Proposed Development consists of only the existing office building, the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children, and adjacent parking areas, and is not a large-scale development. Accordingly, this provision is inapplicable to this DSP, and no public space system will be provided in connection with this DSP.

(iv) Public spaces should be readily accessible to potential users; and

Comment: The Proposed Development consists of only the existing office building, the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children, and adjacent parking areas, and is not a large-scale development. Accordingly, this provision is inapplicable to this DSP, and no public space system will be provided in connection with this DSP.

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

Comment: The Proposed Development consists of only the existing office building, the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children, and adjacent parking areas, and is not a large-scale development. Accordingly, this provision is inapplicable to this DSP, and no public space system will be

provided in connection with this DSP.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

Comment: The Applicant submits the following as the statement required by this provision. The architecture of the proposed buildings located at the Property shall blend architectural components and materials that are compatible with the proposed and existing uses at the Property. The architectural components and materials of the proposed buildings use a variety of architectural features.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

Comment: The architecture of the proposed buildings located at the Property shall blend architectural components and materials that are compatible with the proposed and existing uses at the Property. The architectural components and materials of the proposed buildings use a variety of architectural features. Further, the architecture, materials and colors of the proposed buildings located at the Property shall keep with the character and purpose of the proposed uses and the prior M-X-T Zone.

(C) These guidelines may be modified in accordance with Section 27-277.

Comment: The Applicant does not propose modification of the guidelines pursuant to Section 27-277 of the Prior Zoning Ordinance at this time.

(11) *Townhouses and three-family dwellings.*

(A) . . .

Comment: This provision is inapplicable to this DSP. This DSP does not include nor contemplate townhouses nor three-family dwellings.

5. **§27-285 – Planning Board Procedures**

(b) *Required Findings*

(1) *The Planning Board may approve a Detailed Site Plan if it finds that the Plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.*

Comment: This DSP represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs, and it does not detract substantially from the utility of the Proposed Development for its intended use. The Applicant has analyzed the site design guidelines and proposes the high-quality Eating or Drinking Establishment, with Drive-Through Service, and Day Care Center for Children that advances the development objectives of the Master Plan and Sectional Map Amendment.

(2) *The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).*

Comment: DSP-23015 shall be in general conformance with its parent development approval, CSP-11006, as amended by CSP-11006-01.

(3) *The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite*

property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

Comment: This provision is not applicable to this DSP. DSP-23015 is not a Detailed Site Plan for Infrastructure.

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: There are no regulated environmental features at the Property. Accordingly, this provision is inapplicable to this DSP.

C. Compliance with Prior Zoning Ordinance – M-X-T Zone

1. §27-546 – Site Plans

(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

(1) The proposed development is in conformance with the purposes and other provisions of this Division:

Comment: The Proposed Development is in conformance with the purposes and other provisions of Part 10, Division 2, Subdivision 1 of the Prior Zoning Ordinance. In sum, the purposes of the M-X-T Zone are to: (i) promote orderly development and redevelopment of land in the vicinity of major interchanges; (ii) implement recommendations in the approved master plan by creating compact, mixed-use, walkable communities; (iii) conserve the value of land and buildings; (iv) promote effective and optimum use of transit; (v) facilitate and encourage a twenty-four (24) hour environment; (vi) encourage an appropriate horizontal and vertical mix of land uses; (vii)

create dynamic, functional relationships among individual uses; (viii) promote optimum land planning with greater efficiency; (ix) permit a flexible response to the market; and (x) allow freedom of architectural design. The Proposed Development aligns with several of these purposes – namely development of a mixed- use property with multiple compatible uses to support a major regional entertainment and hospitality destination.

- (2) *For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concepts recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;*

Comment: The Property was rezoned to the M-X-T Zone pursuant to 1994 Zoning Map Amendment A-9882-C. Accordingly, this regulation is not applicable to DSP- 23015.

- (3) *The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;*

Comment: The Proposed Development will feature an outward orientation that will connect to both the existing office building to the north on Parcel 5, as well as the Tanger Outlet Center to the south. Both the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children are intended to functionally integrate into the surrounding development and visually bridge the two existing uses to contribute to a more cohesive development scheme across the larger CSP-11006 plan area.

- (4) *The proposed development is compatible with existing and proposed development in the vicinity;*

Comment: The Proposed Development will be compatible and complementary with the existing office building, Tanger Outlet Center, and MGM National Harbor Resort & Casino. The Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children are located strategically to both efficiently utilize pad sites for context-sensitive infill and meet market demand for dining options and child day care in close proximity to highly trafficked office, retail, and entertainment uses.

- (5) *The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;*

Comment: The Proposed Development will contribute to an existing sense of place. The Proposed Development will both locate the Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children Tanger Outlet Center and the existing office building and reconfigure the existing parking areas on Parcel 5 to support the additional uses, thus physically linking these two existing compatible uses with an additional, complementary mix of uses. The Proposed Development will build on the existing independent environment at this location between Oxon Hill Road and Indian Head Highway.

- (6) *If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;*

Comment: The Proposed Development is not proposed to be staged.

- (7) *The pedestrian system is convenient and is comprehensively designed to encourage pedestrian*

activity within the development;

Comment: The Proposed Development will utilize on-site pedestrian paths to connect the existing office building and proposed uses on Parcels 2 and 3 – as well as off-site pedestrian infrastructure to connect across Tanger Boulevard, to the Tanger Outlet Center to the south.

- (8) *On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and*

Comment: In pedestrian areas, DSP-23015 paid significant attention to human scale, high quality urban design, the types and textures of materials, landscaping and screening, street furniture, and lighting.

- (9) *On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.*

Comment: This provision is not relevant. DSP-23015 is not a Conceptual Site Plan.

- (10) *On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat*

approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).

Comment: This provision is not relevant. A conceptual site plan amendment application, CSP-11006-01, was accepted by M-NCPPC Staff on January 9, 2024 and will likely be approved prior to DSP-23015.

(11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

Comment: This provision is not relevant. The Property is less than 250 acres.

2. §27-542 – Purposes

(a) The purposes of the M-X-T Zone are:

(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

Comment: The Property is situated at a major intersection, between Oxon Hill Road and Indian Head Highway (MD 210), as the gateway to a major regional entertainment and hospitality destination. The Proposed Development will provide needed complementary uses that are compatible with the surrounding retail and entertainment centers to provide additional jobs, contribute to the County's commercial tax base, and

further enhance the shopping and recreation experience for Prince George's County residents and visitors.

- (2) *To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;*

Comment: The Proposed Development will complement and support the “destination resort style of shopping” at Tanger Outlet Center and MGM National Harbor Resort & Casino, as recommended by the Master Plan: “Design future land uses surrounding the waterfront center to complement its distinctive character, to be compatible with the neighboring community, and to provide a suitable gateway to this unique project [National Harbor Metropolitan Center].”

- (3) *To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;*

Comment: The Proposed Development efficiently utilizes two vacant parcels that are surrounded by surface parking and public rights-of-way to maximize the development potential of the prior M-X-T Zone and support proximate uses.

- (4) *To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;*

Comment: The Proposed Development is located along Oxon Hill Road, adjacent to the WMATA Oxon Hill Park & Ride, and in close proximity to major interchanges and the interstate highway system. The Proposed

Development will include on-site pedestrian paths and utilize off-site pedestrian infrastructure to limit short automobile trips to the proposed day care center from the existing office building and Tanger Outlet Center.

- (5) *To facilitate and encourage a twenty-four (24) hour environment to ensure continuing function of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;*

Comment: In addition to the proposed Eating or Drinking Establishment, with Drive- Through Service and Day Care Center for Children, the existing office building – which is included in DSP-23015 – will promote activity on-site from the early morning into the evening on workdays. The Proposed Development will complement the existing office use and is anticipated to extend activity on the site beyond working hours. The Proposed Development’s adjacency to the Tanger Outlet Center will promote activity on the Property during weekends.

- (6) *To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;*

Comment: The Proposed Development represents a harmonious horizontal mix of uses. Employees and visitors to the existing office building will utilize both the proposed Eating or Drinking Establishment, with Drive-Through Service and Day Care Center for Children. Each of these uses are symbiotic and will encourage efficient land use and activity within the DSP plan area.

- (7) *To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;*

Comment: The Applicant anticipates that office workers in the existing

office building and utilize both proposed uses at Parcels 2 and 3. The Applicant recognizes the harmonious functional relationship between the existing and proposed uses and intends to foster a distinctive visual character and identity for the Proposed Development. Further, the architecture of the proposed buildings located at the Property shall blend architectural components and materials that are compatible with the proposed and existing uses at the Property and the prior M-X-T Zone.

- (8) *To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;*

Comment: The Proposed Development represents efficient and context sensitive infill development by locating a mix of compatible uses within close proximity. The close proximity of these uses combats sprawl to promote more efficient and convenient design.

- (9) *To promote a flexible response to the market and promote economic vitality and investment; and*

Comment: The Proposed Development directly responds to an existing market for dining and child day care services in close proximity to the existing office building and a regional retail, entertainment, and hospitality destination.

- (10) *To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.*

Comment: The architecture of the proposed buildings located at the Property shall blend architectural components and materials that are

compatible with the proposed and existing uses at the Property. The architectural components and materials of the proposed buildings use a variety of architectural features. Further, the architecture, materials and colors of the proposed buildings located at the Property shall keep with the character and purpose of the proposed uses and the prior M-X-T Zone.

3. §27-547 – Uses Permitted

(d) *At least two (2) of the following (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:*

- i. Retail businesses;*
- ii. Office, research, or industrial uses;*
- iii. Dwellings, hotel, or motel.*

Comment: DSP-23015 includes retail businesses and office uses in satisfaction of Sec. 27-547(d). More importantly, the CSP includes both retail businesses and office uses.

(e) *For property placed in the M-X-T Zone by a Sectional Map Amendment approved after October 1, 2006, and recommended for mixed-use development in the General Plan, and a Master Plan, or Sector Plan for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, a Conceptual Site Plan submitted for any property located in the M-X-T Zone may include only one (1) of the above categories, provided that it conforms to the visions, goals, policies, and recommendations of the plan for that specific portion of the M-X-T Zone.*

Comment: This provision is not relevant. DSP-23015 is not a Conceptual Site Plan.

4. §27-548 – M-X-T Zone

(a) *Maximum floor area ratio (FAR):*

(1) *Without the use of the optional method of development — 0.40 FAR; and*

(2) *With the use of the optional method of development — 8.00 FAR*

Comment: DSP-23015 complies with the prior M-X-T Zone’s maximum 0.40 floor area ratio without the use of the optional method of development.

The proposed FAR is

0.32 for a total of 129,284 square feet of gross floor area on 398,138 square feet of gross tract area.

(b) *The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.*

Comment: The Proposed Development includes multiple uses allowed in the M-X-T Zone. The Proposed Development includes more than one building and more than one lot.

(c) *Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.*

Comment: DSP-23015 shows dimensions for the location, coverage, and height of all improvements included in the Proposed Development.

(d) *Landscaping, screening, and buffering of development in the M- X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.*

Comment: The Proposed Development will include landscaping, screening, and buffering in accordance with the Prince George’s County

Landscape Manual.

- (e) *In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is subject of the Conceptual Site Plan.*

Comment: DSP-23015 complies with this requirement, as the proposed FAR computation is consistent with the requirements of Sec. 27-548(e). The Proposed Development does not include enclosed pedestrian spaces, theaters, or residential uses. Additionally, the proposed FAR is applied to the entire DSP-23015 plan area.

- (f) *Private structures may be located within the air space above, or in the ground below, public rights-of-way.*

Comment: No private structures are proposed in the air space above, or in the ground below, public rights-of-way.

- (g) *Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.*

Comment: Each lot associated with DSP-23015 will have frontage on, and direct vehicular access to, a public street or private street authorized pursuant to the applicable Subdivision Regulations. Access will be established and authorized with subsequent subdivision application, PPS 4-23013.

- (h) *Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall*

be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross

living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed- Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

Comment: This regulation is not applicable, as DSP-23015 does not propose townhouse uses.

- (i) *The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.*

Comment: This regulation is not applicable, as no multifamily buildings are proposed with DSP-23015.

- (j) *As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and*

internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.

Comment: The Property was rezoned to the M-X-T Zone pursuant to 1994 Zoning Map Amendment A-9882-C. Accordingly, this regulation is not applicable to DSP- 23015.

5. §27-583 – Number of Spaces required in M-X-T Zone

- (a) *The number of off-street loading spaces required in the M-X-T Zone are to be calculated by the applicant and submitted to the Planning Board for approval at the time of Detailed Site Plan approval. Prior to approval, the applicant shall submit the methodology, assumptions, and data used in performing the calculations.*

Comment: The off-street loading spaces calculation and methodology have been shown on the plans and accompanying memo for DSP-23015.

- (b) *The number of off-street loading spaces required shall be calculated using the following procedures:*
- (1) *Determine the number of loading spaces normally required under [Section 27-582](#).*
 - (2) *Determine the number of loading spaces that may be readily shared by two (2) or more uses, taking into account the location of the spaces, the uses they will serve, and the number of hours and when during the day the spaces will be occupied.*
 - (3) *The number of loading spaces normally required*

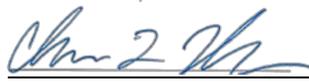
(paragraph (1)) may be reduced by the number of spaces determined to be unnecessary through the use of shared loading spaces (paragraph (2)).

Comment: The off-street loading spaces calculation and methodology have been shown on the plans and accompanying memo for DSP-23015. A loading space for the daycare center is not required as any deliveries will be done outside of the hours of operation. A loading space for the Eating or Drinking Establishment is not required as any deliveries will be done during off-peak hours.

II. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of this DSP. The above analysis and submitted plans establish that DSP-23015 satisfies the required findings that the Planning Board must make to approve a DSP application.

Respectfully submitted,
CLHATCHER LLC

By: 

Christopher L. Hatcher,
Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland
20707 Attorney for
Applicant

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum:

Date: April 24, 2024

TO: M-NCPPC
1616 McCormick Drive
Largo, MD 20774

FROM: Mike Lenhart

RE: Parking Analysis for Salubria Center (DSP-23015)

This parking analysis has been prepared to evaluate the proposed Detailed Site Plan (DSP) which is located in the M-X-T zone and is subject to the parking requirements of 27-574 and 27-568 as discussed herein.

The evaluation is in consideration of a proposed development consisting of multiple parcels with the following land uses:

- Office building with a mix of 29,084 sq ft general office and 87,200 sq ft medical office
- Eating/Drinking establishment
- Approximately 163 student daycare center

The relevant pages from the ITE Trip Generation Manual Desk Reference and the ITE Parking Generation Manual, 6th Edition are provided with this report.

Parking Analysis

Section 27-574(a) of the Zoning Ordinance provides that “the number of parking spaces required in the M-X-T Zone are to be calculated by the applicant and submitted for Planning Board approval at the time of Detailed Site Plan approval. Prior to approval, the applicant shall submit the methodology, assumptions, and data used in performing the calculations.” This memorandum is to provide a parking assessment for the proposed development as required for the M-X-T zone in Section 27-574(a) of the Zoning Ordinance.

The number of parking spaces required is to be calculated in accordance with the methodology set forth in Section 27-574(b). The first step in determining the number of required spaces is to calculate the peak parking demand. In this regard, Section 27-574(b)(1) states as follows. “Determine the number of parking spaces required for each use proposed, based on the requirements of Section 27-568. These parking spaces are to be considered as the greatest number of spaces which are occupied in any one (1) hour and are to be known as the peak parking demand for each use. These peak parking numbers are calculated as directed in the “Schedule of Parking Spaces” requirements as shown in Section 27-568. At less than this peak, the number of spaces being occupied is assumed to be directly proportionate to the number occupied during the peak (i.e., at eighty percent (80%) of the peak demand, eighty percent (80%) of the peak parking demand spaces are being occupied).” Section (b)(2) and (b)(3) go on to recommend an hourly distribution of each use within the M-X-T zone to determine the hourly fluctuation and the resulting peak parking demand for the overall site.



LENHART TRAFFIC CONSULTING, INC.

645 BALTIMORE ANNAPOLIS BLVD, SUITE 214

SEVERNA PARK, MD 21146

www.lenharttraffic.com

OFFICE: (410) 216-3333

FAX: (443) 782-2288

EMAIL: mlenhart@lenharttraffic.com

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

The proposed uses are detailed above and include a wide range of varying land uses. Section 27-568 of the zoning ordinance requires the parking requirements as shown at the top of Exhibit 1.

As shown on **Exhibit 1**, the parking schedule in Section 27-568 would require 592 total parking spaces for the site based on the parking requirements per Section 27-568. The site is proposed to provide a total of 476 parking spaces.

Exhibit 1 also contain diurnal hourly parking demand for each use. These hourly parking diurnals were obtained from the *ITE Parking Generation Manual (6th Edition)* with additional assumptions made for hours for which parking percentages were not available as detailed on the exhibits. Based on this 24-hour breakdown of parking, the Base Requirement parking demand is shown for each individual hour. As shown, peak parking demand occurs around 11 AM. Based on Exhibit 1, the maximum base parking requirement is 575 spaces before site specific parking reductions.

Site Specific Parking Reductions

In addition to Section 27-574(b)(1) discussed above, Section 27-574 provides further guidance on parking requirements in M-X-T Zones and in a Metro Planned Community. As previously detailed, this site is located within a M-X-T zone. Specifically, Section 27-574(b)(4) states that the base requirement may be reduced in the following manner:

- (A) Conservatively determine the number of trips which are multipurpose. A multipurpose trip is one where a person parks his car and uses a number of facilities (i.e.; an office, eating or drinking establishment, and store). The number of spaces required for a multi-purpose trip shall be the greatest number of parking spaces required by Section 27-568 for any one (1) use within the multipurpose trip. The base requirement may be reduced by the number of parking spaces for the other uses involved in the multipurpose trip.
- (B) Determine the number of parking spaces which will not be needed because of the provision of some form of mass transit, such as rapid rail, bus, forced carpool, van pool, and developer provided services. The base requirement may be reduced by this number.

Item (A) from above pertains to the potential to reduce parking requirements based on the fact that there will be instances where travelers to the site will utilize multiple different portions of the development during their trip to the site or will be residents of the site that will walk to the other uses within the development. This is in lieu of each individual patron coming to the site in separate vehicles utilizing the individual uses of the site which would not allow for a reduction in the parking base requirement. The land uses on the site are of the nature that would allow multi-purpose trips and therefore a conservative estimate of 15% has been applied for the multi-purpose parking reduction.

Item (B) from above pertains to the potential to reduce parking based on the presence of mass transit services (rapid rail, bus, etc....) in the vicinity of the site. In the immediate vicinity of the site there is the Oxon Hill Park & Ride that provides bus services for the 610, 620, 640, 650, P18, D14, NH1, and NH2. WMATA conducted a ridership survey in 2005 in which it was determined that the metrobus and other transit ridership was 9% inside the Beltway. This site is immediately adjacent to the Beltway and immediately adjacent to a Park & Ride lot with bus service to Metro stations, therefore 9% is a reasonable adjustment based upon this information.



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645 BALTIMORE ANNAPOLIS BLVD, SUITE 214

SEVERNA PARK, MD 21146

www.lenharttraffic.com

OFFICE: (410) 216-3333

FAX: (443) 782-2288

EMAIL: mlehart@lenharttraffic.com

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Based on this information and the requirements of the Zoning Ordinance, the final base parking requirement for the site would be 437 vehicles, and with a parking supply of 476 spaces the site will be adequately parked.

Individual Parcel Analysis

The above discussion analyzes the site as one development per the Zoning Ordinance and demonstrates that the proposed development provides adequate on-site parking for the various uses. The ITE Parking Generation Manual 6th Edition was consulted to confirm that the provided parking will be sufficient to serve the actual parking demand. ITE Parking Generation Manual is based on empirical data and provides actual peak parking demands for these land uses. The ITE analysis is shown on Exhibit 2, and this exhibit calculates that the actual peak parking demand for the DSP will be 291 parking spaces before consideration of shared parking or multi-purpose and transit reductions. Considering the project is proposing 476 spaces, the site will be adequately parked to handle projected parking demands.

Conclusions

Based upon this information, the site will be adequately parked and will satisfy the requirements of the zoning ordinance. If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Loading Space Discussion

Finally, it should be noted that the plan proposes to include the two required loading spaces for the office building. However, the ordinance would suggest the need for one loading space each for the day care center and for the eating/drinking establishment. The deliveries for the eating/drinking establishment are anticipated to be done off-peak and can easily be accommodated without the need for a separate loading space. The day care center serves the pickup and drop-off of children and does not require a loading space for this activity. It is our opinion that loading spaces are not needed for these two uses.

Thanks,
Mike Lenhart



LENHART TRAFFIC CONSULTING, INC.

645 BALTIMORE ANNAPOLIS BLVD, SUITE 214

SEVERNA PARK, MD 21146

www.lenharttraffic.com

OFFICE: (410) 216-3333

FAX: (443) 782-2288

EMAIL: mlenhart@lenharttraffic.com

Land Use	Number of Units	Spaces Required per 27-568 of the Zoning Ordinance	Spaces Shown on Plan
General Officee	29,084 sq ft	76	476
Medical Office Building	87,200 sq ft	436	
Eating/Drinking Establishment	92 seats & 1,370 sq ft	59	
Day Care Center	163 children	21	

Totals: 592 476

Parking Formula per ZO 27-568

General Office = 1 space per 250 SF for the first 2,000 SF and 1 space per 400 SF above 2,000 SF
 Medical Office = 1 space per 200 SF
 Eating/Drinking Establishment = 1 space per 3 seats & 1 space per 50 SF GFA - Storage and Seating Area
 Day Care Center = 1 space per 8 children

Time of Day	General Office Hourly Demand	General Office Spaces Needed	Medical Office Hourly Demand	Medical Office Spaces Needed	Eating/Drinking Establishment Hourly Demand	Eating/Drinking Establishment Spaces Needed	Day Care Hourly Demand	Day Care Spaces Needed	Total Demand	Supplied	Surplus
12:00-4:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476
5:00 AM	0%	0	0%	0	22%	13	0%	0	13	476	463
6:00 AM	0%	0	0%	0	44%	26	11%	2	28	476	448
7:00 AM	13%	10	17%	74	91%	54	45%	9	147	476	329
8:00 AM	47%	36	47%	205	100%	59	89%	19	319	476	157
9:00 AM	87%	66	82%	358	97%	57	93%	20	501	476	-25
10:00 AM	99%	75	96%	419	97%	57	100%	21	572	476	-96
11:00 AM	100%	76	100%	436	71%	42	100%	21	575	476	-99
12:00 PM	86%	65	88%	384	77%	45	97%	20	514	476	-38
1:00 PM	84%	64	87%	379	66%	39	93%	20	502	476	-26
2:00 PM	93%	71	92%	401	54%	32	88%	18	522	476	-46
3:00 PM	93%	71	90%	392	57%	34	82%	17	514	476	-38
4:00 PM	85%	65	86%	375	63%	37	88%	18	495	476	-19
5:00 PM	57%	43	55%	240	44%	26	96%	20	329	476	147
6:00 PM	21%	16	35%	153	33%	19	61%	13	201	476	275
7:00 PM	11%	8	27%	118	33%	19	44%	9	154	476	322
8:00 PM	0%	0	0%	0	22%	13	11%	2	15	476	461
9:00 PM	0%	0	0%	0	11%	6	0%	0	6	476	470
10:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
11:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
12:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476

Base Requirement = 575

- NOTES: 1. Diurnal rates that are **bold and italicized** are not provided in ITE Parking Generation Manual, and are estimated for purposes of this 24 hour analysis.
 2. Parking generation diurnals, where available, were obtained from ITE Parking Generation Manual, 6th Edition

Base Requirement = 575
 Multipurpose Trip Reduction = -86 Estimated Multipurpose trip reduction of 15 percent
 Transit/Bus Reduction = -52 Estimated Multipurpose trip reduction of 9 percent
Parking Requirement = 437

Traffic Impact Analysis	Shared Parking Analysis for 6710 Oxon Hill Rd Using Zoning Ordinance Methodology per 27-574 & 27-568	Exhibit 1
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Land Use	Number of Units	Peak Parking Demand per ITE Parking Generation Manual	Spaces Shown on Plan
General Officee	29,084 sq ft	57	476
Medical Office Building	87,200 sq ft	177	
Eating/Drinking Establishment	3,000 sq ft	16	
Day Care Center	163 children	41	

Totals: 291 476

ITE Peak Parking Demand

General Office = 1.95 space per 1000 sq ft
 Medical Office = $Ln(P) = 0.82 Ln(ksf) + 1.51$
 Eating/Drinking Establishment = 5.10 spaces per 1,000 sq ft
 Day Care Center = 0.25 spaces per student

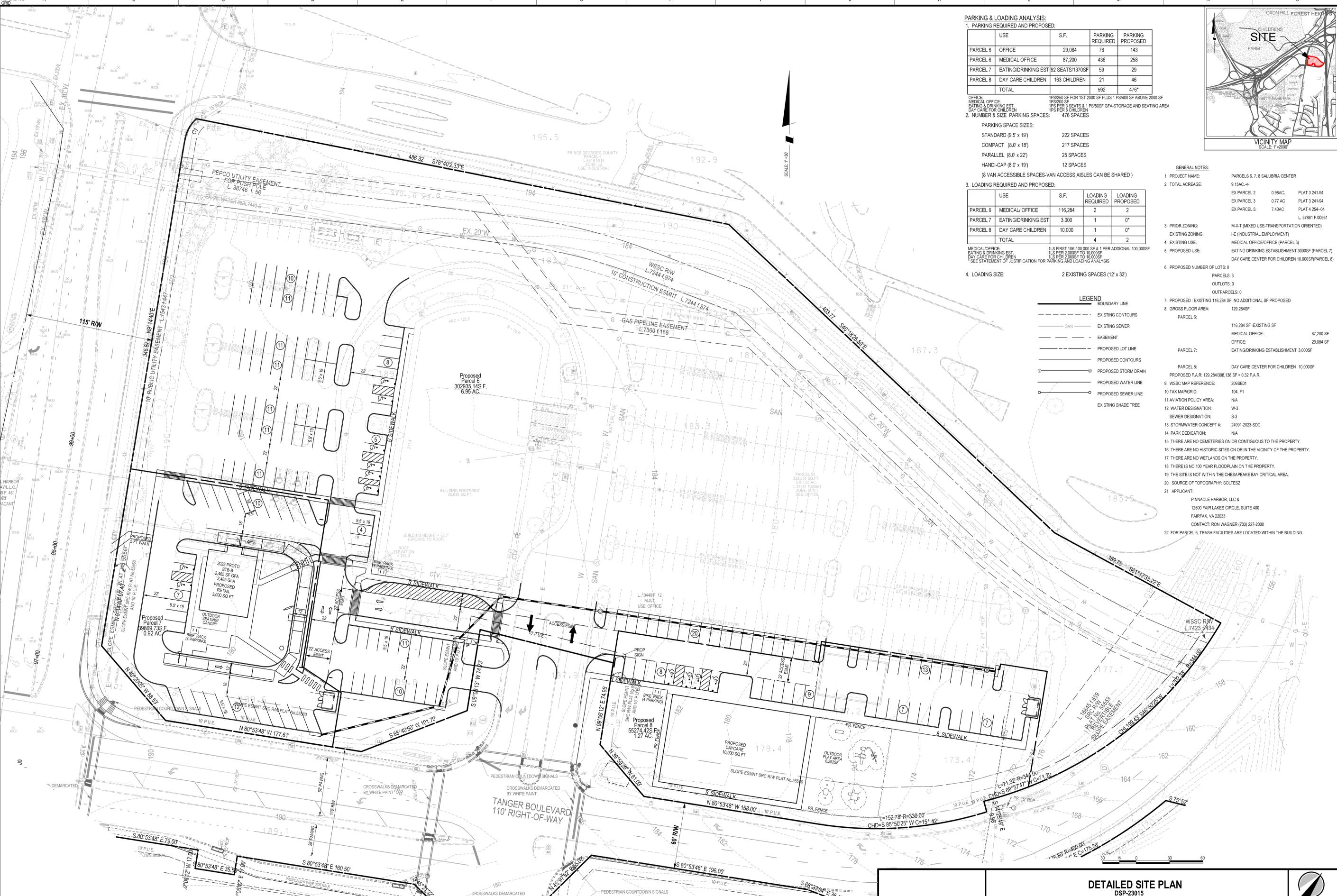
Time of Day	General Office Hourly Demand	General Office Spaces Needed	Medical Office Hourly Demand	Medical Office Spaces Needed	Eatung/Drinking Establishment Hourly Demand	Eating/Drinking Establishment Spaces Needed	Day Care Hourly Demand	Day Care Spaces Needed	Total Demand	Supplied	Surplus
12:00-4:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476
5:00 AM	0%	0	0%	0	22%	4	0%	0	4	476	472
6:00 AM	0%	0	0%	0	44%	7	11%	5	12	476	464
7:00 AM	13%	7	17%	30	91%	15	45%	18	70	476	406
8:00 AM	47%	27	47%	83	100%	16	89%	36	162	476	314
9:00 AM	87%	50	82%	145	97%	16	93%	38	249	476	227
10:00 AM	99%	56	96%	170	97%	16	100%	41	283	476	193
11:00 AM	100%	57	100%	177	71%	11	100%	41	286	476	190
12:00 PM	86%	49	88%	156	77%	12	97%	40	257	476	219
1:00 PM	84%	48	87%	154	66%	11	93%	38	251	476	225
2:00 PM	93%	53	92%	163	54%	9	88%	36	261	476	215
3:00 PM	93%	53	90%	159	57%	9	82%	34	255	476	221
4:00 PM	85%	48	86%	152	63%	10	88%	36	246	476	230
5:00 PM	57%	32	55%	97	44%	7	96%	39	175	476	301
6:00 PM	21%	12	35%	62	33%	5	61%	25	104	476	372
7:00 PM	11%	6	27%	48	33%	5	44%	18	77	476	399
8:00 PM	0%	0	0%	0	22%	4	11%	5	9	476	467
9:00 PM	0%	0	0%	0	11%	2	0%	0	2	476	474
10:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
11:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
12:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476

Base Requirement = 286

- NOTES: 1. Diurnal rates that are **bold and italicized** are not provided in ITE Parking Generation Manual, and are estimated for purposes of this 24 hour analysis.
 2. Parking generation diurnals, where available, were obtained from ITE Parking Generation Manual, 6th Edition

Base Requirement = 286
 Multipurpose Trip Reduction = -43 Estimated Multipurpose trip reduction of 15 percent
 Transit/Bus Reduction = -26 Estimated Multipurpose trip reduction of 9 percent
Parking Requirement = 217

Traffic Impact Analysis	Shared Parking Analysis for 6710 Oxon Hill Rd Using ITE Parking Generation Manual, 6th Edition	Exhibit 2
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		



PARKING & LOADING ANALYSIS:

1. PARKING REQUIRED AND PROPOSED:

USE	S.F.	PARKING REQUIRED	PARKING PROPOSED
PARCEL 6 OFFICE	29,084	76	143
PARCEL 6 MEDICAL OFFICE	87,200	436	258
PARCEL 7 EATING/DRINKING EST	92 SEATS/1370SF	59	29
PARCEL 8 DAY CARE CHILDREN	163 CHILDREN	21	46
TOTAL		592	476*

OFFICE: 1PS/250 SF FOR 1ST 2000 SF PLUS 1 PS/400 SF ABOVE 2000 SF
 MEDICAL OFFICE: 1PS/200 SF
 EATING & DRINKING EST: 1PS PER 3 SEATS & 1 PS/50SF GFA STORAGE AND SEATING AREA
 DAY CARE FOR CHILDREN: 1PS PER 8 CHILDREN
 2. NUMBER & SIZE PARKING SPACES: 476 SPACES

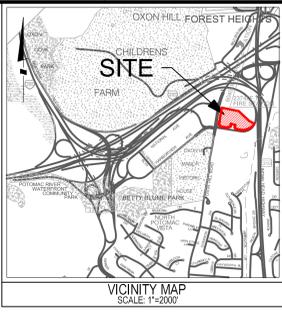
PARKING SPACE SIZES:
 STANDARD (9.5' x 19') 222 SPACES
 COMPACT (8.0' x 18') 217 SPACES
 PARALLEL (8.0' x 22') 25 SPACES
 HANDI-CAP (8.0' x 19') 12 SPACES
 (8 VAN ACCESSIBLE SPACES-VAN ACCESS AISLES CAN BE SHARED)

3. LOADING REQUIRED AND PROPOSED:

USE	S.F.	LOADING REQUIRED	LOADING PROPOSED
PARCEL 6 MEDICAL OFFICE	116,284	2	2
PARCEL 7 EATING/DRINKING EST	3,000	1	0*
PARCEL 8 DAY CARE CHILDREN	10,000	1	0*
TOTAL		4	2

MEDICAL OFFICE: 1LS FIRST 100,000 SF & 1 PER ADDITIONAL 100,000SF
 EATING & DRINKING EST: 1LS PER 2,000SF TO 10,000SF
 DAY CARE FOR CHILDREN: 1LS PER 2,000SF TO 10,000SF
 *SEE STATEMENT OF JUSTIFICATION FOR PARKING AND LOADING ANALYSIS

4. LOADING SIZE: 2 EXISTING SPACES (12' x 33')



- GENERAL NOTES:**
- PROJECT NAME: PARCELS 6, 7, & 8 SALUBRIA CENTER
 - TOTAL ACREAGE: 9.15AC +/-
 EX PARCEL 2: 0.98AC PLAT 3 241-04
 EX PARCEL 3: 0.77 AC PLAT 3 241-04
 EX PARCEL 5: 7.40AC PLAT 4 254-04
 L 37881 F.00561
 - PRIOR ZONING: M-X-T (MIXED USE-TRANSPORTATION ORIENTED)
 - EXISTING ZONING: I-E (INDUSTRIAL EMPLOYMENT)
 - EXISTING USE: MEDICAL OFFICE/OFFICE (PARCEL 6)
 EATING DRINKING ESTABLISHMENT 3000SF (PARCEL 7)
 DAY CARE CENTER FOR CHILDREN 10,000SF (PARCEL 8)
 - PROPOSED USE: DAY CARE CENTER FOR CHILDREN 10,000SF (PARCEL 8)
 - PROPOSED NUMBER OF LOTS: 0
 PARCELS: 3
 OUTLOTS: 0
 OUTPARCELS: 0
 - PROPOSED: EXISTING 116,284 SF, NO ADDITIONAL SF PROPOSED
 - GROSS FLOOR AREA: 129,284SF
 PARCEL 6: 116,284 SF EXISTING SF
 MEDICAL OFFICE: 87,200 SF
 OFFICE: 29,084 SF
 PARCEL 7: EATING/DRINKING ESTABLISHMENT 3,000SF
 PARCEL 8: DAY CARE CENTER FOR CHILDREN 10,000SF
 PROPOSED F.A.R.: 129,284/988, 138 SF = 0.32 F.A.R.
 - WSSC MAP REFERENCE: 209SE01
 - TAX MAP/GRID: 104, F1
 - AVIATION POLICY AREA: N/A
 - WATER DESIGNATION: W-3
 - SEWER DESIGNATION: S-3
 - STORMWATER CONCEPT #: 24991-2023-SDC
 - PARK DEDICATION: N/A
 - THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY
 - THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 - THERE ARE NO WETLANDS ON THE PROPERTY.
 - THERE IS NO 100 YEAR FLOODPLAIN ON THE PROPERTY.
 - THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 - SOURCE OF TOPOGRAPHY: SOLTESZ
 - APPLICANT:
 PINNACLE HARBOR, LLC &
 12500 FAIR LAKES CIRCLE, SUITE 400
 FAIRFAX, VA 22033
 CONTACT: RON WAGNER (703) 227-2000
 - FOR PARCEL 6, TRASH FACILITIES ARE LOCATED WITHIN THE BUILDING.

LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- EXISTING SEWER
- EASEMENT
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING SHADE TREE

Rockville
 Lanham
 Leonardtown

LANHAM OFFICE
 4300 Forbes Boulevard, Suite 230
 Lanham, MD 20706
 P. 301.794.7555 F. 301.794.7656
 www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
DESIGNED: DJB	FEBRUARY 2024	CAD STANDARDS VERSION: V8 - 2008	TECHNICIAN: DJB	CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-271-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER'S LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

PINNACLE HARBOR, LLC & 8710 OXON HILL RD, LLC
 12500 FAIR LAKES CIRCLE, SUITE 400
 FAIRFAX, VA 22033
 PHONE: 703-227-2000
 CONTACT: RON WAGNER

104, F1P2 105A1-A2	ZONING CATEGORY: IE
WSSC 200 SHEET	PRIOR ZONING CATEGORY
209 SE 01	M-X-T
SITE DATUM	XXXX
HORIZONTAL: MAD 27	
VERTICAL: NGVD1929	

DETAILED SITE PLAN
 DSP-23015

**PARCELS 6, 7, 8,
 SALUBRIA CENTER**

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 1 OF 4

PROJECT NO: 1006-00-PC

Land Use: 565 Day Care Center

Description

A day care center is a facility where care for pre-school age children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A day care center may also provide after-school care for school-age children.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 17 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	11
7:00 a.m.	45
8:00 a.m.	89
9:00 a.m.	93
10:00 a.m.	100
11:00 a.m.	100
12:00 p.m.	97
1:00 p.m.	93
2:00 p.m.	88
3:00 p.m.	82
4:00 p.m.	88
5:00 p.m.	96
6:00 p.m.	61
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For this land use, any child enrolled at a day care center is considered a student. The number of students refers to the total number of enrolled children, not just those present at the time the study is conducted.

The average parking supply ratio for the 36 study sites with parking supply information and located in a general urban/suburban setting is 3.6 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 36 sites is 63 percent. For the single study site in a dense multiuse urban setting, the parking supply ratio is 1.4 spaces per 1,000 square feet GFA and its peak parking occupancy is 86 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Kansas, Kentucky, Minnesota, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, Tennessee, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

221, 223, 289, 291, 433, 555, 556, 557, 563, 603, 618, 622, 632, 633

Day Care Center (565)

Peak Period Parking Demand vs: Students

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

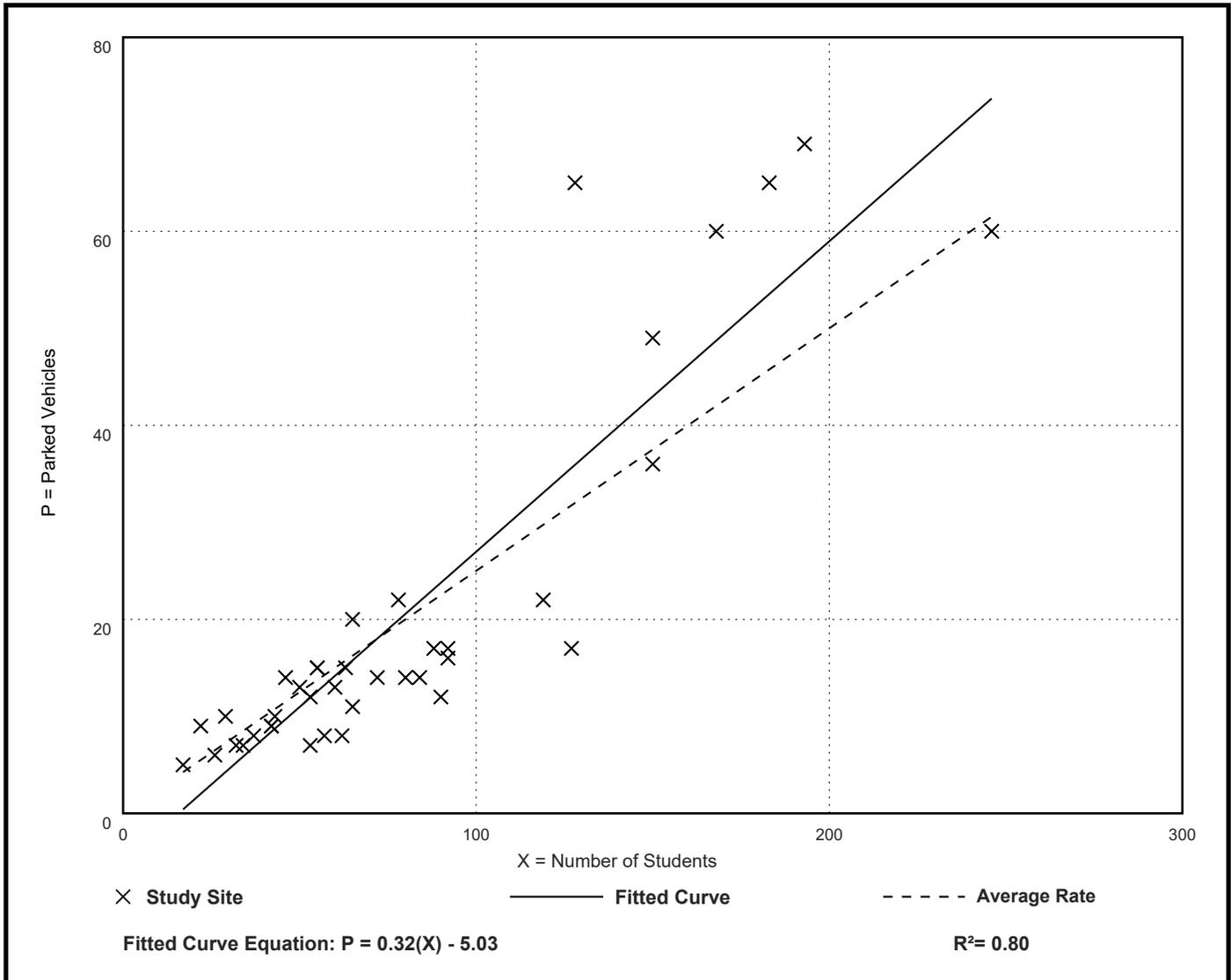
Number of Studies: 39

Avg. Num. of Students: 81

Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.13 - 0.51	0.20 / 0.34	0.22 - 0.28	0.09 (36%)

Data Plot and Equation



Land Use: 710 General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
	General Urban/Suburban
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	13
8:00 a.m.	47
9:00 a.m.	87
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	86
1:00 p.m.	84
2:00 p.m.	93
3:00 p.m.	93
4:00 p.m.	85
5:00 p.m.	57
6:00 p.m.	21
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

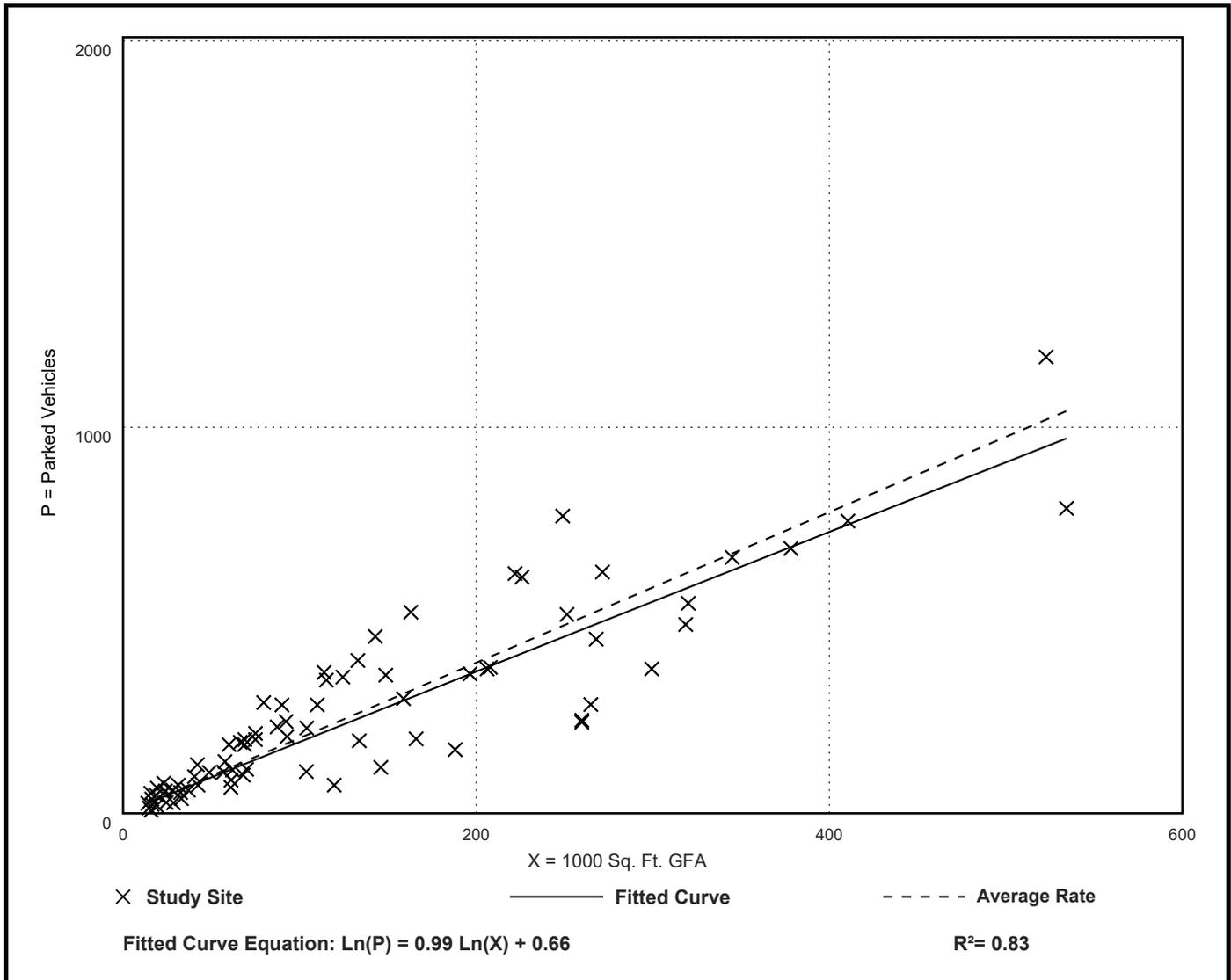
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation



Land Use: 720 Medical-Dental Office Building

Description

A medical-dental office building is a facility or clinic with one or more tenants that provide diagnoses and outpatient care on a routine basis. Tenants range from individual private physicians and dentists to large medical practices. Patient visits are by appointment only. Walk-in clinic (Land Use 630) and urgent care center (Land Use 660) are related uses.

Land Use Subcategory

Data are separated into two subcategories for this land use:

- Located within or adjacent to a hospital campus
- Located in a standalone setting

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Additional Data

The average parking supply ratio for the 15 study sites with parking supply information and located within a hospital campus is 4.7 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 15 sites is 76 percent.

The average parking supply ratio for the 33 study sites with parking supply information and located as a standalone building is 4.6 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 33 sites is 49 percent.

For four study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 22 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Georgia, Hawaii, Maine, Maryland, Minnesota, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, Virginia, and Washington.

Source Numbers

120, 121, 173, 217, 218, 224, 310, 315, 428, 433, 527, 530, 531, 532, 553, 555, 564, 618, 619, 620, 621, 624, 634

Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

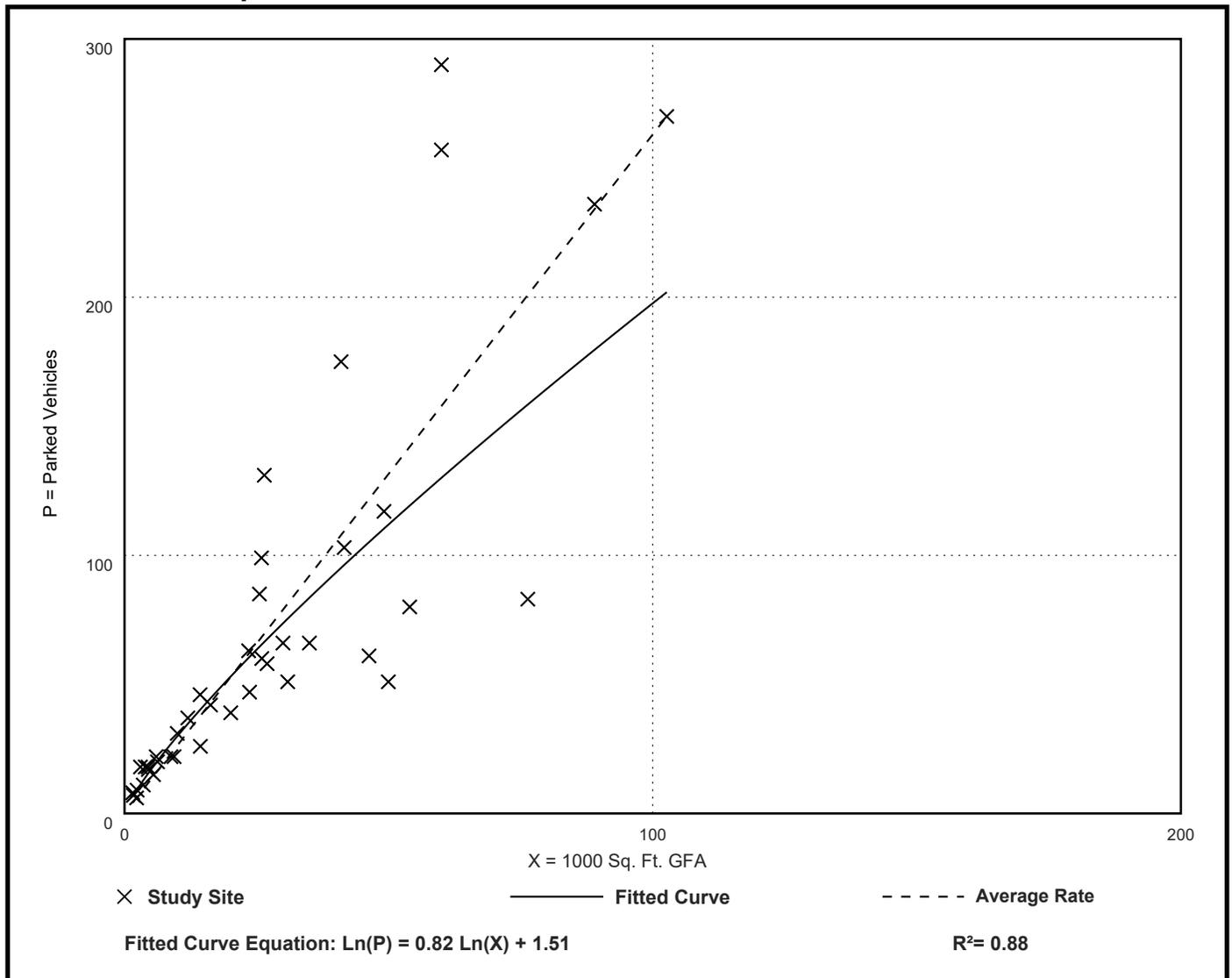
Number of Studies: 41

Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Land Use: 937 Coffee/Donut Shop with Drive-Through Window

Description

This land use includes any coffee and donut restaurant that has a drive-through window as well as a walk-in entrance area at which a patron can purchase and consume items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa). A coffee/donut shop typically holds long store hours (more than 15 hours) with an early morning opening. Limited indoor seating is generally provided for patrons and table service is not provided.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at four study sites in a general urban/suburban setting.

Hour Beginning	Percent of Monday–Thursday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	91
8:00 a.m.	100
9:00 a.m.	97
10:00 a.m.	97
11:00 a.m.	71
12:00 p.m.	77
1:00 p.m.	66
2:00 p.m.	54
3:00 p.m.	57
4:00 p.m.	63
5:00 p.m.	–
6:00 p.m.	–
7:00 p.m.	–
8:00 p.m.	–
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

Source Numbers

405, 407, 412, 433, 442, 509, 523, 540, 620

Coffee/Donut Shop with Drive-Through Window (937)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

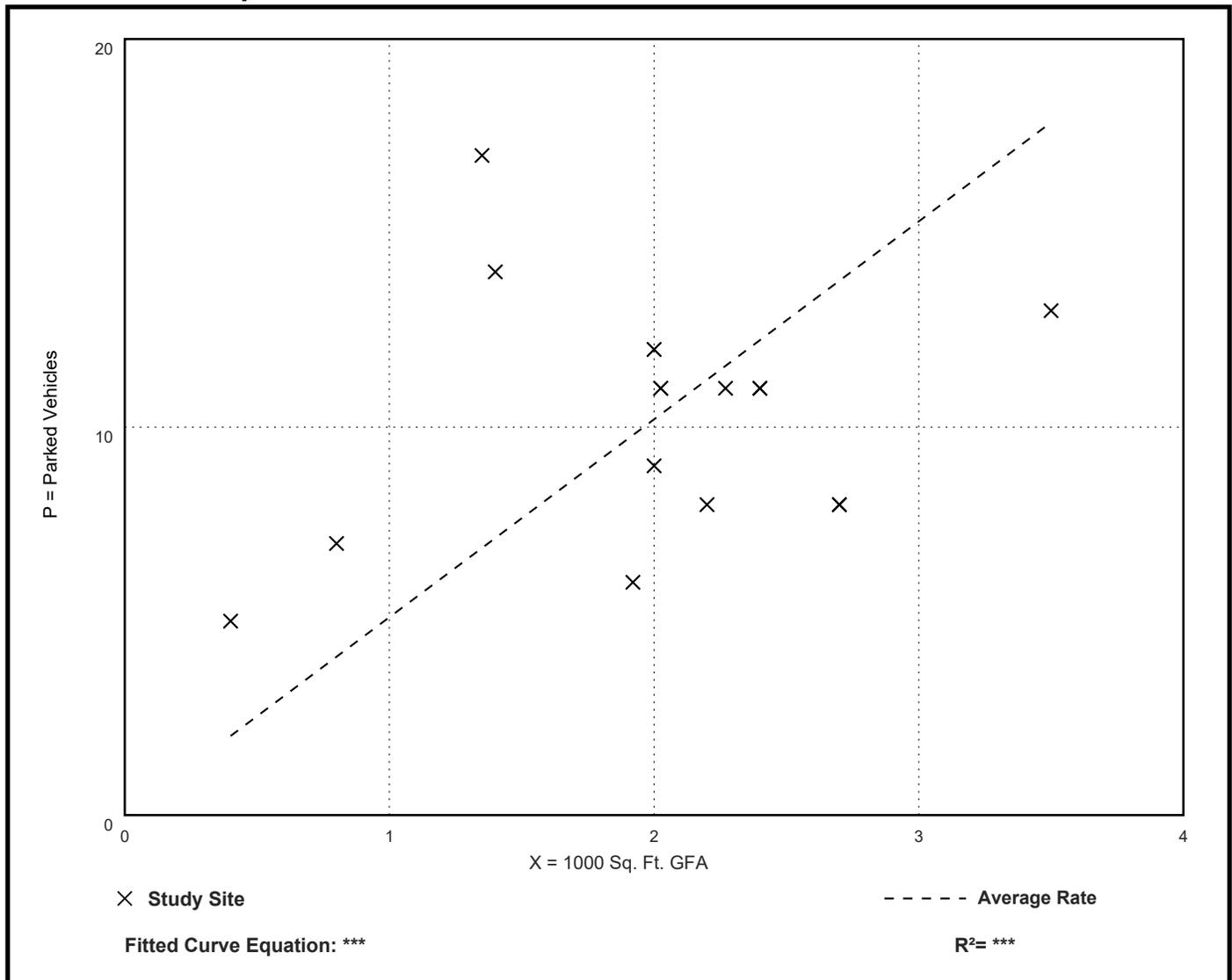
Number of Studies: 17

Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.10	2.96 - 12.59	4.45 / 10.75	***	2.44 (48%)

Data Plot and Equation





6/17/2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division *DG*

VIA: Frederick Stachura, Supervisor, Neighborhood Revitalization Section, Community Planning Division *KM* (Acting Supervisor for F. Stachura)

FROM: Elizabeth Mekonnen, Planner I, Neighborhood Revitalization Section, Community Planning Division *EM*

SUBJECT: DSP-23015 Salubria Center – Parcels 6, 7, & 8

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property located outside of an overlay zone.

Planning Area: 80

Community: Forest Heights

Location: 6710 Oxon Hill Road and Harborview Place, Oxon Hill, MD

Size: 9.15 acres

Existing Uses: Office building

Future Land Use: Mixed-use area

Proposal: Existing office building -116,284 square feet; 2) eating and drinking establishment-3,000 square feet & 3) Day care – 10,000 square feet.

Zoning: IE (Industrial, Employment)

Prior Zoning: M-X-T (Mixed Use Transportation Oriented)

Applicable Zoning Ordinance: Prior

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 *Plan Prince Georges 2035 Approved General Plan (Plan 2035)* places this application in the Established Communities Growth Policy area. Established Communities are most appropriate for context-sensitive infill and low-to-medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met” (page 20).

Master Plan: The 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends mixed-use land uses on the subject property. The proposed addition of the eating and drinking establishment and day care conforms with the recommended land use.

The master plan makes the following recommendations that are relevant to the subject property:

Centers and Corridors

Policy 1: Promote development of mixed residential and nonresidential uses at high densities and intensities at the National Harbor Metropolitan Center in the Oxon Hill Transit Corridor with a strong emphasis on pedestrian and transit-oriented development (page 49).

Strategies

- Design future land uses surrounding the waterfront center to complement its distinctive character, to be compatible with the neighboring community, and to provide a suitable gateway to this unique project (page 51).

The proposed development conforms to this policy and strategy as it is a mixed-use project surrounding the National Harbor Metropolitan Center. The mixed-use development will incorporate a Starbucks and a daycare center complementing the existing office building on Parcel 6 and the neighboring community which includes multiple hospitality, dining, recreational, and entertainment uses in close proximity to the subject property and the National Harbor Hotel and Casino.

Bicycle, Pedestrian, Trails Element

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers (page 76).

The detailed site plan conforms to this policy as the proposed development is served by an existing bus stop, sidewalks, bicycle racks, and other pedestrian amenities (pedestrian countdown signals

and marked crosswalks) that will facilitate efficient pedestrian and bicycle access and circulation throughout the development.

Strategies

- Provide continuous sidewalks along major roads such as Livingston Road, Tucker Road, Bock Road, Brinkley Road, Temple Hill Road, Fort Foote Road, and **Oxon Hill Road**. This will improve pedestrian access to schools, the Tucker Road Community Center, the Tucker Road Ice Rink, Fort Foote National Park, the Henson Creek Trail, and between residential areas (page 76).

The detailed site plan conforms to this strategy as it is located at Oxon Hill Road, which contains continuous sidewalks, providing adequate pedestrian linkage to the development. The detailed site plan also shows sidewalks along the proposed daycare center, Starbucks, and the existing office building.

Policy 5: Continue strategies to implement the Potomac Heritage National Scenic Trail on-road bicycle route and off-road trail (page 76).

Strategies:

- Implement bicycle and pedestrian improvements along the on-road bicycle route. Recommended improvements include designated bike lanes and sidewalks along **Oxon Hill Road**, Fort Foote Road, Old Fort Road, and Fort Washington Road (page 76).

Oxon Hill Road is already served by sidewalks and a designated bike lane. After a discussion with the Transportation Planning Section, additional improvements along Oxon Hill Road are not needed as the facilities provided are sufficient.

Community Character: Urban Design

Goals:

- Ensure that development is consistent with urban design best practices to create a sense of place and community identity.
- Improve pedestrian safety, connectivity, and walkability to foster a safe, pedestrian-friendly environment (page 96).

The detailed site plan conforms to this strategy as it incorporates sidewalks throughout the proposed development as well as several pedestrian safety measures including marked crosswalks and pedestrian countdown signals. The applicant is encouraged to work with the Urban Design Section to ensure that they meet all urban design related requirements and recommendations.

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from M-X-T (Mixed Use Transportation Oriented) to IE (Industrial, Employment), effective April 1, 2022.

On March 26, 2024, the District Council approved CR-022-2024, which extends the time for applications to be approved and considered under the prior Zoning Ordinance from April 1, 2024, to April 1, 2026.



June 26, 2024

MEMORANDUM

TO: Todd Price, Development Review Division

FROM: *BAP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division


SUBJECT: DSP-23015 Salubria Center- Parcels 6,7,8

Proposal

The Detailed Site Plan (DSP) application proposes an eating or drinking establishment, with a drive-through service, a daycare center, and the associated parking areas. The site is located at the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard in the M-X-T zone. The Transportation Planning Section's (TPS) review of the referenced DSP application was evaluated using Section 27 of the prior Zoning Ordinance standards.

Prior Conditions of Approval

The site is subject to the following prior approvals related to this application:

A-9882-C

12. Development on the site shall not produce a greater number of vehicle trips than that identified in the previous approval for Salubria Office Park (SP-88069) and shall be subject to the same transportation conditions and improvements.

Comments: SP-88069 approved a total of 500,000 square feet of office space, which was determined to generate 1000 AM and 925 PM peak hour trips or a total of 1,925 combined AM & PM peak hour trips. ADQ-2023-020 approved the development of an eating or drinking establishment, with a drive-through service and a daycare center, and it was determined that the proposal was within the established trip cap.

4-11028

8. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees, shall provide the following:
 - a. Dedication of a ten-foot-wide public utility easement (PUE) along the public right-of-way as delineated on the approved preliminary plan of subdivision.
 - b. Dedication of the right-of-way along Oxon Hill Road as reflected in the county Capital Improvement Program (CIP) project for Oxon Hill Road, OR provide the

liber/folio of the recorded deed for the right-of-way dedication executed by the CIP project for Oxon Hill Road.

- c. A note to state that direct vehicular access to Indian Head Highway (MD 210) is denied.
- d. A note that access is authorized for Parcels 3 through 8 pursuant to Section 24-128(b)(15) of the Subdivision Regulations and provide the liber/folio of the easement agreement on the final plat.

Comment: This condition was satisfied when the final plat for Parcels 1, 2, and 3 was approved. Specifically, Condition 8.c. was noted in Plat Book MMB 237 Plat No. 68, as required. In addition, Condition 8.d. was no longer applicable because Parcels 3–8 were consolidated into Parcel 1, and an access easement was not necessary. The plan proposes a 22-foot private easement on Parcel 6 to provide Parcels 7 and 8 use of the existing access point. The applicant intends to utilize the existing vehicular access point for ingress/egress purposes to maintain existing traffic patterns and is acceptable to staff.

CSP-11006

4. In conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, the applicant, and the applicant's heirs, successors and/or assignees shall provide the following unless modified by the DPW&T:
 - a. Provide and maintain the standard sidewalk, landscape strip, and designated bike lanes along the entire frontage of the subject site, as shown on the DPW&T plans for the Oxon Hill Road improvement project unless modified by DPW&T.
 - b. In order to accommodate the designated bike lanes recommended in the MPOT, a minimum of 44 feet from the centerline shall be dedicated, unless modified by DPW&T.
 - c. Provide appropriate pavement markings and signage for the designated bike lanes per the American Association of State Highway Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities*, unless modified by DPW&T.
 - d. Provide marked crosswalks at all of the site's ingress/egress points along Oxon Hill Road.
 - e. Pedestrian improvements shall be provided across Oxon Hill Road at Harborview Avenue and at the site's southern access point (labeled on the plans as a 60-foot right-of-way). Appropriate improvements will be recommended at the time of detailed site plan and may involve high visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements.
 - f. Standard sidewalks shall be provided along one side of ingress/egress roads and the proposed loop road unless modified by DPW&T.

- g. At the time of detailed site plan, consideration shall be given to providing a trail or sidewalk connection from the subject site to Abbington Place, unless it is determined there are environmental constraints that make this connection unfeasible.
- i. Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.

CSP-11006-01

The revision of CSP-11006 approved the addition of a 7.4-acre lot with an office building and proposed to develop a new eating or drinking establishment, with drive-through service, and a new day care center, and offered no additional conditions of approval.

Comment: Conditions a-g have been addressed or satisfied for the Tanger Outlet Center on Parcel 1, as part of PPS 4-11028, DSP-11025, and subsequent DSP amendments. Condition i has been evaluated as part of the current application. The site plan includes three inverted-U-style bicycle racks, providing bicycle parking for six bicycles at the existing office building. Two inverted-U style bicycle racks, providing bicycle parking for four bicycles are proposed at the eating or drinking establishment and the daycare center. The bicycle racks are located within 50 feet of the building entrances, in accordance with the recommendations of the American Association of State Highway and Transportation Officials (AASHTO) and the 2015 Association of Pedestrian and Bicycle Professionals, Essentials of Bicycle Parking, and are acceptable to staff.

4-23013

Preliminary Plan of Subdivision (PPS) 4-23013 approved the subdivision of land for the development of included an eating or drinking establishment, with drive-through service, and daycare center. It was determined the trips generated by the proposed development for 4-23013 would be 391 AM and 472 PM.

Comment: The current application proposes the development of a 3,000 square foot eating or drinking establishment and a 10,000-square-foot day care center, which is consistent with the development proposed in PPS 4-23013. Staff find that the proposal is within the established trip cap.

Master Plan Compliance

Master Plan Roads

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area*. The subject site is adjacent to two master plan roadways, Oxon Hill Road and MD 210. Oxon Hill Road is a master plan collector roadway with a minimum right-of-way of 80 feet. MD 210 is a master plan freeway with a variable right-of-way. Dedication has previously occurred, and the right-of-way shown on the plan is consistent with prior approvals. No additional right-of-way is required with this application.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following facilities:

Bike lanes: Oxon Hill Road

Side path: MD 210

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area recommends:

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers.

Strategies: Provide wide sidewalks in locations with high pedestrian activity.

Comment: Master plan pedestrian facilities have been evaluated with the various DSP revisions for the subject site. The conditions of CSP-11006 have been addressed above. The plan includes sidewalks, crosswalks, and designated space for bicycle parking near the building entrances. Staff find the proposed facilities to be acceptable.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-274 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(2):

Parking, loading, and circulation.

- A. Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- B. Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- C. Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

Comment: The primary vehicular access is provided via an existing driveway from Tanger Boulevard. A twenty-two-foot access easement has been provided that allows access via a private easement to the eating or drinking establishment on Parcel 7 and the day care center on Parcel 8. An additional right-in/right-out access point is proposed at the western side of the primary vehicular access point.

A truck-turning exhibit was submitted for the eating or drinking establishment on Parcel 7 and demonstrates that delivery vehicles will be able to maneuver through the site. The site plan shows a two-way drive aisle located along the south and west of the existing office building near Parcel 7. The applicant has proposed one-way vehicular movement on Parcel 7 to minimize the vehicular conflicts associated with the eating or drinking establishment. As shown on the truck turning plan, the proposed right-in/right-out access point at the existing driveway is necessary to facilitate the required turning movements on-site for larger vehicles. This access point will also allow customers of the eating and drinking establishment, as well as vehicles using the drop-off area to the south of the existing office building, a convenient route to exit the site. The proposed access point will reduce the need for vehicles to travel north through the parking lot of the office building, thereby reducing conflicts between vehicles and pedestrians. The applicant has indicated that all deliveries to the eating or drinking establishment occur outside of the normal operating hours which will reduce potential vehicular conflicts, particularly in the one-way drive aisle on Parcel 7.

As mentioned above, access to the proposed daycare on Parcel 8 is provided via the existing driveway from Tanger Boulevard and the access easement as shown on the plan. No truck turning exhibit was required for Parcel 8 as the twenty-two-foot drive aisles provide two-way movements and are sufficient for vehicular circulation. The applicant indicated that the daycare only requires pick up and drop-off of children and would not require a loading space. Additionally, any deliveries for the daycare would occur outside of normal operating hours. A note on the plan has been added to the plan and is acceptable to staff.

The plan includes a network of sidewalks with striped crosswalks crossing all drive aisles to facilitate pedestrian movement on site. Sidewalks are provided around the perimeter of all buildings and adjacent to parking areas, providing convenient access to the office building and eating or drinking establishment. A direct pedestrian connection to Oxon Hill Road has been provided via a five-foot-wide sidewalk. An eight-foot-wide sidewalk is provided along the front of the daycare building and extends east. A continuous five-foot sidewalk connection is provided along the east side of the primary vehicle access driveway extending to the existing curb ramps and striped crosswalks along Tanger Boulevard. Designated space for bicycle parking has been provided near the building entrances. The site plan provides for vehicle and pedestrian circulation and facilitates pedestrian movement throughout the site, as well as access to off-site pedestrian infrastructure.

Sec. 27-574 references the number of parking spaces required in the M-X-T Zone and states the following:

(a) The number of parking spaces required in the M-X-T Zone and in a Metro Planned Community are to be calculated by the applicant and submitted for Planning Board approval at the time of Detailed Site Plan approval. Prior to approval, the applicant shall submit the methodology, assumptions, and data used in performing the calculations.

The applicant submitted a parking analysis for the existing office building, eating or drinking establishment, and daycare. This accounts for all the uses proposed on Parcel 6, 7 and 8. The proposed uses would require a total of 592 parking spaces and 478 parking spaces are provided. The analysis provided using the Institute of Transportation Engineers (ITE) Parking Generation Manual demonstrated that the peak hour parking demand would occur at 11 AM and would require a total of 291 parking spaces. The applicant is proposing 478 parking spaces, as listed in the parking schedule, which exceeds the anticipated peak hour demand to accommodate the proposed uses. Staff agree with the methodology used to analyze the parking demand and support the proposed parking provided with this application.

Currently, there are two loading spaces provided at the office building. The proposed eating or drinking establishment and daycare would be required to provide a loading space for each use. As described above, given the operation of the facilities the applicant does not propose additional loading spaces and as provided in note 3 of the parking and loading analysis, all deliveries will occur outside of normal operating hours for both uses. Given the timing of deliveries and the peak hour parking demand, this will minimize the conflicts with vehicles or pedestrians while still allowing the loading operations to occur. Staff believe that loading operations can occur for the proposed uses without dedicated loading spaces.

Conclusion

Based on the findings presented above, staff concludes that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for pedestrian and bicycle transportation purposes.

From: [Thompson, Ivy](#)
To: [Price, Todd](#)
Subject: DSP-23015 Salubria Center
Date: Monday, June 17, 2024 5:03:06 PM
Attachments: [Outlook-zrdm0tkb.png](#)
[Outlook-zh5ichsh.png](#)
[Outlook-n0axva2f.png](#)
[Outlook-1ymkgukj.png](#)
[Outlook-d1sqaar5.png](#)
[Outlook-ewy2azpt.png](#)
[Outlook-il0nedkm.png](#)
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[Outlook-a5redmdq.png](#)
[Outlook-bnmmdjos.png](#)
[Outlook-troyjwj1.png](#)
[Outlook-njrtkq2.png](#)

Hello Todd, Thank you for the opportunity to review DSP-23015 Salubria Center. While this is commercial development and previous approvals offer no specific DPR related conditions, DPR staff offers the following comments:

The property is located approximately 1,000 feet south of I-495 and Piscataway (former Indian Head) Highway on the east side of Oxon Hill Road. The proposal is to develop a new eating or drinking establishment, with drive-through service, and a new daycare center for children while re-configuring the parking area associated with an office. The proposed eating and drinking establishment with a drive-thru will be situated at the northeast quadrant of Oxon Hill Road and Tanger Boulevard, diagonally across from the Oxon Hill Manor Historic Site. DPR staff recommends 40-foot – 50-foot buffers at the site's northeast corner to preserve the views from Oxon Hill Manor, which is owned by M-NCPPC and operated by the Department of Parks and Recreation.

Best,

Ivy

Ivy R. Thompson, AICP, Planner III
Park Planning and Environmental Stewardship
M-NCPPC, Department of Parks and Recreation, Prince George's County
Park and Recreation Administration Building
6600 Kenilworth Avenue, 3rd Floor, Riverdale, MD 20737
Office: 301-699-2540 | Mobile: 202-430-2106

Ivy.Thompson@pgparks.com

Stay connected:



From: Thompson, Ivy

Sent: Friday, June 7, 2024 9:40 AM

To: Price, Todd <Todd.Price@ppd.mncppc.org>

Subject: 6-7-24 DPR SDRC Comments

DSP-23015 Salubria Center

The property is located approximately 1,000 feet south of I-495 and Piscataway (former Indian Head) Highway on the east side of Oxon Hill Road. The proposal is to develop a new eating or drinking establishment, with drive-through service, and a new daycare center for children while re-configuring the parking area associated with an office. The proposed eating and drinking establishment with a drive-thru will be situated at the northeast quadrant of Oxon Hill Road and Tanger Boulevard, diagonally across from the Oxon Hill Manor Historic Site. DPR staff recommends 40-foot – 50-foot buffers at the site's northeast corner to preserve the views from Oxon Hill Manor, which is owned by M-NCPPC and operated by the Department of Parks and Recreation.

Ivy R. Thompson, AICP, Planner III

Park Planning and Environmental Stewardship

M-NCPPC, Department of Parks and Recreation, Prince George's County

Park and Recreation Administration Building

6600 Kenilworth Avenue, 3rd Floor, Riverdale, MD 20737

Office: 301-699-2540 | Mobile: 202-430-2106

Ivy.Thompson@pgparks.com

Stay connected:





June 21, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Section
VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*
FROM: Mahsa Vatandoost, Planner II, Subdivision Section *MV*
SUBJECT: DSP-23015; Salubria Center

The property subject to this detailed site plan DSP-23015 is located on Tax Map 104 in Grid F1 and Tax Map 105 in Grid A1. The subject property includes Parcels 2, 3, and 5 of Salubria. Parcels 2 and 3 were recorded in Plat Book SJH 241 Plat 94 in February 2015, and Parcel 5 was recorded in Plat Book ME 254 Plat 71 in July 2020. The property is located within the Industrial Employment (IE) Zone. However, this application is being reviewed pursuant to the prior Zoning Ordinance and Subdivision Regulations and the property's prior Mixed Use - Transportation Oriented (M-X-T) zoning.

This application was accepted for review on May 13, 2024, and comments were provided at the SDRC meeting on June 7, 2024. This referral is based on revised plans received on June 20, 2024.

The site is currently improved with an existing 116,284 square-foot office building, which will remain. This DSP application proposes an additional 13,000 square feet of commercial development on the property. More specifically, DSP proposes a 3,000-square-foot eating and drinking establishment with a drive-through service, a 10,000-square-foot day care center, and reconfiguration of the parking associated with the existing office building on the property.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-23013 which was approved by the Planning Board on May 23, 2024. PPS approved three parcels for development of 129,284 square feet of commercial development on the property.

PPS 4-23013 was approved subject to 7 conditions. The following conditions from 4-23013 are relevant to the review of the subject DSP:

- 4. Prior to approval, the final plat of subdivision shall include:**
 - a. Dedication of 10-foot-wide public utility easements along all abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.**

DSP shows 10-foot-wide public utility easements along Tanger Boulevard and Oxon Hill Road rights-of-way consistent with the approved PPS. This condition will be

evaluated again at the time of final plat approval.

- b. A note that vehicular access to Parcel 7 and Parcel 8 is authorized, pursuant to Section 24-128(b)(9) of the prior Subdivision Regulations, and note the recording reference of an access easement or covenant for the properties. The easement or covenant shall be reviewed and approved by the Subdivision Section of the Development Review Division of the Prince George's County Planning Department and be fully executed, prior to approval of a final plat for the development. The document shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of the Prince George's County Planning Board. The documents shall be recorded in the Prince George's County Land Records, and the Book/page indicated on the final plat, prior to recordation.**

This condition will be reviewed by the Subdivision Section prior to the final plat approval.

- c. Label the frontage of Oxon Hill Road and Tanger Boulevard, except for the width of the private access easement, as access denied.**

This note will be added to the final plat, and this condition will be further reviewed at the time of plat approval.

- d. A note to state that direct vehicular access to MD 210 (Indian Head Highway) is denied.**

DSP does not show vehicular access to MD 210 (Indian Head Highway) consistent with the PPS. This note will be added to the general notes of the final plat, and this condition will be further reviewed at the time of plat approval.

- 3. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan, 24991-2023-SDC, and any subsequent revisions.**

Copies of the approved Stormwater Management (SWM) Concept Plan 24991-2023-SDC and approval letter were submitted with this DSP application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

- 4. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan TCP1-014-11-02. The following note shall be placed on the final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan TCP1-014-11-02, or most recent revision, or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for

the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

5. **Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."

A Type 2 Tree Conservation Plan (TCP2-015-12-03) was submitted with this DSP application. The Environmental Planning Section should review the TCP2 for conformance to the approved TCP1.

6. **Prior to approval of a detailed site plan, the site plan shall show the extent and location of the private access easement for Parcels 7 and 8.**

DSP shows the extent and location of the private access easement for Parcels 7 and 8 in conformance with the approved PPS.

7. **In conformance with the 2009 Approved Countywide Master Plan of Transportation, the 2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment, and approved conceptual site plan CSP-11006 (PGCPB Resolution No. 12-04), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan:**

- a. **Inverted U-style, or similar style bicycle parking racks at locations no more than 50 feet from the entrances to all buildings.**

Conformance to this condition should be evaluated and confirmed by the Transportation Planning Section.

This development is subject to Certificate of Adequacy ADQ-2023-020, which was approved by the Planning Director on May 10, 2024, subject to two conditions, of which, the following condition is applicable to this DSP and is provided below in **bold**, with staff analysis following in plain text.

2. **Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 391 AM peak-hour trips and 472 PM peak-hour vehicle trips.**

The development included with this DSP is consistent with that evaluated under ADQ-2023-020. The Transportation Planning Section should review the proposal for conformance with this condition.

Additional Comments

None.

Recommended Conditions

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the DSP, and must be consistent with the record plat, once it is approved, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



Countywide Planning Division
Historic Preservation Section

301-952-3680

June 25, 2024

MEMORANDUM

TO: Te-sheng (Emery) Huang, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division *AGC*

SUBJECT: DSP-23015 Salubria Center—Parcels 6, 7, 8

The subject site contains 7.4 acres and is located approximately 1,000 feet south of the intersection of I-495 and Indian Head Highway, in the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard. The subject property is zoned Mixed Use Transportation Oriented (M-X-T), per the prior Zoning Ordinance, and is located within the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area*. The subject application proposes the development of three lots; Parcel 6 to contain the existing 116,284-square-foot office building, Parcel 7 for a 3,000-square-foot eating and drinking establishment, and Parcel 8 to contain an approximately 10,000-square-foot daycare facility.

Parcels 7 and 8 were part of the former Prince George's County Historic Site of Salubria (Documented Property 80-002). The property was designated as a Prince George's County Historic Site on July 17, 1981, and was deleted from the Historic Sites Inventory on January 4, 2012. Salubria was built circa 1830 by Dr. John H. Bayne, a prominent physician, agriculturalist, and the first superintendent of the county's public schools. Salubria was home to five generations of the Bayne family until its sale in 1984.

The 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* includes goals and policies related to historic preservation (pp. 99-102). One goal of the plan (p. 100) is:

To recognize historic properties for their historical, archeological, and architectural significance to the community and county.

Parcel 6 of the subject property was surveyed for archaeological resources in 1990 and 1996. No archaeological sites were identified on the property. The site has since been graded and developed. No additional archaeological investigations are recommended.

Parcels 7 and 8, having been a part of the Historic Environmental Setting of Salubria (Documented Property 80-002), have been subject to several previous approvals which contain conditions relating to Salubria.

The District Council approved Zoning Map Amendment A-9882-C on June 14, 1994, with three conditions that apply to this application:

4. The Historic Site status of Salubria, as well as the extent of the environmental setting, shall be noted on all plans and other documents submitted for this site.

COMMENT: Salubria (Documented Property 80-002) was deleted from the Historic Sites Inventory on January 4, 2012. All conditions related to the historic site and its environmental setting were satisfied and are no longer operable.

5. All subsequent submittals for this site shall be referred to the Historic Preservation Section staff and the Historic Preservation Commission for their review and comment prior to approval.

COMMENT: Salubria (Documented Property 80-002) and its 2.7-acre environmental setting were not shown on the submitted plans. However, Salubria (Documented Property 80-002) was deleted from the Inventory on January 4, 2012. All conditions related to the historic site and its environmental setting were satisfied and are no longer operable.

6. Any plans within the environmental setting must be approved by the Historic Preservation Commission through the Historic Area Work Permit process.

COMMENT: This development was reviewed by the staff of the Historic Preservation Section and the Historic Preservation Commission, and no further work is recommended.

The District Council approved the conceptual site plan (CSP-11006) on February 12, 2012, with five conditions that apply to this application:

5. Prior to Planning Board Approval of the associated preliminary plan, the applicant shall submit a limited Phase III archeology work plan for 18PR692 that is designed to recover data from the following archeological and cultural deposits and features: the midden, the slave/tenant house, the main house, the possible garden/gardener's quarters, and the dairy building and area around it. The Phase III work plan shall be approved through a revision to HAWP #14-11.

COMMENT: A Phase III archeology work plan for 18PR692 was submitted prior to approval of CSP-11006. Therefore, this condition was satisfied. Even though Parcel 5 has not yet been the subject of a preliminary plan of subdivision (PPS), the site has been developed with an office building. Phase I archeological surveys of Parcel 5 were completed in 1990 and 1996. No archeological sites were identified on the property. The site has since been graded and developed. No additional archeological investigations are recommended. In addition, the parcels that are the subject of this application do not contain, and are not adjacent to, any designated Prince George's County Historic Sites or resources.

6. Prior to Planning Board approval of any detailed site plan the applicant shall:

a. Provide a plan for on-site commemorative/interpretive features and other public outreach measures focused on the history and significance of the Salubria property based on the findings of the Phase I, Phase II, and Phase III archeological investigations and other research on the property. The location and wording of the signage and public outreach measures shall be subject to approval by the Planning Board or its designee and may be subsequently modified at time of certificate approval with concurrence of Historic Preservation Section staff.

COMMENT: This condition was satisfied prior to the approval of Detailed Site Plan (DSP-11025) on May 31, 2012.

7. Prior to final plat, the applicant shall establish a perpetual conservation easement around archeological site 18PR809. The associated TCP II shall be revised to show the location of the archeological site and a note shall be added to the plat indicating that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff.

COMMENT: This archaeological conservation easement has been established and is shown on the plat recorded in Plat Book MMB 237 plat no. 68. The plat states that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff. The conservation easement is also shown on the Tree Conservation Plan Type 1 (TCP1) submitted with the subject application, though its boundaries are not clearly labeled.

8. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:

a. Provide a final report detailing the Phase II and Phase III investigations at sites 18PR692 and 18PR809 and ensure that all artifacts are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.

b. Install a super-silt fence around the boundaries of archeological site 18PR809 and provide proof of that installation and its placement to Historic Preservation staff for review and approval. The fencing shall remain in place until all construction activities within the Salubria Center property are completed.

COMMENT: This condition was satisfied prior to grading permits for the development of the Tanger Outlet Center. In addition, Salubria (Documented Property 80-002) was deleted from the Historic Sites Inventory on January 4, 2012, and all conditions related to the Historic Site and its Environmental Setting are no longer operable.

9. Prior to the opening of the Outlet Center, the applicant shall install the on-site commemorative/interpretive features and complete other agreed-upon outreach and education measures.

COMMENT: This condition was satisfied prior to the opening of the Tanger Outlet Center.

The District Council approved preliminary plan 4-11028 on April 12, 2012, with five conditions that apply to this application:

11. Prior to approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for on-site commemorative/interpretive features and other public outreach measures focused on the history and significance of the Salubria property based on the findings of the Phase I, Phase II, and Phase III archeological investigations and other research on the property. The location and wording of the signage and public outreach measures shall be subject to approval by the Planning Board or its designee.

COMMENT: This condition was satisfied prior to the approval of DSP-11025 on May 31, 2012.

12. Prior to final plat, the applicant and the applicant's heirs, successors, and/or assignees shall establish a perpetual archeological conservation easement around Archeological Site 18PR809 and shall indicate that any ground disturbance within the easement area must be reviewed and approved by The Maryland-National Capital Park and Planning Commission (M-NCPPC).

13. At the time of detailed site plan, the Type II tree conservation plan (TCPII) shall show the location of the archeological site.

COMMENT: The archaeological conservation easement has been established and is shown on the plat recorded in Plat Book MMB 237 plat no. 68. The plat states that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff. The conservation easement is also shown on the TCP1 submitted with the subject application, though its boundaries are not clearly labeled.

14. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:

a. Provide a final report detailing the Phase II and Phase III investigations at sites 18PR692 and 18PR809 and ensure that all artifacts are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.

b. Install a super-silt fence around the boundaries of archeological site 18PR809 and provide proof of that installation and its placement to Historic Preservation staff for review and approval. The fencing shall remain in place until all construction activities within the Salubria Center property are completed.

COMMENT: This condition was satisfied prior to grading permits for the development of the Tanger Outlet Center. In addition, Salubria (Documented Property 80-002) was deleted from the Historic Sites Inventory on January 4, 2012, and all conditions related to the Historic Site and its Environmental Setting are no longer operable.

15. Prior to approval of any permit which allows for occupancy of the proposed outlet center, the applicant shall install the on-site commemorative/interpretive features and complete other agree-upon outreach and education measures.

COMMENT: This condition was satisfied prior to the opening of the Tanger Outlet Center.

The conditions required by A-9882-C, CSP-11006, and 4-11028 related to historic preservation and archeology have been satisfied and no new conditions are recommended.

RECOMMENDATION

The parcels that are the subject of this application do not contain and are not adjacent to, any designated Prince George’s County Historic Sites or resources. Historic Preservation staff recommend approval of DSP-23015, Salubria Center—Parcels 6, 7, 8, with no conditions.



Countywide Planning Division
Environmental Planning Section

301-952-3650

June 20, 2024

MEMORANDUM

TO: Todd Price, Planner II, Zoning Subdivision Section, DRD
VIA: Tom Burke, Planning Supervisor, Environmental Planning Section, CWPD *TB*
FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD *ACS*
SUBJECT: **Salubria Center; DSP-23015 and TCP2-015-12-03**

The Environmental Planning Section (EPS) reviewed the Detailed Site Plan (DSP) DSP-23015 submitted for Salubria Center, and the Type 2 Tree Conservation Plan TCP2-015-12-03, accepted for review on May 20, 2024. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on April 7, 2024. Additional information was received on June 20, 2024. The EPS recommends approval of DSP-23015 and TCP2-015-12-03, subject to the findings and conditions at the end of this memorandum.

BACKGROUND

The EPS previously reviewed the following applications and associated plans for the subject site:

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-075-05	N/A	Staff	Approved	10/3/2005	N/A
NRI-075-05-01	N/A	Staff	Approved	9/28/2011	N/A
CSP-11006	TCP1-014-11	Planning Board	Approved	1/12/2012	12-04
DSP-11025	TCP2-015-12	Planning Board	Approved	5/17/2012	12-40
N/A	TCP2-015-12-01	Staff	Approved	7/1/2013	N/A
DSP-11025-01	TCP2-015-12-02	Planning Board	Approved	7/17/2014	14-66
NRI-075-05-02	N/A	Staff	Approved	7/9/2023	N/A
CSP-11006-01	TCP1-014-11-01	Planning Board	Approved	4/11/2024	2024-025
4-23013	TCP1-014-11-02	Planning Board	Approved	5/23/2024	2024-039
DSP-23015	TCP2-015-12-03	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

This application is to create three parcels for commercial development.

GRANDFATHERING

The project is subject to the environmental regulations of Subtitle 25, and prior Subtitles 24 and 27 because the application has an approved Preliminary Plan of Subdivision (PPS 4-23013).

SITE DESCRIPTION

This DSP is part of an overall tree conservation plan which consists of 50.04 acres and is located approximately 1,000 feet south of the Capital Beltway (I-495) and Maryland Route 210, and the east side of Oxon Hill Road in Oxon Hill. The property is currently developed with a commercial and office center. The current zoning for the site is Industrial, Employment (IE); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Mixed-Use Transportation Oriented (M-X-T) Zone. From a review of available information, and as shown on the approved natural resources inventory (NRI), regulated environmental features (REF) are located on the site. The site does not contain any Wetlands of Special State Concern, as mapped by the Maryland Department of Natural Resources (DNR). The County's Department of the Environment (DOE) watershed map shows the entire site is within the Henson Creek and Upper Potomac watershed of the Potomac River basin. The site contains developed slopes and drains to on-site stormwater management structures and the on-site stream areas. DNR does not identify the site as being within a stronghold watershed area or within a Tier II catchment area. According to available information from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), no rare, threatened, and endangered (RTE) species are known on-site or on adjacent properties. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2, formerly the Developing Tier, of the Regulated Environmental Protection Areas Map, as designated by the *Plan Prince George's 2035 Approved General Plan* (Plan 2035).

The site is located across Oxon Hill Road from the historic site's environmental setting of Oxon Hill Manor (#80-0010). No historic or scenic roads are adjacent to the application area.

Review of Previously Approved Conditions

The following text addresses previously approved applicable environmental conditions that need to be addressed with this application. The text in **bold** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions. All of these conditions have been met and the application area has been developed as approved.

Conceptual Site Plan CSP-11006, approved by the Planning Board on January 12, 2012: The environmental conditions of approval are found in PGCPB Resolution No. 12-04.

11. **Prior to certification of the conceptual site plan, The TCP1 shall be revised as follows:**
 - a. **Revise Note 1 of the Standard Type 1 Tree Conservation Notes shown on Sheet 1 of 8 to read "This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for Conceptual Site Plan CSP-11006. The TCP1 will be modified as necessary during the review of the preliminary plan application."**

- b. Revise the Disposition column of the specimen tree table shown on sheet 1 of 8 to read "To Be Removed" for those that are proposed for removal.**
- c. Have the plan signed and dated by the qualified professional who prepared it.**

These conditions were met prior to the signature approval of the TCP1.

- 12. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition was met at the time the impacts were permitted.

- 13. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA), except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

These conditions were met at the time of the final plat acceptance.

Detailed Site Plan DSP-11025, approved by the Planning Board on May 17, 2012: The environmental conditions of approval are found in PGCPB Resolution No. 12-40.

- 3. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:**
 - a. The tree canopy coverage (TCC) schedule shown on Sheet 1 shall be removed.**
 - b. Show the location of archeological site 18PR809 and provide a symbol in the legend. The conservation easement will be established at the time of final plat.**

All conditions were met prior to the certification of TCP2-015-12.

- 5. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA), except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:**

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

These conditions were met at the time of the final plat acceptance.

- 7. Prior to issuance of any permits that impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition was met at the time the impacts were permitted.

Detailed Site Plan DSP-11025-01, approved by the Planning Board on July 17, 2014: No environmental conditions were identified in PGCPB Resolution No. 14-66.

Conceptual Site Plan CSP-11006-01, approved by the Planning Board on April 11, 2024: The environmental conditions of approval are found in PGCPB Resolution No. 2024-025.

- 1. e. On the CSP and the Type 1 tree conservation plan, enlarge the property line bearing and distance labels for better visibility, ensuring that the labels are not significantly smaller than other labels on the plan drawing.**
f. On the Type 1 tree conservation plan, include line tables corresponding to the numbered bearings and distances given for the primary management area conservation easement and the archaeological site conservation easement. These line tables shall be consistent with the line tables given for these easements in Plat Book MMB 237 Plat No. 68.

All conditions were met prior to the signature approval of the TCP1.

Preliminary Plan of Subdivision 4-23013, approved by the Planning Board on May 23, 2024:

The environmental conditions of approval are found in PGCPB Resolution No. 2024-039.

- 1. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-11-02). The following note shall be placed on the Final Plat of Subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-11-02 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat

Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

- 2. Prior to the issuance of permits for this subdivision, a Type 2 Tree Conservation Plan shall be approved. The following note shall be placed on the Final Plat of Subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

These conditions will be met at the time of the final plat acceptance.

ENVIRONMENTAL REVIEW

Natural Resource Inventory (NRI)

The approved NRI-049-2023 was submitted with the application. The site contains REF and PMA from two on-site stream systems, floodplain, non-tidal wetland, and associated stream and wetland buffers. The NRI indicates that prior to on-site development, the site contained four forest stands, labeled as Stand 1 through Stand 4, with 53 specimen trees identified on-site. After the site was developed, the application retained two forest stands, labeled as Stand 2 and Stand 3, with 15 specimen trees. The TCP2 and the DSP show all required information correctly in conformance with the NRI.

Woodland Conservation

This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, and it contains more than 10,000 square feet of existing woodland.

The Woodland Conservation Threshold (WCT) for this 50.04-acre property is 15 percent of the net tract area or 7.24 acres. The previous TCPs for the overall area previously met the woodland conservation requirements with on-site preservation (3.23 acres) and off-site woodland credits (10.28 acres).

This application proposes no woodland clearing, only the addition of another developed parcel. This increase in the net tract area will increase the woodland conservation requirement from the previous TCPs. The applicant has provided a statement of justification on why the woodland requirement cannot be met on-site, indicating that there are no additional on-site woodland preservation or reforestation planting opportunities. This revision shows the woodland conservation requirement will be met using an additional 5.32 acres of off-site woodland credits and was approved by the Planning Board with PPS 4-23013.

Specimen Trees

Review of Subtitle 25 Variance Request

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the [Environmental] Technical Manual.” The code, however, is not inflexible.

The authorizing legislation of Prince George’s County’s WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George’s County’s WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

A variance to remove 38 of the 53 on-site specimen trees was approved with PPS 4-11028, leaving 15 specimen trees remaining on-site. No specimen trees are requested for removal with this application.

Regulated Environmental Features (REF)

This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Ordinance. The on-site REF includes streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. This DSP application does not propose any additional PMA impacts to the impacts previously approved with CSP-11006. The previously approved impacts (Impact A and Impact B) were for two stormwater management outfall areas totaling 0.16 acre.

Stormwater Management (SWM)

The application area is located within an existing commercial and office center. Stormwater management for this development was previously approved with prior development review applications. This DSP application area requires a stormwater management concept.

The stormwater management concept (SWM) design is required to be reviewed and approved by the DPIE to address surface water runoff issues in accordance with Subtitle 32, Water Resources Protection and Grading Code. This requires that the use of environmental site design techniques be utilized to the maximum extent practicable. An approved SWM concept plan (P39763-2024-SDC / 24991-2023-SDC) and associated plans were submitted with the application for this site. The SWM concept plan proposes to use the existing stormdrain systems. No fee is required for providing on-site attenuation and quality control measures.

Soils

Section 24-131 of the prior Subdivision Regulations states “The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes.”

According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), soils present include Beltsville-Urban land complex, Croom gravelly sandy loam, Croom- Urban land complex, Grosstown-Urban land complex, Sassafras-Croom, Urban land-Beltsville complex, and Woodstown sandy loam. Marlboro clays and Christiana complexes are not found to occur on this property.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section has completed the review of DSP-23015 and TCP2-015-12-03, and recommends approval, subject to the following findings and conditions:

Recommended Findings

1. No specimen trees are requested for removal with this application.
2. No additional impacts to the on-site primary management areas or regulated environmental features are proposed with this application.

Recommended Conditions

1. Prior to the certification of the TCP2 for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”



June 24, 2024

MEMORANDUM

TO: Emery Huang, Planner III, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section *AJS*

SUBJECT: DSP-23015 – Salubria Center, Parcels 6, 7 and 8

1. Location of proposed freestanding signage planned for the day care should be shown and labeled on Sheet 1 of the detailed site plan, along with the setback from the street.
2. Add the setback from the street for the day care building.
3. Add the dimensions for the proposed buildings to the detailed site plan.
4. On Sheet 1 of the detailed site plan, the play area does not appear to be enclosed. The play area detail on Sheet 3 does appear enclosed. The confusion may be cleared up by clearly labeling the gates proposed for the fence on Sheet 1 of the detailed site plan.
5. The Permit Review Section offers no further comments on this application at this time, as M-X-T Zoned property development standards are determined by the Planning Board.



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department Headquarters

Office of the Fire Marshal

June 7, 2024

Te-Sheng (Emery) Huang, Planner III
Urban Design Section
The Maryland-National Capital Park and Planning Commission
Development Review Division
1616 McCormick Drive
Largo, Maryland 20774

Dear Mr. Huang:

The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral for Salubria Center (DSP-23015) - Parcels 6,7, 8 (PB). These are our 1st comments:

- 1) Please provide the location of any proposed and/or existing fire hydrants. Hydrants must be provided within 500' of the most remote portion of the buildings measured as hose is laid by the fire department; along drive aisles, around corners, obstacles, etc.
- 2) Please provide the location of any proposed fire department connections (FDC's.) A hydrant must be provided within 200' of all FDC's measured as hose is laid by the fire department in accordance with Prince George's County Subtitle 4-167.

Sincerely,

A handwritten signature in black ink, appearing to read "JVR".

James V. Reilly
Project Coordinator III

JVR/jvr



Division of Environmental Health/Disease Control

Date: May 29, 2024

To: Huang, Te-sheng (Emery), Urban Design, M-NCPPC

From: Adebola Adepaju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: Salubria Center (DSP-23015) - Parcels 6,7, 8)

The Environmental Engineering / Policy Program of the Prince George's County Health Department have completed a health impact assessment review of the detailed site plan for the Salubria Center located at 6710 Oxon Hill Road and has the following comments / recommendations:

2nd submission

Refer to the comments on CSP-11006

1. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepaju@co.pg.md.us.



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

July 8, 2024

TO: Huang, Te-sheng (Emery), Subdivision Review Section
Development Review Division, M-NCPPC

FROM: Rey de Guzman, P.E., Acting Associate Director
Site/Road Plan Review Division, DPIE *Reynaldo de Guzman*

Re: Salubria Center
4-23015

CR: Oxon Hill Road
CR: Indian Head Highway

In response to the 4-23015 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject site (9.14 Acres, zoned IE) is located approximately 1000 ft. south of I-495 and Indian Head Highway on the east side of Oxon Hill Road.
- The nature of this proposal is to add an Eating or Drinking Establishment, with a Drive-Through Service and a Day Care Center for Children.
- Applicant shall be aware that state roads are fronting the property along Oxon Hill Road and Harborview Drive. As such, DPIE defers all comments on these roadways to the Maryland Department of Transportation State Highway Administration (MDOT-SHA).
- All storm drainage systems and facilities are to be in accordance with the Department of Public Works and Transportation (DPW&T) Specifications and Standards.
- A DPIE permit is required for any roadway improvements on existing County roads, utility connections and on-site grading work associated with this site.
- 4-23015 is consistent with the approved Site Development Concept Plan DPIE 24991-2023 that will expire on February 23, 2027.
- There is no floodplain associated with this property.

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for public streets and proposed buildings is required.
- DPIE has no objection to the proposed 4-23015

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout, exact impervious area locations are not shown on plans.
- b) The exact acreage of impervious areas has not been provided.
- c) Proposed grading is not shown on plans.
- d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
- e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion, and sediment control practices are not included in the submittal.
- f) A narrative in accordance with the code has not been provided.
- g) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

RG: AK/NF:AG

cc: Mariwan Abdullah, P.E., Acting Chief, S/RPRD, DPIE
Rene Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Pinnacle Harbor, LLC., 12500 Fair Lakes Circle, Suite 400, Fairfax MD 22033
Soltesz, LLC., 4300 Forbes Blvd., Suite 230, Lanham, MD 20706



Development Review Division

Subdivision & Development Review

Committee Coversheet

Chairman: Emery Huang
SDRC Meeting Date: 06/07/2024

**Disclaimer: Additional information may be required as the plan review progresses, or revised information is provided.*

1. General Project Information				
Case Number:	DSP-23015			
Project Name:	Salubria Center			
Project Location:	Northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard			
Project Description:	Proposes the development of a new eating and drinking establishment, with drive-through service; the development of a new day care center for children; and the reconfiguration of the existing parking lot.			
2. Development Review Division Contact Information				
	Name	Section	Telephone	E-mail
Planner	Todd Price	Zoning Section	301-952-3994	todd.price@ppd.mncppc.org
Planning Supervisor	Jeremy Hurlbutt	Urban Design Section	301-952-4277	jeremy.hurlbutt@ppd.mncppc.org
Sign Posting Contact(s)	Cheryl Summerlin	Development Review	301-952-3867	cheryl.summerlin@ppd.mncppc.org
Planning Division Chief	James Hunt	Development Review	301-952-3530	james.hunt@ppd.mncppc.org
3. Sign Posting Information				
Posting Required?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Tentative Date of Posting:	June 25, 2024	
4. Important Project Dates				
Acceptance Date:	May 20, 2024	Tentative Staff Report Publishing Date:	July 11, 2024	
Deadline for Revised Information:	June 20, 2024	Tentative Planning Board Date:	July 25, 2024	
Referral Due Date:	June 24, 2024	Tentative Resolution Date:	Sept 5, 2024	
5. Referral Agencies providing Major Issues Memos or comments (Attached)				
Community Planning	<input checked="" type="checkbox"/>	Transportation Planning		
Environmental Planning	<input checked="" type="checkbox"/>	Urban Design	Department of Permitting, Inspections & Enforcement (DPIE) <input checked="" type="checkbox"/>	
Subdivision & Zoning	<input checked="" type="checkbox"/>	Prince George's Fire & EMS Department	Department of Public Works & Transportation (DPW&T) <input checked="" type="checkbox"/>	
Maryland State Highway Administration	<input checked="" type="checkbox"/>	Washington Suburban Sanitation Authority (WSSC)	Historic Preservation <input checked="" type="checkbox"/>	
Health Department	<input checked="" type="checkbox"/>	WMATA	Special Projects <input type="checkbox"/>	
Parks and Recreation	<input checked="" type="checkbox"/>	City of Bowie	Verizon <input checked="" type="checkbox"/>	
PEPCO/ BGE/ SMECO	<input checked="" type="checkbox"/>	Police	Other: BGE <input checked="" type="checkbox"/>	
6. Sign-off				
Planner Signature			Date: (MM/DD/YYYY)	
Todd Price			06/07/2024	
Applicant Signature - Please sign this form to acknowledge that you have been informed of the above and attached requests. Your signature does not signify an agreement to any conditions, only that you are aware of staff's request for additional items.			Date: (MM/DD/YYYY)	
Applicant Phone #:			Applicant E-mail:	



Development Review Division

Subdivision & Development Review

Committee Coversheet

Chairman: Emery Huang
SDRC Meeting Date: 06/07/2024

**Disclaimer: Additional information may be required as the plan review progresses, or revised information is provided.*

This Detailed Site Plan, DSP-23015, Salubria Center, proposes the development of a new eating and drinking establishment, with drive-through service; the development of a new day care center for children; and the reconfiguration of the existing parking lot. This application will be reviewed pursuant to the prior Zoning Ordinance. Prior zoning was M-X-T. The property is located at the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard.

URBAN DESIGN COMMENTS

MAJOR ISSUES:

No major issues.

MINOR ISSUES:

1. Acceptance package contains two site plan files "CIVP-DSP-23015" and "UPDATED CIVP-DSP-23015". Please clarify with revised information package.
2. Site Plan lacks proposed grading, spot shots, and building heights. Please review acceptance checklist for requirements.
3. Eating/Drinking establishment lists three square footages (2,465 GFA, 2,465 GLA, and 3,000 SQ FT). Please clarify.
4. For Parcel 8, Schedule 4.2 lists 520 LF, but the plan shows 498 LF.
5. For Parcel 8, Schedule 4.3 list parking area as 23,335 SF, plan shows 263,335 SF
6. Provide layout of outdoor seating area with number of seats and provide details.
7. Label the proposed use of the 12' wide striped area south of the existing office building. Is this shared Loading with Parcels 7 & 8?
8. SOJ should further address loading requirements in the M-X-T Zone per Section 27-583 (see below).
9. Regarding comments 7 & 8, if applicable, add note that day care center only requires pickup and drop-off of children and does not require a loading space and that any deliveries will be done outside of hours of operation.
10. Regarding comments 7 & 8, if applicable, add note indicating that deliveries for the eating/drinking establishment are to be done off-peak hours.
11. Show crosswalk at exit from proposed parking lot east of proposed restaurant where it enters Salubria Center main entrance.
12. Applicant should consider drive-through exit to be left turn only to avoid circulation conflicts.
13. Detailed Site Plan sheet 1 appears to show signage where the one-way drive aisle near the restaurant dumpster connects to the two-way drive aisle at the proposed parking area. Is this traffic signage? Please show and label on Signage Sheet 5 of 5.
14. Label Oxon Hill Road on Site Plan and Landscape Plan.
15. Label 20 foot Landscape buffer along Oxon Hill Road.
16. Add note indicating hours of operation of day care center and hours of outdoor play area use.
17. Given that the daycare is adjacent to a MD 210, please include a noise study with the revised information. See Condition 11 of A-9882-C . Approved Concept Plan found no mitigation required as no residential uses were proposed (see below). However, given the playground will be facing towards MD 210, noise mitigation may be appropriate.
18. Show 65db noise contour on plan.



Development Review Division

Subdivision & Development Review

Committee Coversheet

Chairman: Emery Huang
SDRC Meeting Date: 06/07/2024

**Disclaimer: Additional information may be required as the plan review progresses, or revised information is provided.*

- **Sec. 27-583. - Number of spaces required in M-X-T Zone.**

- (a) The number of off-street loading spaces required in the M-X-T Zone are to be calculated by the applicant and submitted to the Planning Board for approval at the time of Detailed Site Plan approval. Prior to approval, the applicant shall submit the methodology, assumptions, and data used in performing the calculations.
- (b) The number of off-street loading spaces required shall be calculated using the following procedures:
 - (1) Determine the number of loading spaces normally required under Section 27-582.
 - (2) Determine the number of loading spaces that may be readily shared by two (2) or more uses, taking into account the location of the spaces, the uses they will serve, and the number of hours and when during the day the spaces will be occupied.
 - (3) The number of loading spaces normally required (paragraph (1)) may be reduced by the number of spaces determined to be unnecessary through the use of shared loading spaces (paragraph (2)).

11. Noise-related issues shall be addressed at the time of Conceptual Site Plan submittal. The plan shall include needed mitigation measures and provide adequate screening and buffering along Indian Head Highway (MD 210).

The Planning Board finds that no residential-type uses are proposed to be located within the unmitigated 65-dBA noise contour, based on the Environmental Planning Section's noise model.

The site has frontage along Oxon Hill Road, a master planned collector roadway and is bounded on the east by the ROW of Indian Head Highway (MD 210), a designated freeway. The proposed use is a combination of retail, dining, office and hospitality uses. There are no residential uses proposed. Oxon Hill Road typically does not generate enough traffic to raise noise levels above state standards. According to the Environmental Planning Section's noise model, the noise impacts of MD 210 and concluded that the 65 dBA noise contour, based on a 10-year projection, is 429 feet from the centerline of Indian Head Highway (MD 210). Because all proposed structures are more than 430 feet from the right-of-way (ROW) of MD 210, the Planning Board finds that no noise mitigation measures are required.



Development Review Division

Subdivision & Development Review

Committee Coversheet

Chairman: Emery Huang
 SDRC Meeting Date: 06/07/2024

**Disclaimer: Additional information may be required as the plan review progresses, or revised information is provided.*

Additional Referral Comments	
Agency:	Community Planning
See memo	
Agency:	Transportation
See memo	
Agency:	Environmental Planning
See memo	
Agency:	Subdivision
See memo	
Agency:	Historic Preservation
See memo	
Agency:	Parks
See memo	
Agency:	DPIE
No issues	
Agency:	DPW&T
Not present. Will send comments when received.	
Agency:	WSSC
Not present. Will send comments when received.	
Agency:	BGE
Not present. Will send comments when received.	
Agency:	Fire / Police
Not present. Will send comments when received.	

NOTE: Please submit ALL revised referral plans on a CD as well as one paper copy set at least 35 days prior to the Planning Board date. Any project requiring a Planning Board Hearing must be posted for 30 days. The Development Review Chief must authorize the release of signs. It is your responsibility to call the Applications Section at 301-952-3296 to arrange pick up of the signs for timely posting.

June 20, 2024

Maryland-National Capital Park and Planning Commission
1616 McCormick Drive
Largo, Maryland 20774

Re: Salubria Center
DSP-23015

The following is a point-by-point response to comments received at the June 7, 2024 SDRC meeting.

Urban Design Comments

Major Issues: NONE

Minor Issues:

Comment 1: Acceptance package contains two site plan files "CIVP-DSP-23015" and "UPDATED CIVP- DSP-23015". Please clarify with revised information package.

Response: The latest plan has been submitted.

Comment 2: Site Plan lacks proposed grading, spot shots, and building heights. Please review acceptance checklist for requirements.

Response: The spot shots, grading and building heights have been added.

Comment 3: Eating/Drinking establishment lists three square footages (2,465 GFA, 2,465 GLA, and 3,000 SQ FT). Please clarify.

Response: The square footage has been revised to reflect 2500GFA.

Comment 4: For Parcel 8, Schedule 4.2 lists 520 LF, but the plan shows 498 LF.

Response: The plan has been revised to show 520LF to match the schedule.

Comment 5: For Parcel 8, Schedule 4.3 list parking area as 23,335 SF, plan shows 263,335 SF

Response: The plan has been revised to show 23,335SF to match the schedule.

Comment 6: Provide layout of outdoor seating area with number of seats and provide details.

Response: The outdoor seating area is approximately 375sf (15' x 25') and will provide approximately 20-25 movable chairs and associated tables. Typical tables and chairs have been shown on the plan.

Comment 7: Label the proposed use of the 12' wide striped area south of the existing office building. Is this shared Loading with Parcels 7 & 8?

Response: The stripped area is a drop-off zone for the office building. It is not a shared loading space.

Comment 8: SOJ should further address loading requirements in the M-X-T Zone per Section 27-583 (see below).

Response: Please see the revised SOJ.

Comment 9: Regarding comments 7 & 8, if applicable, add note that day care center only requires pickup and drop-off of children and does not require a loading space and that any deliveries will be done outside of hours of operation.

Response: A note has been added under Parking Note #3 stating the above.

Comment 10: Regarding comments 7 & 8, if applicable, add note indicating that deliveries for the eating/drinking establishment are to be done off-peak hours.

Response: A note has been added under Parking Note #3 stating the above.

Comment 11: Show crosswalk at exit from proposed parking lot east of proposed restaurant where it enters Salubria Center main entrance.

Response: A cross-walk has been added.

Comment 12: Applicant should consider drive-through exit to be left turn only to avoid circulation conflicts.

Response: The circulation has been redesigned for one way traffic.

Comment 13: Detailed Site Plan sheet 1 appears to show signage where the one-way drive aisle near the restaurant dumpster connects to the two-way drive aisle at the proposed parking area. Is this traffic signage? Please show and label on Signage Sheet 5 of 5.

Response: This signage was from a previous version and has been removed.

Comment 14: Label Oxon Hill Road on Site Plan and Landscape Plan.

Response: Oxon Hill Road has been labeled on both plans.

Comment 15: Label 20 foot Landscape buffer along Oxon Hill Road.

Response: The 20ft buffer has been labeled.

Comment 16: Add note indicating hours of operation of day care center and hours of outdoor play area use.

**Response: Note added. 6:30 AM to 6:30 PM Monday to Friday
Outdoor Play area is generally 8:30am – 10:30am and 3:30pm – 6:30pm**

Comment 17: Given that the daycare is adjacent to a MD 210, please include a noise study with the revised information. See Condition 11 of A-9882-C . Approved Concept Plan found no mitigation required as no residential uses were proposed (see below). However, given the playground will be facing towards MD 210, noise mitigation may be appropriate.

Response: The outdoor playground is outside of the 65db.

Comment 18: Show 65db noise contour on plan.

Response: The 65db line is shown on the plan.

Transportation Planning Comments

Comment 1: Provide a truck turning plan for the required delivery vehicle classification to the eating and drinking establishment on Parcel 7.

Response: A truck turning exhibit for a SU-30 delivery truck has been provided for Parcel 7.

Comment 2: Propose an alternate location for the loading space for the eating and drinking establishment on Parcel 7. It is unclear how the loading operation will occur for the eating and drinking establishment.

Response: The striped area is a drop-off zone for the office building. It is not a shared loading space. The day care only requires pick up and drop off of children and does not require a loading space. The eating and drinking est receives supplies from their own company and does not require a loading space. Any deliveries are to be done outside of hours of operation for both uses.

Comment 3: Provide justification for the second access point at the drive aisle exiting the site. Provide a striped crosswalk and ADA ramps at this location if access is needed for circulation.

Response: The second point of access is needed for adequate vehicular circulation. The second point of access is right in/right out and allows for office drop off users to quickly exit the site without having to go north and all the way around the building. It also helps prevent U-turns in the drive aisle. It also allows the users of the eating and drinking establishments an alternative exit to leave the site.

Comment 4: Provide a continuous sidewalk adjacent to the 10 parking spaces along the south side of the proposed parking area on Parcel 6. This sidewalk should connect to the existing sidewalks along the drive aisle exiting the site.

Response: These spaces are for office users. 2 crosswalks have been provided to allow office users to cross to the office building. An additional crosswalk has been provided for all to cross over to the eating and drinking establishment. The proposed crosswalk shown connecting to the dumpster is for trash take out only and is the “back door” to the store. The applicant does not want to introduce another pedestrian access through the drive thru stacking lane.

Comment 5: Please address vehicular conflicts identified in following locations:

Comment 5a: Vehicles exiting the drive through. It's unclear if turning movements will be restricted to left turn only.

Response: The layout has been revised and is now one way through the eating and drinking establishment.

Comment 5b: The two-way drive aisle near the proposed location for the dumpsters and one-way traffic exiting the eating and drinking establishment. How will vehicles traveling southbound along the two-way drive aisle be restricted from entering the one-way traffic at the eating and drinking establishment?

Response: This will be controlled by striping and signage.

Comment 6: Provide a minimum of 3 bicycle racks at the existing office building.

Response: A bicycle rack with 3 inverted “U” racks which parks 6 bikes has been added.

Comment 7: Replace wavy style bicycle rack with inverted U or similar style.

Response: U shape Bike Rack provided.

Environmental Planning Comments

Comment 1: Revise TCP2 to show the proposed DSP improvements in black lines to distinguish the improvements as additions to the development.

Response: The TCP2 has been revised accordingly.

Comment 2: Submit woodland conservation easement documents to the Environmental Planning Section to begin the review process.

Response: Noted. Thanks.

Subdivision Comments

Major Issues: NONE

Minor Issues:

Comment 1: A new PPS has been recently approved for the property which should have been reflected on the plans and SOJ as the recently approved PPS.

Response: All new PPS conditions have been included within the plan set and SOJ.

Comment 2: All the related PPS conditions of the recent approval should be addressed instead of the old PPS conditions.

Response: All new PPS conditions have been included within the plan set and SOJ.

Parks & Recreation Comments

Comment 1: DPR staff recommends 40 foot-50 foot buffers at the northeast corner of the site to preserve the views from Oxon Hill Manor, which is owned by M-NCPPC and operated by the Department of Parks and Recreation.

Response: Approximately 40ft of area has been left unobstructed to allow for the viewshed.

Environmental Engineering/Policy Program Comments

Comment 1: During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Response: Noted

Comment 2: During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Response: Noted

Fire/EMS Comments

Comment 1: Please provide the location of any proposed and/or existing fire hydrants. Hydrants must be provided within 500' of the most remote portion of the buildings

measured as hose is laid by the fire department; along drive aisles, around corners, obstacles, etc.

Response: **Fire hydrants have been added to the plan and are within the 500 feet of the buildings.**

Comment 2: Please provide the location of any proposed fire department connections (FDC's.) A hydrant must be provided within 200' of all FDC's measured as hose is laid by the fire department in accordance with Prince George's County Subtitle 4-167.

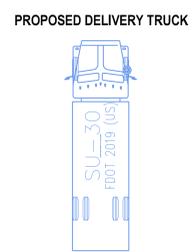
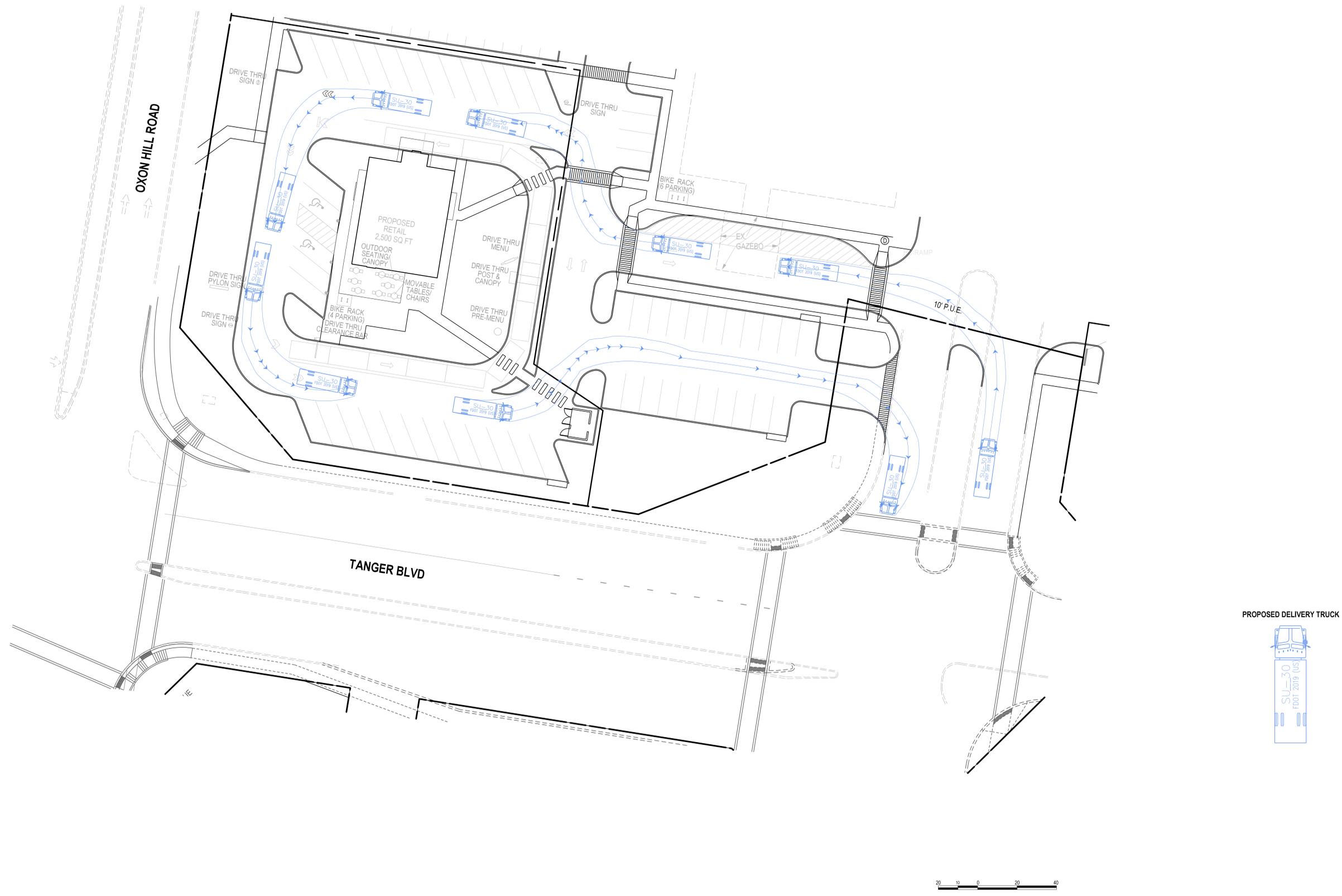
Response: **The FDC's are for the new buildings are not finalized yet. The daycare FDC will most likely be located on the front of the building. And the Eating and Drinking Establishment FDC will most likely be located on the south or west side of the building. At the time of permit, the FDC's will be within 200ft of all hydrants.**

Should you have any further comments or questions, please do not hesitate to contact our office.

Sincerely,
SOLTESZ, INC.

David Bickel, RLA
Director of Planning

REFERENCE TO THE ORIGINAL DRAWING IS REQUIRED. SOLTESZ, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED BY ELECTRONIC MEANS. THE ORIGINAL OF THIS DRAWING DOCUMENT WAS PREPARED BY SOLTESZ, INC. SOLTESZ, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED BY ELECTRONIC MEANS.



SOLTESZ

Rockville
Lanham
Waldorf
Leonardtown

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656

www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE

DATE: FEBRUARY 2024
DESIGNED: DJB

CAO STANDARDS VERSION: V8 - 2009
TECHNICIAN: DJB

CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-377-48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

PINNACLE HARBOR, LLC, & 8710 OXON HILL RD, LLC
12900 FAIR LAKES CIRCLE, SUITE 400
FAIRFAX, VA 22033
PHONE: 703-227-2000
CONTACT: RON WAGNER

TAX MAP 104, FLP2 105A1-A2	ZONING CATEGORY: 1-E
WBSIC 200 SHEET 209 SE 01	PRIOR ZONING CATEGORY: M-X-T
SITE DATUM HORIZONTAL: MAD 27 VERTICAL: NGVD1929	XXXX

TRUCK TURN EXHIBIT
DSP-23015

**PARCELS 6, 7, 8,
SALUBRIA CENTER**

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

PROJECT NO.
1006-00-RC

SHEET 1 OF 1

1" = 20'



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

RECEIVED

NOV 09 2012

Loiederman Soltesz Assoc.

November 5, 2012

RE: A-9982-C Salubria Center
Pinnacle Harbor, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of Zoning Ordinance No. 15 - 2012 setting forth the action taken by the District Council in this case on October 16, 2012.

CERTIFICATE OF SERVICE

This is to certify that on November 5, 2012 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Redis C. Floyd".

Redis C. Floyd
Clerk of the Council



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

October 23, 2012

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 15 - 2012 granting preliminary conditional zoning approval of A-9982-C Salubria Center, is attached.

In compliance with the provisions of Section 27-157(b) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on January 14, 2013.

CERTIFICATE OF SERVICE

This is to certify that on October 23, 2012, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

A handwritten signature in cursive script, reading "Redis C. Floyd", is written over a horizontal line.

Redis C. Floyd
Clerk of the Council

Case No.: A-9882-C
Salubria Center

Applicant: Pinnacle Harbor, LLC

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

ZONING ORDINANCE NO. 15 - 2012

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Application No. A-9882-C was filed for property described as approximately 54.7052 acres of land located south of the intersection of Oxon Hill Road, the Capital Beltway (I-95) and Indian Head Highway (Md. Rt. 210), Oxon Hill, Maryland; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, a public hearing was held before the Zoning Hearing Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were duly filed with and considered by the District Council; and

WHEREAS, as the basis for this action, the District Council may approve a zoning map amendment if the zoning map amendment is contrary to an approved master plan; and

WHEREAS, as the basis for this action, the District Council adopts the recommendation, findings of fact, and conclusions of the Zoning Hearing Examiner, as its findings and conclusions in this case, except as otherwise provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. It is hereby recommended that Conditions 2 and 3 be amended and that A-9882-C be approved subject to the following conditions:

- (1) Any residential housing on the site shall be restricted to single-family detached and/or attached units.
- (2) For that portion of the site south of the freeway ramp, a common pedestrian path system shall be designed to link all segments of the proposed development. Any retail segment shall not be designed as a typical strip shopping center or large single-use site.
- (3) All future development plans for the subject property shall show buffering along Oxon Hill Road and the southern boundary of the site consistent with the following:
 - (a) Along the frontage along Oxon Hill Road on old Parcel 7 and that portion of old Parcel 8 north of the existing paved entrance drive onto the subject property, not being adjacent to Oxon Hill Manor, a minimum 20-foot wide landscape strip shall be maintained in accordance with the specifications of Section 4.6 of the Landscape Manual. The strip may incorporate a variety of buffering and screening methods, including, but not limited to, landscaping, and low walls. The type and quantity of plant materials and other methods to be utilized shall be reviewed and approved at the time of Detailed Site Plan.
 - (b) Along the frontage along Oxon Hill Road on old Parcel 8 south of the paved entrance drive and on Parcel 18, a 25-foot to 55-foot landscaped buffer in conformance with the County Landscape Manual with enhanced plantings across from the adjacent Oxon Hill Manor historic site, in accordance with Type "E" Bufferyard. Additionally, in accordance with a Type "E" Bufferyard, there shall be a ten foot building setback from the buffer.
 - (c) A minimum 100-foot woodland preservation area shall be provided along the southern boundary to act as a buffer between the proposed development and the school and residences to the south.
- (4) The Salubria Historic Site #80-002 and its 2.7 acre environmental setting shall be eliminated from the *Historic Sites and Districts Plan*.
- (5) The Historic Site status of Salubria, as well as the extent of the Environmental Setting, shall be noted on all plans and other documents submitted for this site.
- (6) All subsequent submittals for this site shall be referred to the Historic Preservation Section staff and the Historic Preservation Commission for their review and comment prior to approval.

- (7) A Stormwater Management Concept plan shall be approved by the Department of Environmental Resources (DER) prior to the approval of any Preliminary Plats of subdivision.
- (8) A 100-year floodplain study shall be approved by DER Watershed Protection Branch prior to the approval of a Conceptual Site Plan.
- (9) A Forest Stand Delineation shall be submitted and approved in conjunction with any Preliminary Plan of Subdivision or Conceptual Site Plan for the subject property.
- (10) A Type I Tree Conservation Plan shall be submitted and approved in conjunction with the Conceptual Site Plan or Preliminary Plan of Subdivision for the subject property.
- (11) Noise-related issues shall be addressed at the time of Conceptual Site Plan submittal. The Plan shall include needed mitigation measures and provide adequate screening and buffering along Indian Head Highway (MD 210).
- (12) Development on the site shall not produce a greater number of vehicle trips than that identified in the previous approval for Salubria Office Park (SP-88069) and shall be subject to the same transportation conditions and improvements.
- (13) Prior to the issuance of any building permits, the property owner shall agree to provide reasonable access to the Historic Preservation Commission or other expert groups or individuals recognized by the Historic Preservation Commission for the purpose of conducting archeological exploration on the Historic Site, at no expense to the owner.
- (14) Prior to issuance of building permits for 1) the 12,000-square-foot future extension of Building 6, which is inclusive of the total gross floor area and commercial gross floor area, or 2) any proposed expansion of the outlet center beyond 383,931 square feet, the applicant shall submit a revised detailed site plan for the proposed hotel, for the purpose of providing an improved architectural product, due to the prominence of the proposed hotel location across from the outlet center and a major gateway into National Harbor, to be reviewed and approved by the Planning Board and the District Council. The revised detailed site plan for the proposed hotel shall, for each building elevation, incorporate quality architectural materials and a high level of architectural detail in keeping with the quality hospitality architecture that has been constructed in National Harbor. The building elevations shall be revised to provide a substantial emphasis on quality masonry materials, and the south building elevation (facing the outlet center) shall be designed to appear more like a front elevation with additional architectural features. All elevations shall demonstrate a high degree of architectural detailing.

SECTION 2. This Ordinance shall take effect initially on the date of its enactment, as conditionally approved, and shall become final and effective when the applicant accepts in writing the conditions in Section 1.

Enacted this 16th day of October, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson and Toles.

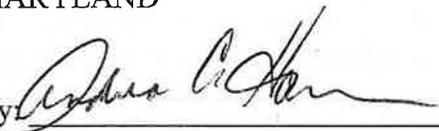
Opposed:

Abstained:

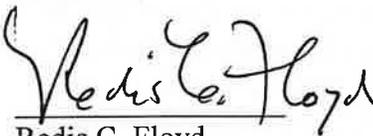
Absent: Council Member Turner.

Vote: 8-0

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 
Andrea C. Harrison, Chairman

ATTEST:


Redis C. Floyd,
Clerk of the Council

Case No.: A-9882-C
Salubria Center

Applicant: Pinnacle Harbor, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional zoning approval.

WHEREAS, the District Council in approving Application No. A-9882-C, to amend conditions of the prior rezoning of the subject property, attached conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the conditions and to the final conditional rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application No. A-9882-C is hereby granted. The applicant's written acceptance of the conditions referred to above, at the time of initial conditional zoning approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the conditions referred to above. Failure to comply with any stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective November 2nd, 2012, the date of receipt of the applicant's acceptance of the conditions imposed.

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: Andrea C. Harrison
Andrea C. Harrison, Chairperson

ATTEST:

Redis C. Floyd
Redis C. Floyd
Clerk of the Council



June 18, 2024

Pinnacle Harbor LLC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision - 4-23013
Salubria

Dear Applicant:

This is to advise you that, on **June 13, 2024**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 23-401 of the Land Use Article of the Maryland Code, a petition for judicial review of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of this final notice (**June 18, 2024**). Please direct questions regarding this matter to Ms. Mahasin El Amin, Clerk of the Circuit Court, at 301-952-3318.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: *Mridula Gupta*
Reviewer

Attachment: PGCPB Resolution No. **2024-039**

cc: Persons of Record

PGCPB No. 2024-039

File No. 4-23013

R E S O L U T I O N

WHEREAS, Pinnacle Harbor LLC and 6710 Oxon Hill Road LLC are the owners of a 9.14-acre parcel of land known as Parcels 2, 3, and 5, said property being in the 12th Election District of Prince George's County, Maryland, and being zoned Industrial Employment (IE); and

WHEREAS, on March 18, 2024, Pinnacle Harbor LLC and 6710 Oxon Hill Road LLC filed an application for approval of a Preliminary Plan of Subdivision for three parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-23013 for Salubria was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on May 23, 2024; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1900 of the Prince George's County Subdivision Regulations, subdivision applications submitted before April 1, 2024 may be reviewed and decided in accordance with the prior Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the May 23, 2024 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-014-11-02 and APPROVED Preliminary Plan of Subdivision 4-23013 for three parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be modified as follows:
 - a. Revise the case name for the project in the title block to "Salubria."
 - b. Revise the name of "Harbor View Avenue" to "Tanger Boulevard."
 - c. Add a general note, stating that a private easement is provided for access to Parcel 7 and Parcel 8, in accordance with Section 24-128(b)(9) of the prior Subdivision Regulations.

- d. Label the frontage of Oxon Hill Road and Tanger Boulevard, except for the width of the private access easement, as access denied.
 - e. Revise the legend to match the line types used on the plan for proposed property lines and existing contour lines.
 - f. Revise property line bearings and distances to remove overlap with other text.
 - g. Revise the use of property adjoining to the north (Parcel 6, Book 6519 at page 919) to "Public Use."
 - h. Label the existing encroachment easement (Book 10440 at page 17) located at the northeast corner of proposed Parcel 7, as to be extinguished or as to remain.
2. Prior to approval, the final plat of subdivision shall include:
- a. Dedication of 10-foot-wide public utility easements along all abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision.
 - b. A note that vehicular access to Parcel 7 and Parcel 8 is authorized, pursuant to Section 24-128(b)(9) of the prior Subdivision Regulations, and note the recording reference of an access easement or covenant for the properties. The easement or covenant shall be reviewed and approved by the Subdivision Section of the Development Review Division of the Prince George's County Planning Department and be fully executed, prior to approval of a final plat for the development. The document shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of the Prince George's County Planning Board. The documents shall be recorded in the Prince George's County Land Records, and the Book/page indicated on the final plat, prior to recordation.
 - c. Label the frontage of Oxon Hill Road and Tanger Boulevard, except for the width of the private access easement, as access denied.
 - d. A note to state that direct vehicular access to MD 210(Indian Head Highway) is denied.
3. Development of this site shall be in conformance with Stormwater Management Concept Plan 24991-2023-SDC, and any subsequent revisions.
4. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan TCP1-014-11-02. The following note shall be placed on the final plat of subdivision:
- "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan TCP1-014-11-02, or most recent revision, or as modified by the Type 2 tree conservation plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved

tree conservation plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved tree conservation plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.”

5. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved.”

6. Prior to approval of a detailed site plan, the site plan shall show the extent and location of the private access easement for Parcels 7 and 8.
7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*, and approved conceptual site plan CSP-11006 (PGCPB Resolution No. 12-04), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan:
 - a. Inverted U-style, or similar style bicycle parking racks at locations no more than 50 feet from the entrances to all buildings.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property includes Parcels 2, 3, and 5 of Salubria. Parcels 2 and 3 were recorded in Plat Book SJH 241 Plat 94 in February 2015, and Parcel 5 was recorded in Plat Book ME 254 Plat 71 in July 2020. The property is in the Industrial Employment (IE) Zone. This preliminary plan of subdivision (PPS) was reviewed in accordance with the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations, pursuant to Section 24-1900 of the Subdivision Regulations. This PPS was therefore reviewed pursuant to the standards of the prior Mixed Use - Transportation Oriented (M-X-T) Zone for the property, which was in effect prior to April 1, 2022. The site is subject to the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan).

This PPS evaluated three parcels for development of 129,284 square feet of commercial development on the property, of which 116,284 square feet is existing and is proposed to remain. The subject PPS qualified for review under the prior Zoning Ordinance and prior Subdivision Regulations because it met the requirements of Section 24-1904 of the current Subdivision

Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on April 24, 2023. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2023-020.

3. **Setting**—The subject site is located on Tax Map 104, Grid F1 and on Tax Map 105, Grid A1; and is within Planning Area 80. The subject property is located in the northeast quadrant of the intersection of Oxon Hill Road and Tanger Boulevard (previously known as Harborview Drive). To the north of the subject property is the Oxon Hill Park and Ride lot, with a bus bay for the Washington Metropolitan Area Transit Authority bus services, in the IE Zone. To the east of the subject property is MD 210 (Indian Head Highway), and beyond is The Maryland-National Capital Park and Planning Commission-owned Southlawn Park in the Residential, Single-Family-65 (RSF-65) Zone. To the west of the subject property is Oxon Hill Road, and beyond it is a parking lot in the Regional Transit–Oriented, Low–Intensity–Edge (RTO-L-E) Zone. To the south of the subject property is Tanger Boulevard, and beyond is the Tanger Outlet Center in the IE Zone.
4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zone	IE	M-X-T
Use(s)	Vacant/Commercial	Commercial
Acreage	9.14	9.14
Lots	0	0
Parcels	3	3
Dwelling Units	0	0
Gross Floor Area	116,284 square feet	129,284 square feet
Variance	No	No
Variation	No	No

The subject PPS was accepted for review on March 18, 2024. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee (SDRC), which held a meeting on March 29, 2024, where comments were provided to the applicant. Revised plans were received on April 17, 2024, which were used for the analysis contained herein.

5. **Previous Approvals**—Existing Parcels 2 and 3 are the subject of PPS 4–11028 (PGCPB Resolution No. 12-26(C)), which was approved by the Prince George’s County Planning Board on March 22, 2012. PPS 4-11028 covers a larger area (43.79 acres) titled “Salubria Center” and was approved for eight parcels to support development of 400,000 square feet of retail development, 100,000 square feet of office development, and a 100-room hotel. Only three parcels were ultimately platted, as the land area south of Tanger Boulevard was platted as one

parcel (Parcel 1) instead of six parcels. The land area north of Tanger Boulevard was platted as Parcels 2 and 3. Parcel 1 will remain subject to 4-11028, while the current PPS supersedes 4-11028 for Parcels 2 and 3. Parcel 5 is not subject to any prior valid PPS and is currently developed with a 116,284-square-foot office building.

PPS 4-23013 covers Parcels 2, 3, and 5 as well as the existing and proposed development on these parcels. This PPS is required for resubdivision of Parcels 2, 3, and 5 and to evaluate the existing and proposed development. Parcels 2 and 3 were subject to a prior PPS, but Parcel 5 was not; therefore, any further development of Parcel 5 was subject to the restrictions of Section 24-107 of the prior Subdivision Regulations, which is shown as Note 5 on the plat recorded in Plat Book ME 254 page 71. These restrictions on development did not allow for adjustment of Parcel 5 or further development without a PPS.

The prior approvals for Parcels 2 and 3 are further evaluated as follows:

Basic Plan A-9882-C

On May 24, 1994, Zoning Map Amendment (ZMA) A-9882-C (basic plan) was approved by the Prince George's County District Council (Zoning Ordinance 35-1994), to rezone the Salubria property (totaling 54.7 acres) to the M-X-T Zone. A-9882-C was amended by the District Council (Zoning Ordinance 15-2012) on October 16, 2012. Of the basic plan's 14 conditions of approval, the following apply to this PPS:

- 1. Any residential housing on the site shall be restricted to single-family detached and/or attached units.**

No residential development is included in this PPS.

- 2. For that portion of the site south of the freeway ramp, a common pedestrian path system shall be designed to link all segments of the proposed development. Any retail segment shall not be designed as a typical strip shopping center or large single-use site.**

This condition pertains to Parcel 1, located to the south of the ramp from MD 210 and Tanger Boulevard. It is not applicable to the portion of the site subject to this PPS.

- 4. The Historic Site status of Salubria, as well as the extent of the environmental setting, shall be noted on all plans and other documents submitted for this site.**

Salubria (Documented Property 80-002) was deleted from the Historic Sites Inventory on January 4, 2012. All conditions related to the historic site and its environmental setting were satisfied and are no longer applicable.

- 5. All subsequent submittals for this site shall be referred to the Historic Preservation Section staff and the Historic Preservation Commission for their review and comment prior to approval.**

Salubria (Documented Property 80-002) and its 2.7-acre environmental setting were not shown on the submitted plans. However, Salubria (Documented Property 80-002) was deleted from the Historic Sites Inventory on January 4, 2012. All conditions related to the historic site and its environmental setting were satisfied and are no longer applicable.

6. Any plans within the environmental setting must be approved by the Historic Preservation Commission through the Historic Area Work Permit process.

This PPS was reviewed by the staff of the Historic Preservation Section and the Historic Preservation Commission, and no further work is recommended.

7. A Stormwater Management Concept plan shall be approved by the Department of Environmental Resources (DER) prior to the approval of any Preliminary Plats of subdivision.

An approved Stormwater Management (SWM) Concept Plan (24991-2023-SDC) was submitted with this PPS.

9. A Forest Stand Delineation shall be submitted and approved in conjunction with any Preliminary Plan of Subdivision or Conceptual Site Plan for the subject property.

An approved Natural Resources Inventory (NRI-049-2023) was submitted with this PPS.

10. A Type I Tree Conservation Plan shall be submitted and approved in conjunction with the Conceptual Site Plan or Preliminary Plan of Subdivision for the subject property.

A Type 1 Tree Conservation Plan (TCP1-014-11-02) was submitted with this PPS.

12. Development on the site shall not produce a greater number of vehicle trips than that identified in the previous approval for Salubria Office Park (DSP-88069) and shall be subject to the same transportation conditions and improvements.

Detailed Site Plan DSP-88069 is a site plan for Salubria Office Park and was approved by the Planning Board on September 1, 1988, subject to two conditions. Condition 2 of DSP-88069 carried all transportation facility-related conditions of approval of a prior PPS 4-88087 (which was never platted, and therefore expired). DSP-88069 approved a total of 500,000 square feet of office space, which was determined to generate 1,000 AM and 925 PM peak-hour trips or a total of 1,925 combined AM and PM peak-hour trips. Trip generation was further evaluated with the approved ADQ-2023-020 and for the purposes of this condition, the current PPS is within the trip cap identified with DSP-88069.

CSP-11006

Conceptual Site Plan CSP-11006 was approved by the Planning Board on January 12, 2012 (PGCPB Resolution No. 12-04(C)), for up to 460,000 square feet of retail and hotel development in the M-X-T Zone. This CSP was reviewed and approved by the District Council on October 16, 2012 (Zoning Ordinance No. 16-2012). CSP-11006 covered a 43.79-acre land area consisting of Parcels 1, 2, and 3 of the Salubria Center development. CSP-11006 was approved with 15 conditions and 2 considerations, of which the following are relevant to the review of this PPS:

4. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, the applicant and the applicant's heirs, successors and/or assignees shall provide the following unless modified by the DPW&T:**
 - a. **Provide and maintain the standard sidewalk, landscape strip, and designated bike lanes along the entire frontage of the subject site, as shown on the DPW&T plans for the Oxon Hill Road improvement project, unless modified by DPW&T.**
 - b. **In order to accommodate the designated bike lanes recommended in the MPOT, a minimum of 44 feet from the centerline shall be dedicated, unless modified by DPW&T.**
 - c. **Provide appropriate pavement markings and signage for the designated bike lanes per the American Association of State Highway Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, unless modified by DPW&T.**
 - d. **Provide marked crosswalks at all of the site's ingress/egress points along Oxon Hill Road.**
 - e. **Pedestrian improvements shall be provided across Oxon Hill Road at Harborview Avenue and at the site's southern access point (labeled on the plans as a 60-foot right of way). Appropriate improvements will be recommended at the time of detailed site plan and may involve high visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements.**
 - f. **Standard sidewalks shall be provided along one side of ingress/egress roads and the proposed loop road, unless modified by DPW&T.**
 - g. **At the time of detailed site plan, consideration shall be given to providing a trail or sidewalk connection from the subject site to Abbington Place, unless it is determined there are environmental constraints that make this connection unfeasible.**

- h. Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.**

The applicable requirements were addressed or satisfied for the Tanger Outlet Center on Parcel 1, as part of PPS 4-11028, Detailed Site Plan DSP-11025, and subsequent DSP amendments. Based on the plat for Parcel 1, recorded in Plat Book MMB 237 Plat 68, the right-of-way (ROW) for Oxon Hill Road was previously conveyed to the operating agency pursuant to the County's capital improvement project for that road in 2012. A bike lane currently exists along the property's entire Oxon Hill Road frontage.

Any applicable requirements of this condition, for the subject property, will be evaluated at the time of subsequent DSP applications for the proposed development.

- 5. Prior to Planning Board Approval of the associated preliminary plan, the applicant shall submit a limited Phase III archeology work plan for 18PR692 that is designed to recover data from the following archeological and cultural deposits and features: the midden, the slave/tenant house, the main house, the possible garden/gardener's quarters, and the dairy building and area around it. The Phase III work plan shall be approved through a revision to HAWP #14-11.**

A Phase III archeology work plan for 18PR692 was submitted prior to approval of CSP-11006. Therefore, this condition was satisfied. Parcel 5 has been previously developed with an office building. Phase I archeological surveys of Parcel 5 were completed in 1990 and 1996. No archeological sites were identified on the property. The site has since been graded and developed. No additional archeological investigations are recommended. In addition, the parcels that are the subject of this PPS do not contain, and are not adjacent to, any designated Prince George's County historic sites or resources.

- 6. Prior to Planning Board approval of any detailed site plan the applicant shall:**

- a. Provide a plan for on-site commemorative/interpretive features and other public outreach measures focused on the history and significance of the Salubria property based on the findings of the Phase I, Phase II, and Phase III archeological investigations and other research on the property.**

The location and wording of the signage and public outreach measures shall be subject to approval by the Planning Board or its designee and may be subsequently modified at time of certificate approval with concurrence of Historic Preservation Section staff.

This condition was satisfied with the approval of DSP-11025 on May 31, 2012.

- 7. Prior to final plat, the applicant shall establish a perpetual conservation easement around archeological site 18PR809. The associated TCP II shall be revised to show the location of the archeological site and a note shall be added to the plat indicating**

that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff.

This archeological conservation easement has been established and is shown on the plat recorded in Plat Book MMB 237 Plat 68 for Parcel 1 of the Salubria subdivision. The plat states that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff. Parcel 1 is not the subject of this PPS.

- 8. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:**
 - a. Provide a final report detailing the Phase II and Phase III investigations at sites 18PR692 and 18PR809 and ensure that all artifacts are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.**
 - b. Install a super-silt fence around the boundaries of archeological site 18PR809 and provide proof of that installation and its placement to Historic Preservation staff for review and approval. The fencing shall remain in place until all construction activities within the Salubria Center property are completed.**

This condition was satisfied prior to grading permits for the development of the Tanger Outlet Center on Parcel 1. In addition, Salubria (Documented Property 80-002) was deleted from the Historic Sites Inventory on January 4, 2012, and all conditions related to the historic site and its environmental setting are no longer operable.

- 9. Prior to the opening of the Outlet Center, the applicant shall install the on-site commemorative/interpretive features and complete other agreed-upon outreach and education measures.**

This condition was satisfied prior to the opening of the Tanger Outlet Center.

CSP-11006-01

An amendment to the approved conceptual site plan (CSP-11006-01) was approved by the Planning Board on April 11, 2024 (PGCPB Resolution No. 2024-025). The amendment of CSP-11006 approved the addition of Parcel 5 (7.4 acres) to the land area of CSP-11006, bringing the total area under the CSP to 50.04 acres. The CSP amendment also proposed to retain the existing retail, office, and medical office uses on the property and add a 10,000-square-foot daycare and a 5,000-square-foot eating or drinking establishment. The existing retail uses are located south of Tanger Boulevard, on Parcel 1. The land area added to the CSP (Parcel 5) contains an existing office building. The daycare and the eating or drinking establishment are proposed to be located on the vacant area of land approximately bound by Parcels 2 and 3. Parcels 2, 3, and 5 are the subject of this PPS.

The CSP amendment was approved with five conditions, none of which are relevant to the review of this PPS.

PPS 4-11028

Parcels 2 and 3 were subject to prior PPS 4-11028 (PGCPB No. 12-26(C), approved on March 22, 2012). This PPS included the entire area covered under the original CSP-11006 (43.79 acres) and approved 8 parcels to support the development of 400,000 square feet of retail development, 100,000 square feet of office development, and a 100-room hotel. Only three parcels were ultimately platted, as the land area south of Tanger Boulevard was platted as one parcel (Parcel 1), instead of six parcels. Parcel 1 remains subject to 4-11028. PPS 4-23013 covers Parcels 2 and 3, and supersedes 4-11028 for these properties.

The Planning Board approved PPS 4-11028 with 18 conditions. The conditions which are relevant to this PPS are listed below in **bold** text, with analysis in plain text:

- 3. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-11/01). The following note shall be placed on the Final plat of subdivision:**

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-11 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

A Type 1 Tree Conservation Plan (TCP1-014-11-02) was submitted with this PPS.

- 6. Prior to approval of the detailed site plan, the landscape and lighting plans for the development shall show the use of full cut-off optic light fixtures, which shall be used throughout the development and shall be directed downward to reduce glare and light intrusion.**

Lighting for the proposed development will be reviewed at the time of subsequent DSPs, in accordance with applicable requirements of the Zoning Ordinance.

- 7. Development of this site shall be in conformance with Stormwater Management Concept Plan 40537-2003-02, and any subsequent revisions.**

An approved SWM Concept Plan (24991-2023-SDC) was submitted with this PPS.

- 8. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees, shall provide the following:**
- a. Dedication of a ten-foot-wide public utility easement (PUE) along the public right of way as delineated on the approved preliminary plan of subdivision.**
 - b. Dedication of the right-of-way along Oxon Hill Road as reflect in the county Capital Improvement Program (CIP) project for Oxon Hill Road, OR provide the liber/folio of the recorded deed for the right-of-way dedication executed by the CIP project for Oxon Hill Road.**
 - c. A note to state that direct vehicular access to Indian Head Highway (MD 210) is denied.**
 - d. A note that access is authorized for Parcels 3 through 8 pursuant to Section 24 128(b)(15) of the Subdivision Regulations and provide the liber/folio of the easement agreement on the final plat.**

This condition was satisfied when the final plats for Parcels 1, 2, and 3 were approved. Specifically, Condition 8c was noted in Plat Book MMB 237 Plat 68, as required. In addition, Condition 8d is no longer applicable because Parcels 3–8, approved with 4-11028, were consolidated into Parcel 1, and an access easement was not necessary. New Parcels 6, 7, and 8 are approved with this PPS 4-23013. A new 22-foot private easement is shown on Parcel 6, to provide Parcels 7 and 8 use of the existing access point. The applicant intends to utilize the existing vehicular access point for ingress/egress purposes, to maintain existing traffic patterns, and is acceptable.

- 9. The conversion to residential that requires a revision to approved Conceptual Site Plan CSP-11006 shall require a new preliminary plan, if determined necessary at the time of the revised conceptual site plan.**

No residential development is included in this PPS.

- 10. In conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, and approved CSP-11006 (PGCPB Resolution No. 12-04), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan, unless modified by the Department of Public Works and Transportation (DPW&T):**
- a. Provide and maintain the standard sidewalk, landscape strip, and designated bike lanes along the entire frontage of the subject site, as shown on DPW&T's plans for the Oxon Hill Road improvement project.**

- b. Provide appropriate pavement markings and signage for the designated bike lanes per the American Association of State Highway Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, as shown on DPW&T's plans for the Oxon Hill Road improvement project.**
- c. Provide marked crosswalks at all of the site's ingress/egress points along Oxon Hill Road as shown on DPW&T's plans for the Oxon Hill Road improvement project.**
- d. Pedestrian improvements shall be provided across Oxon Hill Road at Harborview Avenue. Appropriate improvements will be recommended at the time of detailed site plan and may involve high-visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements as shown on the State Highway Administration Oxon Hill Road Phase 2 Plans.**
- e. Pedestrian improvements shall be provided across at the site's northern access point (labeled on the plans as a 60-foot right of way). Appropriate improvements will be recommended at the time of detailed site plan and may involve high-visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements, as approved by State Highway Administration.**
- f. Standard sidewalks shall be provided along one side of ingress/egress roads and the proposed loop road.**
- g. Consideration shall be given to providing a trail or sidewalk connection from the subject site to Abbington Place, unless it is determined there are environmental constraints that make this connection unfeasible.**
- h. Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.**
- i. Show the pedestrian walkway required in Condition 1d of CSP-11006 (PGCPB Resolution No. 12-04).**

With the exception of Condition 10h, the applicable requirements of this condition were addressed or satisfied for the Tanger Outlet Center on Parcel 1, as part of Detailed Site Plan DSP-11025, and subsequent DSP amendments. Based on the plat for Parcel 1 recorded in Plat Book MMB 237 Plat 68, the conveyance of ROW for Oxon Hill Road was previously completed pursuant to the County's capital improvement projects. A bike lane currently exists along the property's entire Oxon Hill Road frontage.

Condition 10h is still applicable to this PPS and is carried forward with modifications.

11. **Prior to approval of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for on-site commemorative/interpretive features and other public outreach measures focused on the history and significance of the Salubria property based on the findings of the Phase I, Phase II, and Phase III archeological investigations and other research on the property. The location and wording of the signage and public outreach measures shall be subject to approval by the Planning Board or its designee.**

This condition was satisfied prior to the approval of the DSP-11025 on May 31, 2012.

12. **Prior to final plat, the applicant and the applicant's heirs, successors, and/or assignees shall establish a perpetual archeological conservation easement around Archeological Site 18PR809 and shall indicate that any ground disturbance within the easement area must be reviewed and approved by The Maryland-National Capital Park and Planning Commission (M-NCPPC).**
13. **At the time of detailed site plan, the Type II tree conservation plan (TCPII) shall show the location of the archeological site.**

The archeological conservation easement has been established and is shown on the plat recorded in Plat Book MMB 237 Plat 68 for Parcel 1. The plat states that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff. The conservation easement is located off-site on Parcel 1 and is shown on the TCP1 submitted with the subject PPS.

14. **Prior to any ground disturbance or the approval of any grading permits, the applicant shall:**
 - a. **Provide a final report detailing the Phase II and Phase III investigations at sites 18PR692 and 18PR809 and ensure that all artifacts are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.**
 - b. **Install a super-silt fence around the boundaries of archeological site 18PR809 and provide proof of that installation and its placement to Historic Preservation staff for review and approval. The fencing shall remain in place until all construction activities within the Salubria Center property are completed.**

This condition was satisfied prior to grading permits for the development of the Tanger Outlet Center. In addition, Salubria (Documented Property 80-002) was deleted from the Historic Sites Inventory on January 4, 2012, and all conditions related to the historic site and its environmental setting are no longer operable.

- 15. Prior to approval of any permit which allows for occupancy of the proposed outlet center, the applicant shall install the on-site commemorative/interpretive features and complete other agree-upon outreach and education measures.**

This condition was satisfied prior to the opening of the Tanger Outlet Center.

- 16. At the time of final plat approval, the applicant shall demonstrate the dedication (by plat or deed) of public right-of-way along Oxon Hill Road consistent with the county Capital Improvement Program (CIP) project for Oxon Hill Road. The dedication shall be reflected on the signature approved preliminary plan of subdivision and shall be confirmed with the Department of Public Works and Transportation (DPW&T). Frontage improvements in accordance with the requirements of DPW&T are required within the area of dedication.**

This condition was satisfied when the final plats for Parcels 1, 2, and 3 were approved. Frontage of Oxon Hill Road and Tanger Boulevard has been fully improved.

- 18. Total development within the subject property shall be limited to equivalent development which generates no more than 460 AM peak hour, 969 PM peak hour, and 1,289 Saturday peak-hour vehicle trips in consideration of the pass-by travel assumed. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

PPS 4-11028 evaluated mixed-use development with a 100-room hotel, 100,000 square feet of general office use, and 400,000 square feet of factory outlet center use. PPS 4-11028 established a trip cap for a portion of the overall site evaluated under A-9882-C, and it was determined that the approved uses would generate 460 AM and 969 PM peak-hour trips. Proposed Parcels 7 and 8 are located within the boundary of 4-11028. The development evaluated with this PPS will generate trips within the trip limit of the basic plan and the CSP. Evaluation of the traffic study and findings of adequacy of transportation facilities are made in the approved ADQ-2022-060.

The subject property for PPS 4-23013 also includes Parcel 5, which was not subject to any valid PPS. Parcel 5, however, is the subject of DSP-88069 (PGCPB Resolution No. 88-424), and its amendments.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan are evaluated, as follows:

Plan 2035

Plan 2035 places this subject site in the Established Communities Growth Policy Area. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established Communities are most appropriate for “context-sensitive infill and low- to medium-density development” (page 20). Plan 2035 recommends maintaining and enhancing

existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met” (page 20).

Master Plan

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the District Council has not imposed the recommended zoning. The master plan recommends mixed-use land uses on the subject property (see Land Use, Transportation, and Public Facilities Map, page 169). Pursuant to Section 24-121(a)(5), the existing and proposed uses conform to the land use recommendation of the master plan.

Other relevant master plan vision, policies, and strategies that are applicable to the subject property are discussed further below and throughout this resolution.

Economic Development

Goals (page 88):

- **Create viable commercial centers with a sense of place.**

The PPS achieves this goal as the applicant is proposing retail/restaurant and a day care facility, which will increase employment opportunities and help spur further economic development in the area, helping to create a strong sense of place.

Community Character: Urban Design

Goals (page 96):

- **Ensure that development is consistent with urban design best practices to create a sense of place and community identity.**
- **Improve pedestrian safety, connectivity, and walkability to foster a safe, pedestrian-friendly environment).**

A PPS does not include approval of building layout, design, or other on-site details. These will be proposed with the DSP. The use of high-quality materials, landscaping, and human-scale architectural detailing is encouraged at the time of the DSP. Prior development approvals for Salubria included a common pedestrian path system that links all segments of the overall Salubria development. There are sidewalk connections to both Oxon Hill Road and Tanger Boulevard; pedestrian improvements, sidewalks, and designated bicycle lanes that provide pedestrian and bicycle accessibility. Standard

sidewalks will also be provided throughout the development, which will help promote a pedestrian-friendly environment. Consideration of design, in accordance with this strategy, will be evaluated at the time of the DSP.

Zoning

Zoning Map Amendment A-9882-C reclassified the subject property to the M-X-T Zone in 1994. The master plan retained this property in the M-X-T Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (CMA), which reclassified the subject properties from the M-X-T Zone to the IE Zone, effective April 1, 2022. However, this PPS was reviewed pursuant to the prior M-X-T zoning.

7. **Stormwater Management**—An application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An approved SWM Concept Plan (24991-2023-SDC) was submitted with this PPS. Stormwater from this site is proposed to be treated and managed by existing SWM facilities to which this site drains, and which have been previously approved with various prior development applications.

Development of the site, in conformance with SWM concept approval and any subsequent revisions, to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation**—This PPS was reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the prior Subdivision Regulations, as they pertain to public parks and recreational facilities.

Subdivision Regulations Conformance

Sections 24-134 and 24-135 of the prior Subdivision Regulations, which relate to mandatory dedication of parkland, provide for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private recreational facilities to meet the park and recreation needs of the residents of the subdivision. This PPS is exempt from Section 24-134, mandatory dedication of parkland, of the Subdivision Regulations, the parkland dedication requirement, because it is for a nonresidential development.

Master Plan Conformance

The master plan identifies several areas for development of parks and recreation including trails and stream valley park (pages 81–83). None of these recommendations impact the subject property.

The subject property is located in the northeast quadrant of Oxon Hill Road and Tanger Boulevard, diagonally across from a Maryland-National Capital Park and Planning Commission owned park. This park includes the Oxon Hill Manor historic site, which is located approximately 1,000 feet southwest of the subject site. To preserve the historic setting of the Oxon Hill Manor historic site, the applicant should leave a 40- to 50-foot buffer at the northeast corner of the site,

to preserve the views from Oxon Hill Manor historic site. In response to comments provided at the SDRC meeting, the applicant has stated that they intend to leave approximately 40 feet of the area at the northeast corner of the site unobstructed to allow for the viewshed. The disposition of the proposed buildings and site layout will be further defined with the DSP. The analysis of the viewshed from the historic site will be further reviewed at that time.

9. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the prior Prince George’s County Zoning Ordinance, and the prior Subdivision Regulations, to provide the appropriate transportation facilities.

Master Plan Right-of-Way

The subject site is adjacent to two master plan roadways, which include Oxon Hill Road and MD 210. Oxon Hill Road is a master plan collector roadway, with a minimum ROW width of 80 feet. MD 210 is a master plan freeway, with a variable ROW width. Dedication of ROW for public use has occurred, in accordance with prior approvals, and the public ROWs shown on the PPS are consistent with prior approvals. No additional ROW is provided with this PPS.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following master-planned facilities:

- Planned Side Path: MD 210
- Planned Bicycle Lane: Oxon Hill Road

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, page 10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Additionally, the site is subject to the master plan, which includes the following policies and strategies:

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers.

Strategies

- **Provide wide sidewalks in locations with high pedestrian activity.**

The proposed development is located on Oxon Hill Road which is a designated master plan bikeway/trails corridor. Prior development approvals for Salubria included a common pedestrian path system that links all segments of the Salubria development. There are sidewalk connections to both Oxon Hill Road and Tanger Boulevard, pedestrian improvements, sidewalks, and designated bicycle lanes that provide pedestrian and bicycle accessibility.

Master plan pedestrian facilities have been provided with the various prior development approvals for the subject site. The existing facilities will satisfy the MPOT and master plan recommendations, and bicycle parking shall be provided no more than 50 feet from the building entrances, in accordance with the recommendations of the American Association of State Highway and Transportation Officials (AASHTO) and the 2015 Association of Pedestrian and Bicycle Professionals, *Essentials of Bicycle Parking*.

On-site Circulation

Development evaluated for the site includes office and commercial/retail uses. Vehicular access is provided using an existing driveway, via Tanger Boulevard. A 22-foot-wide access easement has been provided, pursuant to Section 24-128(b)(9), which allows access via a private easement, if direct access to a public street should be denied due to hazardous traffic conditions. The approved CSP-11006-01 includes a vehicle and pedestrian circulation plan that prioritizes pedestrian movement throughout the site, as well as access to off-site pedestrian infrastructure. The circulation plan also reduces conflict between vehicles and pedestrians. Further details of the proposed circulation will be provided and evaluated at the time of each subsequent DSP.

Based on the preceding findings, the vehicular, pedestrian, and bicycle transportation facilities will serve the proposed subdivision; meet the findings required of Subtitles 24 and 27; and conform to the master plan and MPOT.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The master plan identifies the following policies for the provision of public facilities (pages 79–80):

- ***Construct the appropriate number of schools in order to achieve a school system that operates at 100 percent of capacity or less at every school.***
- ***Provide for police facilities that meet the size and location needs of the community.***

- ***Provide fire and rescue facilities in the Henson Creek-South Potomac area in order to meet the travel time standards adopted by the county.***

The project will not impede achievement of the above-referenced policies or specific facility improvements. This PPS is subject to Certificate of Adequacy ADQ-2023-020, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property in the master plan.

The subject property is located in Planning Area 80, known as South Potomac Sector. The 2024-2029 Fiscal Year Approved Capital Improvement Program (CIP) budget does not identify any new public facilities proposed for the planning area.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect this site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748.”

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public ROWs. The subject property has frontage on Oxon Hill Road to the west and Tanger Boulevard to the south. The PPS shows PUEs along both of these streets, at a minimum of 10 feet wide.

12. **Historic**—Parcels 2 and 3 (proposed Parcels 7 and 8) were part of the former Prince George’s County historic site of Salubria (Documented Property 80-002). The property was designated as a Prince George’s County historic site on July 17, 1981, and was deleted from the Historic Sites Inventory on January 4, 2012. Salubria was built circa 1830 by Dr. John H. Bayne, a prominent physician, agriculturalist, and the first superintendent of the County’s public schools.

The master plan includes goals and policies related to historic preservation (pages 99–102). One goal of the plan (page 100) is: “To recognize historic properties for their historical, archeological, and architectural significance to the community and county.”

Parcel 5 (proposed Parcel 6) of the subject property was surveyed for archeological resources in 1990 and 1996. No archeological sites were identified on the property. The site has since been graded and developed. No additional archeological investigations are required.

Prior Parcels 2 and 3, having been a part of the historic environmental setting of Salubria (Documented Property 80-002), have been subject to several previous approvals, which contain conditions relating to Salubria. These conditions and their analysis are included in the Previous Approvals finding. The conditions required by A-9882-C, CSP-11006, and 4-11028, related to historic preservation and archeology, have been satisfied and no new conditions are required.

The parcels that are the subject of this PPS do not contain, and are not adjacent to, any designated Prince George’s County historic sites or resources.

13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-075-05	N/A	Staff	Approved	10/3/2005	N/A
NRI-075-05-01	N/A	Staff	Approved	9/28/2011	N/A
CSP-11006	TCP1-014-11	Planning Board	Approved	1/12/2012	12-04
DSP-11025	TCP2-015-12	Planning Board	Approved	5/17/2012	12-40
N/A	TCP2-015-12-01	Staff	Approved	7/1/2013	N/A
DSP-11025-01	TCP2-015-12-02	Planning Board	Approved	7/17/2014	14-66
NRI-075-05-02	N/A	Staff	Approved	7/9/2023	N/A
CSP-11006-01	TCP1-014-11-01	Planning Board	Approved	4/11/2024	2024-025
4-23013	TCP1-014-11-02	Planning Board	Approved	5/23/2024	2024-039

Grandfathering

The project is subject to the environmental regulations and woodland conservation requirements contained in Subtitles 24, 25, and 27 because the application is for a new PPS.

Environmental Site Description

The site subject to this PPS is part of an overall tree conservation plan, which consists of 50.04 acres of the Salubria development and is located approximately 1,000 feet south of the intersection of I-95/495 (Capital Beltway) and MD 210, and on the east side of Oxon Hill Road. The property is currently developed as a commercial and office center. From a review of

available information, and as shown on the approved NRI, regulated environmental features (REF) are located on the overall site, such as primary management areas (PMA), which include two streams and associated stream buffers, 100-year floodplain, and steep slopes located along the easterly and southern property lines. The site does not contain any wetlands of special state concern, as mapped by the Maryland Department of Natural Resources. The Prince George's County Department of the Environment watershed map shows that the entire site is within the Henson Creek and Upper Potomac watershed of the Potomac River basin. The site features developed slopes and drains to on-site SWM structures and to the on-site stream areas. The Maryland Department of Natural Resources does not identify the site as being within a stronghold watershed area or within a Tier II catchment area. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, no rare, threatened, and endangered species are known on-site or on adjacent properties.

The site is located across Oxon Hill Road from the historic site's environmental setting of Oxon Hill Manor (80-0010). No historic or scenic roads are adjacent to the subject site.

Prince George's Plan 2035

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy (Plan 2035).

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Master Plan

The master plan contains goals, policies, and strategies in the Environmental Infrastructure section. This subject site is not associated with a focus area and is located within Planning Area 80. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan, and the plain text provides comments on the plan's conformance.

Policy 1: Protect, preserve, and enhance the identified green infrastructure network within the Henson Creek planning area.

Strategies:

- ***Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.***
- ***Preserve unique habitat areas to the fullest extent possible during the land development process.***

The southern half of the overall 50.04-acre project area is comprised of mapped evaluation areas, with the remaining portion of the property along the eastern and southern property lines mapped as regulated areas of the *Countywide Green Infrastructure Plan* of the 2017 *Approved Prince George's Resource Conservation Plan*:

A Countywide Functional Master Plan. The property is currently developed with a commercial and office center. The project area has several approved Type 1 and Type 2 tree conservation plans where woodland preservation was placed within the on-site REF areas. This PPS includes no impact to the existing woodland preservation area and REFs.

Previous development applications used woodland preservation and off-site woodland credits to meet all woodland conservation requirements. No clearing is included with this PPS. The same on-site woodland preservation, and additional off-site woodland credits will be used to meet all woodland conservation requirements. The additional woodland preservation area includes all of the on-site regulated area and a small portion of the evaluation areas, adjacent to the regulated areas within the green infrastructure network. No REF impacts were requested with this PPS.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies:

- ***Restore stream and wetland buffers to the fullest extent possible during the land development process.***

The approved NRI shows REF and PMA within the larger 50.04-acre Salubria development area. There is an on-site stream system along the eastern and southern property lines. The PPS preserves the woodlands within the on-site REF and PMA to meet the woodland conservation requirement.

No impacts are included within the on-site REF areas with this PPS. The woodland conservation approved is adjacent to the stream buffer, and this additional buffering further protects the stream, conforming to this policy.

The SWM concept design is required to be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), to address surface water runoff issues, in accordance with Subtitle 32, Water Resources Protection and Grading Code. This requires that environmental site design be implemented to the maximum extent practicable. An approved SWM Concept Plan (24991-2023-SDC) was submitted with the PPS for this site. The SWM concept plan proposes to use the existing SWM facilities. No fee in-lieu is required for providing on-site attenuation and quality control measures.

Policy 3: Reduce Overall energy consumption and implement more environmentally sensitive building techniques.

The PPS does not include the review of proposed buildings. The use of green building and energy conservation techniques is encouraged and should be implemented to the greatest extent possible. Development applications for the subject property should incorporate green and environmentally sensitive building and site design techniques, to

reduce overall energy consumption to the fullest extent practical, and may be evaluated further, at the time of DSP review, when buildings are proposed.

Policy 4: Reduce light pollution and intrusion into rural and environmentally sensitive areas.

The subject property is an existing commercial and office center site adjacent to MD 210 to the east; woodlands and residential development to the south; woodlands, open space, and Oxon Hill Road to the west; and a public park and ride parking lot to the north. The adjacent uses are not rural in nature, but the overall Salubria site contains environmentally sensitive areas along the eastern and southern property line. These areas are where the existing woodland preservation is located. The eastern woodland preservation area is narrow and is located between the existing on-site commercial development and MD 210. The use of alternative lighting technologies and the limiting of total light output should be demonstrated, at the time of DSP, when the review of lighting details is required.

Policy 5: Reduce noise impacts to meet State of Maryland noise standards.

The proposed development includes two new buildings for the retail/restaurant and daycare use. Any noise impacts due to construction and operations on the site will be addressed at the time of permitting and construction of the project, pursuant to the requirements of the Building Code.

2017 Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017)*. According to the approved *Countywide Green Infrastructure Plan*, this site contains regulated and evaluation areas.

The following policies and strategies are applicable to the subject application. The text in **BOLD** is the text from the master plan and the plain text provides findings on plan conformance:

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

- 1.1 Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:**
 - a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**

- b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
- c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
- d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

The overall TCP1 for the Salubria development contains designated evaluation and regulated areas, as defined in the *Green Infrastructure Plan*. The TCP1 identifies Carey Branch and an unnamed tributary to Carey Branch. These water features are not identified as a stronghold watershed or located within a Tier II catchment area. The Salubria Center site has been used as a retail and office area since 2013, and as a partially developed office area since 1993. REFs such as the two on-site streams and their associated REF have been impacted through the years. This PPS meets the woodland requirement with on-site preservation and off-site woodland credits. Stormwater management will be reviewed by DPIE, and sediment and erosion control measures will be reviewed by the Prince George's County Soil Conservation District.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

Strategies

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**

2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

The TCP1 contains no Network Gap areas. The existing office and retail are currently developed on the property. The remaining woodland areas are along the banks of two on-site stream systems. As part of this development, the remaining on-site woodlands and off-site woodland conservation will meet the required woodland conservation requirements. Due to the existing development, there are no on-site opportunities for on-site mitigation.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.

Strategies

3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

- a. **Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

No transportation related impacts are included with the subject PPS.

- b. **Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

No trail systems are included with this PPS.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

Strategies

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

Off-site woodland conservation shall be placed in a woodland and wildlife habitat conservation easement, prior to the approval of the TCP2.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

Strategies

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The approved SWM concept plan submitted with this PPS shows use of the existing SWM facilities to meet the current requirements of the environmental site design to the maximum extent practicable.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

As part of this development, the remaining on-site woodlands and off-site woodland conservation credits will meet the required woodland conservation requirement.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

Clearing of woodland is not included with the subject PPS. This site does not contain potential forest interior dwelling species. Green space is encouraged to serve multiple eco-services.

ENVIRONMENTAL REVIEW

Natural Resources Inventory

An approved Natural Resources Inventory (NRI-049-2023) was submitted with the PPS. The NRI covers the entire 50.04-acre area covered under CSP-11006-01, of which the subject site is a 9.14-acre part. The overall 50.04-acre site contains REF and PMA from two on-site stream systems, floodplain, nontidal wetland, and associated stream and wetland buffers. The NRI indicates that prior to on-site development, the site contained four forest stands, labeled as Stand 1 through Stand 4, with 53 specimen trees identified on-site. After the site was developed, the development retains two forest stands, labeled as Stand 2 and Stand 3, with 15 specimen trees. The TCP1 and the PPS show all required information correctly, in conformance with the NRI.

Woodland Conservation

The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of woodland. TCP1-014-11-02 was submitted with this PPS.

The Woodland Conservation Threshold (WCT) for the overall 50.04-acre property, subject to CSP-11006-01, is 15 percent of the net tract area or 7.24 acres. The previous TCPs for the overall area previously met the woodland conservation requirements with on-site preservation (3.23 acres) and off-site woodland credits (10.28 acres).

This PPS includes no woodland clearing, and the revised TCP1 includes the addition of another developed parcel (Parcel 5). This increase in the net tract area of the TCP1 increases the woodland conservation requirement from the previous TCPs. The applicant provided a statement of justification on why the woodland requirement cannot be met on-site, indicating that there are no on-site woodland preservation or reforestation planting opportunities. The current TCP1 revision shows that the woodland conservation requirement now will be met using an additional 5.32 acres of off-site woodland credits.

Specimen Trees

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the [Environmental] Technical Manual.” The code, however, is not inflexible.

The authorizing legislation of Prince George’s County’s WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George’s County’s WCO are set forth in Section 25-119(d). Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

A variance to remove 38 of the 53 on-site specimen trees was approved with PPS 4-11028, leaving 15 specimen trees remaining on-site. No specimen trees were requested for removal with this PPS.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

The overall 50.04-acre site included in the TCP1 contains REF that are required to be preserved and/or restored to the fullest extent possible, under Section 24-130(b)(5) of the prior Subdivision Regulations. The on-site REF includes streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. The site area subject to this PPS does not include any PMA and does not include any additional PMA impacts to those previously approved with CSP-11006. The previously approved impacts (Impact A and Impact B) were for two SWM outfall areas, totaling 0.16 acre.

Soils

Section 24-131 of the prior Subdivision Regulations states “The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes.”

According to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, soils present include Beltsville-Urban land complex, Croom gravelly sandy loam, Croom- Urban land complex, Grosstown-Urban land complex, Sassafra-Croom, Urban land-Beltsville complex, and Woodstown sandy loam. Marlboro and Christiana clays are not found to occur on this property.

14. **Urban Design**—The subject PPS evaluates three parcels to retain an existing office building on one parcel and concept to develop a retail/restaurant facility and a day care center for children on

the other two parcels. The concept uses proposed for this property in the M-X--T Zone are permitted per Section 27-547(b) of the prior Zoning Ordinance. In addition, this development is required to file a DSP in accordance with 27-546(a).

Conformance with the prior Zoning Ordinance is required for the proposed development and will be reviewed at the time of DSP, including but not limited to, the following:

- Section 27-544 regulations for the M-X-T Zone, as applicable;
- Section 27-545 Optional method of development;
- Section 27-546 Site plans;
- Section 27-547(d) regarding uses permitted in the M-X-T Zone;
- Section 27-548 regarding regulations in the M-X-T Zone;
- Part 11 Off-Street Parking and Loading; and
- Part 12 Signs.

2010 Prince George’s County Landscape Manual

This development in the prior M-X-T Zone will be subject to the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). Specifically, the site is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscape Requirements. Conformance with applicable landscaping requirements will be determined at the time of DSP review.

Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that require a grading permit or propose 5,000 square feet or greater of gross floor area or disturbance. Properties that are zoned IE are required to provide a minimum of 10 percent of the gross tract area in tree canopy coverage. Conformance with this requirement will be evaluated at the time of DSP.

15. **Citizen Feedback**—The Prince George’s County Planning Department has not received any written correspondence from members of the community regarding this PPS. In addition, no citizens testified at the May 23, 2024 public hearing.
16. **Referral to Municipalities**—The subject property is located within one mile of the municipal boundaries of the Town of Forest Heights. The PPS was referred to the adjacent municipalities for review and comment on March 18, 2024. The Planning Department did not receive any comments from the Town of Forest Heights.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

PGCPB No. 2024-039
File No. 4-23013
Page 30

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 Bailey, with Commissioners Washington, Baliey, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, May 23, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 13th day of June 2024.

Peter A. Shapiro
Chairman


By Jessica Jones
Planning Board Administrator

PAS:JJ:MG:rpg



Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Dated 6/5/24

CASE NO: 4-23013
CASE NAME: SALUBRIA CENTER
PARTY OF RECORD: 18
PB DATE: 6-13-2024



5211

MEL FRANKLIN
AT-LARGE MEMBER
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING, 2ND FLOOR
LARGO MD 20774
(CASE NUMBER: 4-23013)

SOLTESZ, LLC
4300 FORBES BOULEVARD SUITE 230
LANHAM MD 20706
(CASE NUMBER: 4-23013)

EDWARD BURROUGHS III
PRINCE GEORGE'S COUNTY COUNCIL
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING, 2ND FLOOR
LARGO MD 20774
(CASE NUMBER: 4-23013)

CALVIN S HAWKINSII
AT-LARGE MEMBER
1301 MCCORMICK DRIVE WAYNE K. CURRY
ADMINISTRATION BUILDING, 2ND FLOOR
LARGO MD 20774
(CASE NUMBER: 4-23013)

MRS.DONNA M WEBB
709 SOUTH CARSON AVENUE SOUTHWEST
OXON HILL MD 20745 -1104
(CASE NUMBER: 4-23013)

PINNACLE HARBOR, L.L.C.
12500 FAIR LAKES CIRCLE SUITE 400
FAIRFAX VA 22033
(CASE NUMBER: 4-23013)

RON WAGNER
THE PETERSON COMPANIES, L.C.
12500 FAIR LAKES CIRCLE SUITE 400
FAIRFAX MD 22033
(CASE NUMBER: 4-23013)

DAVID BICKEL
SOLTESZ
4300 FORBES BOULEVARD SUITE 230
LANHAM MD 20706
(CASE NUMBER: 4-23013)

KAREN R CRAWFORD
SELF-CONDO OWNER
560 EAST WILSON BRIDGE DRIVE SOUTH SUITE
D1
OXON HILL MD 20745
(CASE NUMBER: 4-23013)

ASHLEY SHARP
MARLBORO PIKE PARTNERSHIP, CDC
9701 APOLLO DRIVE SUITE 100
LARGO MD 20774
(CASE NUMBER: 4-23013)

MR.LINDOLPH MARCELLOUS
VALENTINE214, LLC
3117 3117 WHITEHEAD LANE LANE 3117
WHITEHEAD LANE
LAND O LAKES FL 34638
(CASE NUMBER: 4-23013)

PRENTISS GIBONEY
CLHATCHER LLC
14401 SWEITZER LANE SUITE 570
LAUREL MD 20707
(CASE NUMBER: 4-23013)

CHRIS HATCHER
CLHATCHER LLC
14401 SWEITZER LANE SUITE 570
LAUREL MD 20707
(CASE NUMBER: 4-23013)

MS.FELICIA C BLAKE
8255 GORDON PLACE PLACE
WELCOME MD 20693
(CASE NUMBER: 4-23013)

MR.JOSEPH HARDY
10407 TOTTENHAM ROAD 10407 TOTTENHAM
ROAD
CHELTENHAM MD 20623
(CASE NUMBER: 4-23013)

MR.JOSEPH L HARDY JR.
10407 10407 TOTTENHAM ROAD ROAD 10407
TOTTENHAM ROAD
CHELTENHAM MD 20623
(CASE NUMBER: 4-23013)

DR.RICHARD A WALSH SR.
NFWFCD
10915 OLD FORT ROAD SUITE O 10915 OLD FORT
ROAD
FORT WASHINGTON MD 20744 -2626
(CASE NUMBER: 4-23013)

MR.BRIAN BELLAMY
8311 FOUNDERS WOODS WAY
FORT WASHINGTON MD 20744
(CASE NUMBER: 4-23013)



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Conceptual Site Plan Salubria Center

CSP-11006-01

REQUEST	STAFF RECOMMENDATION
<p>This case was continued from the Planning Board hearing date of March 14, 2024 to April 11, 2024.</p> <p>Amend CSP-11006 to add a 7.4-acre lot with an existing office building, and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none"> • APPROVAL of Conceptual Site Plan CSP-11006-01 • APPROVAL of Type 1 Tree Conservation Plan TCP1-014-11-01

Location: On the east side of Oxon Hill Road, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210.	
Gross Acreage:	50.04
Zone:	IE
Prior Zone:	M-X-T
Reviewed per prior Zoning Ordinance:	Section 27-1704(e)
Dwelling Units:	0
Gross Floor Area:	±520,000 sq. ft.
Planning Area:	80
Council District:	08
Municipality:	None
Applicant/Address: Pinnacle Harbor L.L.C. 12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	04/11/2024
Planning Board Action Limit:	05/03/2024
Staff Report Date:	02/29/2024
Date Accepted:	01/09/2024
Informational Mailing:	05/25/2023
Acceptance Mailing:	12/15/2023
Sign Posting Deadline:	02/13/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-11006-01
Type 1 Tree Conservation Plan TCP1-014-11-01
Salubria Center

The Urban Design staff have reviewed the subject application and appropriate referrals and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

The property is within the Industrial, Employment (IE) Zone. The site was previously located within the Mixed Use-Transportation Oriented (M-X-T) Zone. Pursuant to Section 27-1704(e) of the Prince George's County Zoning Ordinance, this conceptual site plan application is being reviewed under the prior Zoning Ordinance, and the property's prior M-X-T zoning. Staff considered the following in reviewing this conceptual site plan:

- a. The requirements of Zoning Map Amendment A-9882-C;
- b. The requirements of the prior Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) Zone;
- c. The requirements of Conceptual Site Plan CSP-11006;
- d. The requirements of Preliminary Plan of Subdivision 4-11028;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. The requirements of the 2010 *Prince George's County Landscape Manual*;
- h. Referral comments; and
- i. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** This conceptual site plan (CSP) seeks to amend CSP-11006 to add a ±7.4-acre lot with an existing office building, and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children.
2. **Development Data Summary:**

	APPROVED	EVALUATED
Zone(s)	IE (Prior M-X-T)	M-X-T
Use(s)	Retail (Tanger Outlet Center) and Hotel	<u>Existing:</u> •Retail (Tanger Outlet Center) (Parcel 1) •Office/Medical Office (Parcel 5) <u>Proposed:</u> •Eating or Drinking Establishments, with drive-through services (Parcel 2) •Day Care for Children (Parcel 3) •3,716 sq. ft. Office/Medical Office**
Parcel	3 (Parcels 1, 2 and 3)	4 (Parcels 1, 2, 3 and 5)
Gross Acreage	43.76	50.04
Net Acreage	42.04	48.29
Total Gross Floor Area (sq. ft.)	±460,000*	±520,000
Commercial	350,000	Existing: 373,996 (Parcel 1)
Commercial	16,000	Proposed: 16,004 (Parcel 2)
Commercial	-	Existing: 116,284 (Parcel 5)
Commercial	-	Proposed: 3,716**
Recreational/entertainment /Social/Cultural	60,000	-
Institutional/Educational	-	Proposed: 10,000 (Parcel 3)

Notes: * Prince George's County Planning Board (PGCPB) Resolution No. 12-04(C) notes that an additional 34,000 square feet of development growth potential is built into the conceptual proposal for a total gross floor area (GFA) of ±460,000 square feet.

** This square footage will most likely be added to Parcel 5 for any future expansion, but it would be allocated to all the parcels contained in this CSP, for development, as needed.

Floor Area Ratio (FAR) in the Mixed Use-Transportation Oriented (M-X-T) Zone

Base Density Allowed:	0.40 FAR
Total FAR Permitted:	0.4
Total FAR Approved:	0.25
Total FAR Proposed:	0.25**

Notes: *The total proposed GFA of the project is ±520,000 square feet based on the total net acreage of 48.29, which results in a total FAR of approximately 0.25.

3. **Location:** The subject property is located on the east side of Oxon Hill Road, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210, in Planning Area 80 and Council District 8. The property is also located on Tax Map 104, Grids F1 and F2, and on Tax Map 105, Grids A1 and A2. The property is known as Parcels 1, 2,3, and 5 of Salubria. Parcel 1 was recorded in Plat Book MMB 237 Plat No. 68 of the Prince George’s County Land Records, in March 2013; Parcels 2 and 3 were recorded in Plat Book SJH 241 Plat No. 94, in February 2015; and Parcel 5 was recorded in Plat Book ME 254 Plat No. 71, in July 2020.
4. **Surrounding Uses:** To the north of the subject property is the Oxon Hill Park and Ride Lot, with a bus bay for the Washington Metropolitan Area Transit Authority (WMATA) bus services, in the Industrial, Employment (IE) Zone, formerly the Planned Industrial/Employment Park (I-3) Zone. To the east of the subject property is MD 210 and multifamily development (Wilson Bridge Condominium) in the Residential, Multifamily-20 (RMF-20) Zone, formerly the Multifamily Medium Density Residential (R-18) Zone. To the west of the subject property is Oxon Hill Road, and beyond it is the Oxon Hill Manor Historic Site (80-001) in the Reserved Open Space (ROS) Zone, formerly labelled as R-O-S. To the south of the subject property is the campus of Thomas Addison Elementary School, in the Residential, Rural (RR) Zone, formerly the Rural Residential (R-R) Zone, and single-family detached houses in the Residential, Single-Family-65 (RSF-65) Zone, formerly the One-Family Detached Residential (R-55) Zone.
5. **Previous Approvals:** The subject site for CSP-11006 is a combination of four parcels. The northern most 21.23-acre parcel is part of a 35-acre parcel, previously zoned I-3 with an approved CSP-87024, Preliminary Plan of Subdivision (PPS) 4-88087 (PGCPB Resolution No. 88-254), and Detailed Site Plan DSP-88069 (PGCPB Resolution No. 88-424). This provided for the development of less than 250,000 square feet of office space, or 530,000 square feet of light industrial space, with additional transportation. The remaining southernmost acres were previously zoned R-R.

On May 24, 1994, Zoning Map Amendment (ZMA) A-9882-C was approved by the Prince George’s County District Council (Zoning Ordinance 35-1994), to rezone the I-3 and R-R properties (totaling 54.7 acres) to the M-X-T Zone. A-9882-C was amended by the District Council (Zoning Ordinance 15-2012) on October 16, 2012.

CSP-11006 was approved by the Prince George’s County Planning Board on January 12, 2012 (PGCPB Resolution No. 12-04(C)), for up to 460,000 square feet of retail and hotel development. This CSP was reviewed and approved by the District Council on October 16, 2012 (Zoning Ordinance No. 16-2012). The subject site had an approved Stormwater Management (SWM) Concept Plan, 40537-2003.

PPS 4-11028, with Type 1 Tree Conservation Plan TCP1-014-11-01, was approved by the Planning Board on April 12, 2012 (PGCPB Resolution No. 12-26(C)), for 8 parcels, to support development of 400,000 square feet of retail development, 100,000 square feet of office development, and a 100-room hotel.

On May 17, 2012, DSP-11025, with Type 2 Tree Conservation Plan TCP2-015-12, was approved by the Planning Board (PGCPB Resolution No. 12-40), for 437,721 square feet of retail, office, and hotel development in the M-X-T Zone. This DSP was affirmed by the District Council on October 16, 2012.

DSP-11025-01 was approved by the Planning Board on July 31, 2012 (PGCPB Resolution No. 14-66), for a 53,790-square-foot hotel with 100 rooms, as required by Condition 14 of the amended A-9882-C, and Condition 6 of DSP-11025.

DSP-11025-02 was approved by the Planning Director on October 13, 2013, for the change of signage for Tanger Outlets.

On May 31, 2012, the Planning Board approved Departure from Design Standard DDS-614 (PGCPB Resolution No. 12-41), for a departure from Section 27-558(a) of the prior Prince George's County Zoning Ordinance, to allow a reduced standard, nonparallel parking space size of 9 feet in width by 18 feet in length.

On November 14, 2023, the District Council amended the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (sector plan), pursuant to Prince George's County Council Resolution CR-106-2023. None of the changes in the minor amendment nor the concurrent sectional map amendment impact the subject property associated with this CSP or CSP-11006.

6. **Design Features:** The applicant proposes a mixed-use development with commercial and institutional/educational uses. Specifically, the CSP includes: the Tanger Outlet Center on Parcel 1, an existing office building on Parcel 5, and the proposed eating or drinking establishment, with drive-through service, and day care center for children on Parcels 2 and 3, respectively.

The submitted plans with this CSP show two vehicular entry/exit points to the Tanger Outlet Center. One is located on Oxon Hill Road, and the other is located on the south side of Tanger Boulevard. Another entry/exit point, which is located on the north side of Tanger Boulevard, is to access the existing office building and the proposed development projects on Parcels 2 and 3. In addition to the vehicular circulation on-site, the submitted plan displays an internal pedestrian network connecting properties located to the north and south of Tanger Boulevard. Finally, the plan illustrates the location of four signs, one historic marker/monumentation, parking areas, and the outdoor play area for the proposed day care for children.



Figure 1: Conceptual Site Plan

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9882-C:** A-9882-C, which rezoned approximately 54.7 acres of land from the I-3 and R-R Zones to the M-X-T Zone, was approved by the District Council on May 24, 1994, in accordance with Zoning Ordinance 35-1994, subject to conditions. An amendment to A-9882-C was approved by the District Council on October 16, 2012 (Zoning Ordinance 15-2012), to amend the conditions of A-9882-C, subject to 14 conditions. The conditions relevant to the review of the CSP are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

- (1) **Any residential housing on the site shall be restricted to single-family detached and/or attached units.**

This condition is not applicable to the subject CSP application because it does not include any residential units.

- (2) For that portion of the site south of the freeway ramp, a common pedestrian path system shall be designed to link all segments of the proposed development. Any retail segment shall not be designed as a typical strip shopping center or large single-use site.**

The plans submitted for this CSP illustrate an internal pedestrian network, connecting development projects located in the north and south sides of Tanger Boulevard. The Tanger Outlet Center, located to the south of Tanger Boulevard, has been developed with a pedestrian path system within the mall site.

- (3) All future development plans for the subject property shall show buffering along Oxon Hill Road and the southern boundary of the site consistent with the following:**

- (a) Along the frontage along Oxon Hill Road on old Parcel 7 and that portion of old Parcel 8 north of the existing paved entrance drive onto the subject property, not being adjacent to Oxon Hill Manor, a minimum 20-foot-wide landscape strip shall be maintained in accordance with the specifications of Section 4.6 of the Landscape Manual. The strip may incorporate a variety of buffering and screening methods, including, but not limited to, landscaping, and low walls. The type and quantity of plant materials and other methods to be utilized shall be reviewed and approved at the time of Detailed Site Plan.**

This condition has been addressed in CSP-11006 and DSP-11025. The plans submitted for this CSP show a 20-foot-wide landscape strip along the Oxon Hill Road frontage, on Parcels 2 and 5. This landscape strip will be further evaluated at the time of DSP.

- (b) Along the frontage along Oxon Hill Road on old Parcel 8 south of the paved entrance drive and on Parcel 18, a 25-foot to 55-foot landscaped buffer in conformance with the County Landscape Manual with enhanced plantings across from the adjacent Oxon Hill Manor historic site, in accordance with Type "E" Bufferyard. Additionally, in accordance with a Type "E" Bufferyard, there shall be a ten-foot building setback from the buffer.**

This condition has been addressed in CSP-11006 and DSP-11025.

- (4) The Salubria Historic site #80-002 and its 2.7 acres environment setting should be eliminated from the Historic Sites and District Plan.**

The Historic Site of Salubria (80-002) was deleted from the inventory on January 4, 2012. All conditions related to the historic site and its environmental setting were satisfied and are no longer operable.

- (5) The Historic Site status of Salubria, as well as the extent of the Environmental Setting, shall be noted on all plans and other documents submitted for this site.**

The previous Historic Site (80-002) and its 2.7-acre environmental setting were not shown on the submitted plans. A condition is included herein requiring the applicant to note these on the plans.

- (6) All subsequent submittals for this site shall be referred to the Historic Preservation Section staff and the Historic Preservation Commission for their review and comment prior to approval.**

This development was reviewed by the staff of the Historic Preservation Section and the Historic Preservation Commission. No comments were provided.

- (8) A 100-year floodplain study shall be approved by DER Watershed Protection Branch prior to the approval of a Conceptual Site Plan.**

This condition has been addressed and satisfied with CSP-11006.

- (9) Forest Stand Delineation shall be submitted and approved in conjunction with any Preliminary Plan of Subdivision or Conceptual Site Plan for the subject property.**

This condition has been satisfied with PPS 4-11028 for the Tanger Outlet Center.

- (10) A Type 1 Tree Conservation Plan shall be submitted and approved in conjunction with the Conceptual Site Plan or Preliminary Plan of Subdivision for the subject property.**

This condition has been satisfied with CSP-11006 and PPS 4-11028 for the Tanger Outlet Center.

- (11) Noise-related issues shall be addressed at the time of Conceptual Site Plan submittal. The Plan shall include needed mitigation measures and provide adequate screening and buffering along Indian Head Highway (MD 210).**

The site has frontage along Oxon Hill Road, a master-planned collector roadway, and is bounded on the east by MD 210, a designated freeway. The noise-related issues for the development of the Tanger Outlet Center were addressed with CSP-11006.

The 65 dBA noise limit is noted on the plans submitted for the subject CSP, without the labeling of the noise contour. A condition is included herein requiring the applicant to label the noise contour on the plans. The subject CSP is a combination of commercial and institutional/educational uses and does not include any residential uses. Based on the notation of the 65 dBA noise limit shown on the plan, all the proposed development projects with this CSP are outside the noise limit. Staff find that no noise mitigation measures are required. However, the location of the outdoor play area for the proposed day care for children will be further evaluated when more details are available.

- (12) Development on the site shall not produce a greater number of vehicle trips than that identified in the previous approval for Salubria Office Park (SP-88069) and shall be subject to the same transportation conditions and improvements.**

DSP-88069 approved a total of 500,000 square feet of office space, which was determined to generate 1,000 AM and 925 PM peak-hour trips, or a total of 1,925 combined AM and PM peak-hour trips. The subject CSP is within the established trip cap. A detailed discussion regarding trip generation is addressed in the Transportation Planning Section's referral comments, in Finding 14 below.

- 8. Prince George's County Zoning Ordinance:** The subject CSP has been reviewed for compliance with the requirements of the M-X-T Zone of the prior Zoning Ordinance.
- a. The subject CSP is in conformance with the requirements of Section 27-547, Uses Permitted, of the prior Zoning Ordinance, which governs permitted uses in the M-X-T Zone. The applicant proposes ±510,000 square feet of commercial and ±10,000 square feet of institutional/educational uses, which has been discussed in Finding 2 above. All proposed uses of commercial/retail (the Tanger Outlet Center), office/medical office, eating or drinking establishments with drive-through services, and day care for children are permitted in the M-X-T Zone.

Section 27-547(d) of the prior Zoning Ordinance requires at least two out of the following three categories of uses be present in every development in the M-X-T Zone:

- (1) Retail businesses;**
- (2) Office, research, or industrial uses;**
- (3) Dwellings, hotel, or motel.**

The subject CSP seeks to amend CSP-11006 by removing the previously approved hotel and adding office/medical use on Parcel 5, with additional square footage of retail businesses, which will be developed on Parcel 2, and an institutional/educational use for a day care center for children on Parcel 3. These proposed uses conform to Section 27-547(d).

- b. Section 27-548, M-X-T Zone Regulations, of the prior Zoning Ordinance, establishes additional standards for development in this zone. The CSP's conformance with the applicable provisions is discussed, as follows:
- (a) Maximum floor area ratio (FAR):**
- (1) Without the use of the optional method of development—0.40 FAR; and**
 - (2) With the use of the optional method of development—8.0 FAR.**

The subject application does not use the optional method of development. The overall FAR for the site is 0.25, which has been discussed in Finding 2 above. This number is lower than the maximum allowed, which is 0.4.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The applicant proposes a mix of uses to include commercial/retail (the Tanger Outlet Center), office/medical office, eating or drinking establishments with drive-through services, and a day care for children, in multiple buildings, on more than one parcel, as permitted.

- (c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

This requirement is not applicable since this application is for a CSP. Subsequent DSP approvals will provide regulations for development on this property.

- (d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.**

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone, and to protect the character of the M-X-T Zone from adjoining and interior incompatible land uses, at the time of DSP.

- (e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the proposed development, up to ±520,000 square feet on the 50.04-acre property, is 0.25. This will be refined further at the time of DSP, relative to the final proposed GFA of the buildings, in conformance with this requirement.

- (f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

There are no private structures within the air space above, the ground below, or in public rights-of-way, as part of this project. Therefore, this requirement is not applicable to the subject CSP.

- (g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

All parcels associated with this CSP will have frontage on, and direct vehicular access to, a public or private street authorized pursuant to the applicable prior Subdivision Regulations. Access will be established and authorized with the subsequent subdivision application, PPS 4-23013. A detailed discussion is addressed in the Subdivision Section's referral comments, in Finding 14 below.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except**

that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

This regulation is not applicable to the subject CSP because it does not include any townhouse units.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

This requirement is not applicable because this CSP does not include any multifamily buildings.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be**

based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).

The subject property was placed in the M-X-T Zone through the 1994 ZMA, A-9882-C. Therefore, this regulation is not applicable to the subject CSP.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the prior Zoning Ordinance, which requires additional findings be met for the Planning Board to approve a CSP in the M-X-T Zone, as follows:

(1) The proposed development is in conformance with the purposes and other provisions of this Division:

The proposed development is in conformance with the purposes of the M-X-T Zone, as stated in Section 27-542 of the prior Zoning Ordinance, as follows:

Section 27-542. Purposes.

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

The CSP promotes the orderly development of land through a proposed mixed-use development that is in proximity to a major intersection, Oxon Hill Road and MD 210. The proposed development adds supplementary uses to the existing uses on-site, including office/medical office, eating or drinking establishments, with drive-through services, and a day care center for children. All these uses will expand the source of desirable employment.

- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

The sector plan recommends mixed-use land uses on the subject property. The proposed uses are consistent with the recommended land use, which includes commercial, employment, and institutional/educational uses.

- (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The subject CSP efficiently utilizes two vacant parcels that are surrounded by surface parking and public rights-of-way to maximize the development potential of the M-X-T Zone and support proximate uses.

- (4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The proposed development is in proximity to the Oxon Hill Park and Ride Lot, with a bus bay for WMATA bus services, and is located close to major interchanges and the interstate highway system. The uses included in the subject CSP consist of commercial/retail, office/medical office, and institutional/educational purposes. These uses are accessible through the on-site and off-site pedestrian paths and infrastructures, which reduce automobile use.

- (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

In addition to the Tanger Outlet Center, the subject CSP application will add an existing office building on Parcel 5, and develop an eating or drinking establishment with drive-through service, and a day care center for children on Parcels 2 and 3, respectively. With proximity to the National Harbor, the mixture of different uses proposed for the subject site will support a vibrant 24-hour environment on both weekdays and weekends.

- (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

The CSP proposes a horizontal mix of land uses within several buildings. The additional uses proposed with this CSP will blend with the Tanger Outlet Center and the existing office building on-site and the nearby development.

- (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;**

It is anticipated that office workers in the existing office building on Parcel 5, and patrons at the Tanger Outlet Center on Parcel 1, will utilize both proposed uses at Parcels 2 and 3. This will be further evaluated at the time of DSP, when more information and details are available.

- (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;**

The subject CSP includes a mix of compatible uses within close proximity, which promotes a more efficient and convenient design.

- (9) To permit a flexible response to the market and promote economic vitality and investment; and**

The M-X-T Zone is one of the mixed-use zones that was created to allow flexibility to respond to the changing market. The proposed eating or drink establishment, with drive-through service, and day care for children appear to respond to the need of the existing market, as well as to promote economic vitality and additional investment to the area.

- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

This finding will be evaluated at the time of DSP, when architectural elevations and details are available.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

The CSP is not subject to this requirement because the property was placed in the M-X-T Zone through the 1994 ZMA, A-9882-C.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The subject site houses two existing buildings: the Tanger Outlet Center on Parcel 1 and the office building on Parcel 5. The CSP proposes to develop an eating or drinking establishment, with drive-through service, and a day care for children. Both projects will have outward orientation to connect the office building to the north and the Tanger Outlet Center to the south. In addition, both projects are intended to integrate with existing adjacent development physically and visually.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed eating or drinking establishment with drive-through service and day care for children will be compatible with the Tanger Outlet Center on Parcel 1, the office building on Parcel 5, and the MGM National Harbor Resort and Casino.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The subject site currently houses the Tanger Outlet Center on Parcel 1 and one existing office building on Parcel 5. With the subject CSP, the uses of an eating or drinking establishment, with drive-through service, and a day care for children will be added to the site, between two existing development projects. The proposed uses support one another and provide needed services to the surrounding development. The specifics of the arrangement and design of the buildings will be further examined at the time of DSP.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The subject CSP is not staged. Therefore, this requirement is not applicable.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

There is an existing sidewalk along the majority of Oxon Hill Road to the west, and Tanger Boulevard to the south, and along the western side of the internal drive aisle accessing the northern portion of the site. At the time of DSP, for Parcels 2 and 3, additional sidewalk or pedestrian infrastructure may be recommended based on the uses and will be evaluated at that time. Child drop-off locations should be clearly marked, and additional pedestrian enhancements may be required for the day care center on Parcel 3, when more details are available.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The above finding is not applicable because the subject application is a CSP. Further attention should be paid to the design of pedestrian spaces and public spaces, at the time of DSP.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This requirement is not applicable to the subject CSP because the property was rezoned to the M-X-T Zone pursuant to A-9882-C.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The above finding is not applicable because the subject application is a CSP. This requirement will be evaluated at the time of DSP for this project.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject property measures 50.44 acres and does not meet the above acreage requirement. Furthermore, this CSP is not being developed as a mixed-use planned community. Therefore, this requirement is not relevant to the subject project.

- d. Section 27-274 of the prior Zoning Ordinance provides the design guidelines related to CSPs, as follows:

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

The proposed development is in conformance with the general and specific purpose of a CSP, in accordance with Section 27-272 of the prior Zoning Ordinance. Specifically, the mixed-use development will be based on the underlying zone, the site design guidelines, and the principles for orderly, planned, efficient, and economic development contained in the 2014 *Plan Prince George's 2035 Approved General Plan*, sector plan, and other plans.

The subject CSP application shows the relationship between the existing and proposed uses within the subject site. The CSP also illustrates approximate locations of the proposed eating or drinking establishment, with drive-through service, day care for children, and associated physical features including parking lots and streets. The associated plans, including Natural Resources Inventory NRI-049-2023 and Type 1 Tree Conservation Plan TCP1-014-11-01, shows general grading, woodland conservation areas, preservation of sensitive environmental features, planting, sediment control, and SWM concepts in the design for the site.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...

The development of the Tanger Outlet Center on Parcel 1 and one existing office building on Parcel 5 has satisfied this requirement. The submitted plans for the subject CSP illustrate the location of surface parking for the proposed eating or drinking establishment, with drive-through service. Parking for the proposed day care for children is primarily for employees and visitors. A condition is included herein requiring the applicant to indicate the parking location for the day care use on the plans. Nonetheless, parking spaces are planned to allow visitors and residents to leave their vehicles and enter the building without having conflicts with

pedestrians. The location and adequacy of parking will be further evaluated at the time of DSP.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...

The development of the Tanger Outlet Center on Parcel 1 and one existing office building on Parcel 5 has satisfied this requirement. The location of loading areas for both parcels is shown on the submitted plans. The requirement for Parcels 2 and 3 will be further evaluated at the time of DSP, when detailed information is available.

Both parcels will have individual access to Tanger Boulevard through a private road.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

The submitted illustrative plan shows the conceptual pedestrian and vehicular circulation within the subject site and an internal pedestrian connection to properties on both sides of Tanger Boulevard. Specifically, the site plan shows a vehicle and pedestrian circulation plan that prioritizes pedestrian movement throughout the site, as well as access to off-site pedestrian infrastructure. The circulation plan also reduces conflict between vehicles and pedestrians. Further details of the proposed circulation will be provided and evaluated at the time of PPS and DSP.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character...

The development of the Tanger Outlet Center on Parcel 1, and one existing office building on Parcel 5, has satisfied this requirement. Details of lighting will be further evaluated for Parcels 2 and 3 at the time of DSP, when required information is available.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The subject site is in proximity to the Oxon Hill Manor Historic Site (80-001). Site design techniques have been taken to preserve scenic views from public areas when developing the Tanger Outlet Center on Parcel 1. Landscape along the street frontage of Parcels 1 and 5 has also been developed, which satisfies this requirement.

Landscape along the frontages of Parcels 2 and 3 will be evaluated at the time of DSP.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...**

The on-site green area was satisfied when developing the Tanger Outlet Center on Parcel 1 and one existing office building on Parcel 5. This requirement for Parcels 2 and 3 will be evaluated at the time of DSP.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...**

The development of the Tanger Outlet Center on Parcel 1, and one existing office building on Parcel 5, has satisfied this requirement. The design and type of amenities for Parcels 2 and 3 will be discussed and evaluated at the time of DSP, to ensure the visual unity of the site, as well as to accommodate the handicapped, and should be appropriately scaled for user comfort.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

Most of the grading for the subject site was performed with the development of the Tanger Outlet Center on Parcel 1, and one existing office building on Parcel 5. Parcels 2 and 3 are not in the vicinity of the regulated environmental features (REF). Fine grading might be needed with the development of Parcels 2 and 3, for an eating or drinking establishment, with drive-through service, and a day care for children, which will be evaluated at the time of DSP.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

The subject CSP includes four parcels. Both Parcels 1 and 5 have been developed with the Tanger Outlet Center and an existing office, respectively. In addition to adding Parcel 5 to this CSP, developing

Parcels 2 and 3 is another intent. This requirement will be further evaluated at the time of DSP.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

Public spaces on Parcels 1 and 5 have been constructed with the development of the Tanger Outlet Center on Parcel 1, and the existing office on Parcel 5. The subject CSP proposes to develop an eating or drinking establishment, with drive-through service, and a day care for children on Parcels 2 and 3, respectively. The submitted site plans only show the location of an outdoor play area for the day care use and do not specify any potential public space for the proposed eating or drinking establishment. The need for outdoor seating for the eating or drinking establishment will be further evaluated at the time of DSP, when more details are available.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The development of the Tanger Outlet Center on Parcel 1, and one existing office building on Parcel 5, has satisfied this requirement. The architectural design for Parcels 2 and 3 needs to be compatible with the existing buildings on-site. This will be examined at the time of DSP, when more information is available.

(11) Townhouses and Three-Story Dwellings.

This requirement is not applicable to this CSP because no townhouses or three-story units are included.

- e. In accordance with Section 27-574 of the Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance. The methodology in Section 27-574(b) requires that parking be computed for each use in the M-X-T Zone. At the time of DSP review, demonstration of adequacy of proposed parking, including visitor parking and loading configurations, will be required for the development.

9. **Conceptual Site Plan CSP-11006:** CSP-11006 was approved by the Planning Board on January 12, 2012 (PGCPB Resolution No. 12-04(C)), subject to 15 conditions and 2 considerations. This decision was reviewed and affirmed by the Prince George's County District Council on October 16, 2012 (Zoning Ordinance No. 16-2012), subject to 14 conditions and 2 considerations. The conditions relevant to the review of this CSP are listed in **bold** text. Staff's analysis of the property's conformance to the conditions follows each one in plain text:

- 4. **In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT) and the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, the applicant and the applicant's heirs, successors and/or assignees shall provide the following unless modified by the DPW&T:**
 - a. **Provide and maintain the standard sidewalk, landscape strip, and designated bike lanes along the entire frontage of the subject site, as shown on the DPW&T plans for the Oxon Hill Road improvement project, unless modified by DPW&T.**
 - b. **In order to accommodate the designated bike lanes recommended in the MPOT, a minimum of 44 feet from the centerline shall be dedicated, unless modified by DPW&T.**
 - c. **Provide appropriate pavement markings and signage for the designated bike lanes per the American Association of State Highway Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, unless modified by DPW&T.**
 - d. **Provide marked crosswalks at all of the site's ingress/egress points along Oxon Hill Road.**
 - e. **Pedestrian improvements shall be provided across Oxon Hill Road at Harborview Avenue and at the site's southern access point (labeled on the plans as a 60-foot right of way). Appropriate improvements will be recommended at the time of detailed site plan and may involve high visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements.**

- f. **Standard sidewalks shall be provided along one side of ingress/egress roads and the proposed loop road, unless modified by DPW&T.**
- g. **At the time of detailed site plan, consideration shall be given to providing a trail or sidewalk connection from the subject site to Abbington Place, unless it is determined there are environmental constraints that make this connection unfeasible.**
- h. **Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.**

The applicable requirements have been addressed or satisfied for the Tanger Outlet Center on Parcel 1, as part of PPS 4-11028, DSP-11025, and subsequent DSP amendments. Any applicable requirements regarding the subject proposals will be evaluated at the time of subsequent PPS and DSP applications associated with the subject CSP.

- 5. **Prior to Planning Board approval of the associated preliminary plan, the applicant shall submit a limited Phase III archeology work plan for 18PR692 that is designed to recover data from the following archeological and cultural deposits and features: the midden, the slave/tenant house, the main house, the possible garden/gardener's quarters, and the dairy building and area around it. The Phase III work plan shall be approved through a revision to HAWP #14-11.**

A Phase III archeology work plan for Site 18PR692 was submitted prior to approval of CSP-11006. Therefore, this condition was satisfied. Even though Parcel 5 has not yet been the subject of a PPS, the site has been developed with an office building. A Phase I archaeological survey is not required for Parcel 5. In addition, the parcels that are the subject of this application do not contain, and are not adjacent to, any designated Prince George's County historic sites or resources.

- 7. **Prior to final plat, the applicant shall establish a perpetual conservation easement around archeological site 18PR809. The associated TCP II shall be revised to show the location of the archeological site and a note shall be added to the plat indicating that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation staff.**

This archaeological conservation easement has been established and is shown on the plat recorded in Plat Book MMB 237 Plat No. 68. The plat states that any ground disturbance within the easement area must be reviewed and approved by Historic Preservation Section staff. The conservation easement is also shown on the TCP1 submitted with the subject application, though its boundaries are not clearly labeled.

- 8. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:**
- a. Provide a final report detailing the Phase II and Phase III investigations at sites 18PR692 and 18PR809 and ensure that all artifacts are curated in a proper manner and deposited with the Maryland Archeological Conservation Lab at the Jefferson Patterson Park and Museum in St. Leonard, MD. Proof of disposition of the artifacts shall be provided to Historic Preservation staff.**
 - b. Install a super-silt fence around the boundaries of archeological site 18PR809 and provide proof of that installation and its placement to Historic Preservation staff for review and approval. The fencing shall remain in place until all construction activities within the Salubria Center property are completed.**

This condition was satisfied prior to grading permits for the development of the Tanger Outlet Center. In addition, the Salubria Historic Site (80-002) was deleted from the inventory on January 4, 2012, and all conditions related to the historic site and its environmental setting are no longer operable.

- 12. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition was met at the time the impacts were permitted. The subject CSP does not anticipate any additional impacts to those previously approved with CSP-11006.

- 13. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA), except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:**

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

This condition was met at the time of final plat acceptance. The conservation easement, previously established on Parcel 1, is shown on the plat recorded in Plat Book MMB 237 Plat No. 68. This easement is also shown on the TCP1 submitted with the subject application.

10. **Preliminary Plan of Subdivision 4-11028:** PPS 4-11028 was approved by the Planning Board on April 12, 2012 (PGCPB Resolution No. 12-26(C)), subject to 18 conditions. The conditions relevant to the review of this CSP are listed in **bold** text. Staff's analysis of the property's conformance to the conditions follows each one in plain text:

3. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-014-11/01). The following note shall be placed on the Final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-014-11 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

This condition was satisfied with PPS 4-11028. However, the applicant submitted a new TCP1 with this CSP amendment (TCP1-021-2023). The previously approved plat needs to be revised to satisfy this condition, which will be evaluated at the time of a new PPS.

4. **Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.**

This condition was met at the time the impacts were permitted. The subject CSP does not anticipate any additional impacts to those previously approved with CSP-11006.

5. **At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA), except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:**

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

This condition was met at the time of final plat acceptance. The conservation easement, previously established on Parcel 1, is shown on the plat recorded in Plat Book MMB 237 Plat No. 68. This easement is also shown on the TCP1 submitted with the subject application.

7. Development of this site shall be in conformance with Stormwater Management Concept Plan 40537-2003-02, and any subsequent revisions.

The applicant submitted an unapproved SWM Concept Plan (24991-2023-SDC) with the subject CSP. The application's SWM features include existing infiltration trenches and micro-bioretenion facilities. This concept plan is currently under review by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). An approved SWM concept plan will be required at the time of a subsequent development application.

8. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees, shall provide the following:

- a. Dedication of a ten-foot-wide public utility easement (PUE) along the public right-of-way as delineated on the approved preliminary plan of subdivision.**
- b. Dedication of the right-of-way along Oxon Hill Road as reflect in the county Capital Improvement Program (CIP) project for Oxon Hill Road, OR provide the liber/folio of the recorded deed for the right-of-way dedication executed by the CIP project for Oxon Hill Road.**
- c. A note to state that direct vehicular access to Indian Head Highway (MD 210) is denied.**
- d. A note that access is authorized for Parcels 3 through 8 pursuant to Section 24-128(b)(15) of the Subdivision Regulations and provide the liber/folio of the easement agreement on the final plat.**

This condition was satisfied when the final plat for Parcels 1, 2 and 3 were approved. Specifically, Condition 8.c. was noted in Plat Book MMB 237 Plat No. 68, as required. In addition, Condition 8.d. was no longer applicable because Parcels 3-8 were consolidated into Parcel 1, and an access easement was not necessary. Dedication for public utility easement right-of-way and vehicular access will be further evaluated at the time of PPS.

9. The conversion to residential that requires a revision to approved Conceptual Site Plan CSP-11006 shall require a new preliminary plan, if determined necessary at the time of the revised conceptual site plan.

This condition is not applicable to the subject CSP because it does not include any residential units.

- 10. In conformance with the 2009 Approved Countywide Master Plan of Transportation (MPOT), the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, and approved CSP-11006 (PGCPB Resolution No. 12-04), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following, and reflect the same on the detailed site plan, unless modified by the Department of Public Works and Transportation (DPW&T):**
- a. Provide and maintain the standard sidewalk, landscape strip, and designated bike lanes along the entire frontage of the subject site, as shown on DPW&T's plans for the Oxon Hill Road improvement project.**
 - b. Provide appropriate pavement markings and signage for the designated bike lanes per the American Association of State Highway Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities, as shown on DPW&T's plans for the Oxon Hill Road improvement project.**
 - c. Provide marked crosswalks at all of the site's ingress/egress points along Oxon Hill Road as shown on DPW&T's plans for the Oxon Hill Road improvement project.**
 - d. Pedestrian improvements shall be provided across Oxon Hill Road at Harborview Avenue. Appropriate improvements will be recommended at the time of detailed site plan and may involve high-visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements as shown on the State Highway Administration Oxon Hill Road Phase 2 Plans.**
 - e. Pedestrian improvements shall be provided across at the site's northern access point (labeled on the plans as a 60-foot right of-way). Appropriate improvements will be recommended at the time of detailed site plan and may involve high-visibility and contrasting crosswalks, pedestrian countdown signals, pedestrian refuges, signage, and other enhancements, as approved by State Highway Administration.**
 - f. Standard sidewalks shall be provided along one side of ingress/egress roads and the proposed loop road.**
 - g. Consideration shall be given to providing a trail or sidewalk connection from the subject site to Abbington Place, unless it is determined there are environmental constraints that make this connection unfeasible.**
 - h. Bicycle parking shall be provided throughout the subject site. Appropriate numbers and locations will be determined at the time of detailed site plan.**

i. Show the pedestrian walkway required in Condition 1d of CSP-11006 (PGCPB Resolution No. 12-04).

The applicable requirements have been addressed or satisfied for the Tanger Outlet Center on Parcel 1, as part of PPS 4-11028, DSP-11025, and subsequent DSP amendments. Any applicable requirements will be evaluated at the time of subsequent PPS and DSP applications associated with the subject CSP.

18. Total development within the subject property shall be limited to equivalent development which generates no more than 460 AM peak hour, 969 PM peak hour, and 1,289 Saturday peak-hour vehicle trips in consideration of the pass-by travel assumed. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

The subject CSP is within the established trip cap. A detailed discussion regarding trip generation is addressed in the Transportation Planning Section's referral comments, in Finding 14 below.

11. 2010 Prince George's County Landscape Manual: This development, located in the prior M-X-T Zone, will be subject to the requirements of the Landscape Manual, at the time of DSP. Specifically, the site is subject to Section 4.2, Requirements from Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements. The submitted CSP shows the approximate locations of the various landscape buffers on the plan. Conformance with the requirements of the Landscape Manual will be further evaluated at the time of DSP.

12. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, and it contains more than 10,000 square feet of existing woodland. A tree conservation plan, in accordance with the current regulations, is required with future development applications.

The woodland conservation threshold for this 50.04-acre property is 15 percent of the net tract area, or 7.24 acres. The previous tree conservation plans for the application area met the woodland conservation requirement with on-site preservation (3.23 acres) and off-site woodland credits (10.28 acres).

This application proposes no woodland clearing and only to add Parcel 5. This increase in the net track area will increase the woodland conservation requirement from the previous tree conservation plans. The applicant has provided a statement of justification on why the woodland requirement cannot be met on-site, indicating that there are no on-site woodland preservation or reforestation planting opportunities. This revision shows the woodland conservation requirement will now be met using an additional 5.32 acres of off-site woodland credits.

13. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned IE are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 50.04 acres and the required TCC is 5.004 acres. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows and incorporated herein by reference:
- a. **Historic Preservation**—In a memorandum dated February 15, 2024 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that the subject property was surveyed for archaeological resources in 1990 and 1996. No archaeological sites were identified on the property. The site has since been graded and developed. No additional archaeological investigations are recommended. In addition, the parcels that are the subject of this application do not contain, and are not adjacent to, any designated Prince George’s County historic sites or resources.
 - b. **Community Planning**—In a memorandum dated January 30, 2024 (Mekonnen to Huang), the Community Planning Division noted that, pursuant to Subtitle 27, Part 3, Division 9, Subdivision 2 of the prior Zoning Ordinance, master plan conformance is not required for this application.
 - c. **Transportation Planning**—In a memorandum dated February 14, 2024 (Patrick to Huang), the Transportation Planning Section provided comments on this CSP, as follows:

Master Plan Roads

This CSP application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the sector plan. The subject site is adjacent to two master plan roadways which include Oxon Hill Road and MD 210. Oxon Hill Road is a master plan collector roadway with a minimum right-of-way of 80 feet. MD 210 is a master plan freeway with a variable right-of-way. Dedication has previously occurred, and the right-of-way shown on the plans is consistent with prior approvals. No additional right-of-way is required with this application.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following facilities:

- Bike lanes: Oxon Hill Road
- Side path: MD 210

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

The sector plan also recommends the following policy and strategy (page 76):

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers.

Strategies: Provide wide sidewalks in locations with high pedestrian activity.

Master plan pedestrian facilities have been evaluated with the various DSP revisions to the subject site. The conditions of CSP-11006 have been addressed above. Bicycle and pedestrian improvements will be evaluated with each subsequent DSP application for master plan conformance.

Although this subject CSP is not required to comply with Section 27-546(d)(9) of the prior Zoning Ordinance, the applicant submitted a traffic statement to address the trips associated with this CSP. Transportation staff met with the applicant to further revise the traffic statement, to demonstrate conformance with the established trip cap, as follows:

Trip Generation Summary, A-9882-C: PPS 4-11028 Salubria Center Plus 6710 Oxon Hill Road								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Approved Development: Salubria Center								
Hotel	100	rooms	35	30	65	45	35	80
General Office	100,000	square feet	180	20	200	35	150	185
Retail/Factory Outlet	400,000	square feet	196	72	268	431	485	916
<i>Less internal trips</i>			-17	-16	-33	-28	-47	-75
<i>Less pass-by for retail</i>	15 percent		-30	-10	-40	-65	-72	-137
Total Approved Pursuant to PPS 4-11028			364	96	460	418	551	969
Approved Development: 6710 Oxon Hill Road								
General Office	55,872	square feet	101	11	112	20	84	104
Medical Office	60,412	square feet	139	33	172	72	157	229
Total Proposed by DSP-88069-05			240	44	284	92	241	333
Total Trips for Uses Rezoned by A-9882-C (Salubria Center Plus 6710 Oxon Hill Road)			604	140	744	510	792	1,302
Number of Vehicle Trips Produced: At full build out			AM Plus PM				2,046	
Number of Vehicle Trips Produced Per Trip Cap on A-9882-C			AM Plus PM				1,925	

The table above shows that, with the prior approvals, the subject site would exceed the trip cap established in A-9882-C, if all proposed uses were constructed. The existing office building located at 6710 Oxon Hill Road (on Parcel 5) is not within the boundary of PPS 4-11028, but must be evaluated as part of this application. The purpose of the current application is to incorporate the office at 6710 Oxon Hill Road (Parcel 5) and 4-11028, which all share the common boundary established with A-9882-C.

CSP-11006-01 will be evaluated for trip cap conformance based on the following uses:

- 55,872 square feet of general office and 60,412 square feet of medical/professional office located in the existing office building at 6710 Oxon Hill Road, evaluated under DSP-88069-05.
- 400,000 square feet of factory outlet, which includes the existing Tanger Outlet, in addition to the proposed eating or drinking establishment on Parcel 2, adjacent to the office building at 6710 Oxon Hill Road, on Parcel 5.
- 10,000 square feet for a proposed day care center for children to be located on Parcel 3, adjacent to the office building at 6710 Oxon Hill Road, on Parcel 5.

It should be noted that a hotel is no longer included within the subject site and has been removed from the current analysis. In addition, the general office evaluated in PPS 4-11028 was never constructed. The table below summarizes the uses proposed with CSP-11006-01.

Trip Generation Summary, CSP-11006-01								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Proposed Development: Salubria Center								
Day Care	10,000	square feet	58	52	110	52	59	111
<i>Less pass-by for Day Care</i>	65 percent		-38	-34	-72	-34	-38	-72
Retail/Factory Outlet	400,000	square feet	196	72	268	431	485	916
<i>Less internal trips</i>			-17	-16	-33	-28	-47	-75
<i>Less pass-by for retail</i>	15 percent		-30	-10	-40	-65	-72	-137
Total Approved Pursuant to PPS 4-11028			169	64	233	356	387	743
Approved Development: 6710 Oxon Hill Road								
General Office	55,872	square feet	101	11	112	20	84	104
Medical Office	60,412	square feet	139	33	172	72	157	229
Total Proposed by DSP-88069-05			240	44	284	92	241	333
Total Trips for Uses Rezoned by A-9882-C (Salubria Center Plus 6710 Oxon Hill Road)			409	108	517	448	628	1,076
Number of Vehicle Trips Produced: At full build out			AM Plus PM				1,593	
Number of Vehicle Trips Produced Per Trip Cap on A-9882-C			AM Plus PM				1,925	

Based on the results from the table above, the subject CSP application fits within the approved trip cap.

As previously mentioned, CSP-11006-01 includes the overall area that was approved in A-9882-C and DSP-88069. The current proposal for development within this boundary includes the existing 116,284-square-foot office building (55,872 square feet of general office and 60,412 square feet of medical office) at 6710 Oxon Hill Drive on Parcel 5, the proposed 10,000 square feet for a day care use on Parcel 3, and up to 400,000 square feet of factory outlet on Parcels 1 and 2.

Transportation staff met with the applicant's traffic consultant on February 1, 2024, to address concerns about the proposed uses that were not consistent with prior applications. During the meeting, Transportation staff were made aware that the factory outlet was not fully constructed to its ultimate approval of 400,000 square feet. The factory outlet currently consists of 383,931 square feet, of

which 380,676 square feet are retail use and 3,255 square feet are office use. The eating or drinking establishment on Parcel 2 proposes approximately 3,000 square feet. Therefore, the total proposed and constructed square footage for the factory outlet is 386,931 square feet and does not exceed the approved 400,000 square feet of retail.

As a means of ensuring trip cap compliance with the ZMA, future site plans for development within the boundaries of A-9882-C shall be required to demonstrate conformance with the trip cap associated with A-9882-C. This conformance shall fully consider the uses as built or proposed on each site.

- d. **Subdivision Review**—In a memorandum dated February 12, 2024 (Diaz-Campbell to Huang), the Subdivision Review Section noted that Parcels 1, 2, and 3 are subject to PPS 4-11028. Ultimately, only three parcels were platted, as the land area south of Tanger Boulevard was platted as one parcel (Parcel 1) instead of six parcels. Parcel 5 is not subject to any prior PPS. Parcel 1 is anticipated to remain subject to 4-11028. PPS 4-23013 is currently in pre-acceptance and is proposed to cover Parcels 2, 3, and 5 as well as the existing and proposed development on these parcels. This new PPS is required to allow a change in the boundaries between Parcels 2, 3, and 5 and evaluate new and existing development on these parcels for adequate public facilities. Parcels 2 and 3 are subject to a prior PPS but Parcel 5 is not, and therefore any further development of Parcel 5 is subject to the restrictions of Section 24-107 of the prior Prince George’s County Subdivision Regulations, according to Note 5 on the plat recorded in Plat Book ME 254 page 71. These restrictions on development do not allow for a lot line adjustment between the parcels without a PPS. Additional comments include the following:
- (1) Parcels 1–3 have an automatic certificate of adequacy (ADQ) associated with PPS 4-11028, pursuant to Section 24-4503 of the Subdivision Regulations. The automatic ADQ became effective April 1, 2022, and is valid until April 1, 2034, subject to the expiration provisions of Section 24-4503(c). Parcel 5 does not have any associated ADQ.
 - (2) The plats for Parcels 1-3 contain notes giving restrictions on development, however, these notes are not relevant to the review of the subject CSP amendment.
 - (3) The plat for Parcel 5 was recorded for the convenience of the property owner and does not have an underlying PPS. Note 5 on the plat states that any further development on the parcel may require a new PPS.
 - (4) A new final plat(s) will be required for the land area of Parcels 2, 3, and 5 following the approval of PPS 4-23013 before any building permits may be approved.
 - (5) It is noted that Plat Book ME 254 plat no. 71 is a plat establishing ownership parcels on Parcel 5 (pursuant to Section 24-108(a)(7) of the prior Subdivision Regulations). This plat designates the parent Parcel 5 as being originally recorded as Parcel 4 in Plat Book ME 254 plat no. 4.

(6) At the time of PPS 4-11028, Parcels 2 and 3 were proposed to have both frontage on and direct vehicular access to a public right-of-way. However, based on the circulation shown on the subject CSP, the proposed eating/drinking establishment and day care are not proposed to have direct access to a public right-of-way, but are proposed to access Tanger Boulevard via an existing driveway located on abutting Parcel 5, the site of the existing office building. The plan submitted for pre-acceptance review of PPS 4-23013 shows adjustments between the lot lines of Parcels 2, 3, and 5 to ensure that the eating/drinking establishment, the day care, and the office building each have their own new parcel. However, this CSP plan only indicates direct access to a public right-of-way for the office building parcel, and not the other parcels. With PPS 4-23013, all parcels will either need both frontage on and direct access to a public street, or else need to meet an exemption from public right-of-way access as allowed by Section 24-128(b) of the prior Subdivision Regulations. The applicant stated in their response to Subdivision and Development Review Committee comments that they will seek an exemption pursuant to Section 24-128(b)(9) of the prior Subdivision Regulations, which allows access via a private easement if direct access to a public street should be denied due to hazardous traffic conditions.

e. **Environmental Planning**—In a memorandum dated February 12, 2023 (Schneider to Huang), the Environmental Planning Section provided comments on the subject application, as follows:

Natural Resources Inventory Plan/Existing Features

The approved NRI-049-2023 was submitted with the application. The site contains REFs and primary management areas (PMAs) from two on-site stream systems, floodplain, non-tidal wetland, and associated stream and wetland buffers. The NRI indicates that prior to on-site development, the site contained four forest stands, labeled as Stand 1 through Stand 4, with 53 specimen trees identified on-site. After the site has been developed, the application area contains two forest stands, labeled as Stand 2 and Stand 3, with 15 specimen trees. The submitted TCP1 and CSP show all required information correctly, in conformance with the NRI.

Specimen Trees

Section 25-122(b)(1)(G) of the Prince George’s County Code requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the [Environmental] Technical Manual.” However, the Code is not inflexible.

The authorizing legislation of Prince George’s County’s WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in Prince George’s County’s WCO are set forth in Section 25-119(d) of the County Code.

Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

A variance to remove 38 of the 53 on-site specimen trees was approved with PPS-4-11028, leaving 15 specimen trees remaining on-site. No specimen trees are requested for removal with this application.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-273(e)(15) of the prior Zoning Ordinance requires that CSP applications include “A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible.”

This site does contain REFs that are required to be preserved and/or restored to the fullest extent possible under Section 27-273(e)(15). This proposal fully preserves all on-site REFs.

The CSP application does not propose any additional PMA impacts to those previously approved with the CSP-11006. The previously approved impacts (Impacts A and B) were for two SWM outfall areas totaling 0.16 acre.

Soils

Section 24-131(a) of the prior Subdivision Regulations states “The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes.”

According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville-Urban land complex, Croom gravelly sandy loam, Croom-Urban land complex, Grosstown-Urban land complex, Sassafras-Croom, Urban land-Beltsville complex, and Woodstown sandy loam. Marlboro and Christiana clays are not found to occur on this property.

Stormwater Management

The application area is located within an existing commercial and office center. SWM for this development was previously approved with various development review applications. This new CSP application area requires an updated SWM concept.

An unapproved SWM Concept Plan (24991-2023-SDC) was submitted with the subject application. This concept plan is currently under review by DPIE. The application’s SWM features include existing infiltration trenches and micro-bioretenion facilities. No further information is required regarding SWM with this application.

- f. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated February 13, 2024 (Thompson to Huang), DPR expressed that they are not in opposition to the proposed development. However, this development is in proximity to the Oxon Hill Manor Historic Site (80-001). DPR recommends that the landscape buffer along the corner of Oxon Hill Road and Tanger Boulevard should exceed the requirements, which will be further evaluated at the time of DSP.
 - g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated January 18, 2024 (Giles to Huang), DPIE noted that the applicant needs to coordinate with the Maryland State Highway Administration (SHA) regarding state roads fronting the subject property, along Oxon Hill Road and MD 210, and indicated that all improvements to county roads will be addressed through DPIE’s separate permitting process.
 - h. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
 - i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
 - j. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
 - k. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
 - l. **City of Forest Heights**—The subject property is located within a quarter mile of the geographical boundary of the City of Forest Heights. The CSP application was referred to the City for review and comments on January 10, 2024. As of the writing of this technical staff report, the City did not offer comments on the subject application.
15. **Community Feedback:** As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject CSP.
 16. Based on the foregoing, and as required by Section 27-276(b)(1) of the prior Zoning Ordinance, the CSP, if approved with the proposed condition below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
 17. Section 27-276(b)(2) of the prior Zoning Ordinance does not apply to this CSP because it is not for a mixed-use planned community.
 18. Section 27-276(b)(3) of the prior Zoning Ordinance does not apply to this CSP because it is not for a regional urban community.

19. As required by Section 27-276(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a CSP is as follows:

(4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

No additional impacts to PMAs or REFs are proposed with this amendment.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-11006-01, and Type 1 Tree Conservation Plan TCP1-014-11-01, for Salubria Center, subject to the following condition:

1. Prior to certificate approval of the conceptual site plan (CSP), the following revisions shall be made, or information shall be provided:
 - a. In General Note 7, revise “Institution (day care)” to “Institution/Education (day care)”.
 - b. Delineate the previous Prince George’s County Historic Site (80-002) and its 2.7-acre environmental setting on the plans
 - c. Label the contour of the 65 dBA noise limit on the plans.
 - d. Label the parking location for the day care use on the plans
 - e. On the CSP and the Type 1 tree conservation plan, enlarge the property line bearing and distance labels for better visibility, ensuring that the labels are not significantly smaller than other labels on the plan drawing.
 - f. On the Type 1 tree conservation plan, include line tables corresponding to the numbered bearings and distances given for the primary management area conservation easement and the archaeological site conservation easement. These line tables shall be consistent with the line tables given for these easements in Plat Book MMB 237 Plat No. 68.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum:

Date: April 24, 2024

TO: M-NCPPC
1616 McCormick Drive
Largo, MD 20774

FROM: Mike Lenhart

RE: Parking Analysis for Salubria Center (DSP-23015)

This parking analysis has been prepared to evaluate the proposed Detailed Site Plan (DSP) which is located in the M-X-T zone and is subject to the parking requirements of 27-574 and 27-568 as discussed herein.

The evaluation is in consideration of a proposed development consisting of multiple parcels with the following land uses:

- Office building with a mix of 29,084 sq ft general office and 87,200 sq ft medical office
- Eating/Drinking establishment
- Approximately 163 student daycare center

The relevant pages from the ITE Trip Generation Manual Desk Reference and the ITE Parking Generation Manual, 6th Edition are provided with this report.

Parking Analysis

Section 27-574(a) of the Zoning Ordinance provides that “the number of parking spaces required in the M-X-T Zone are to be calculated by the applicant and submitted for Planning Board approval at the time of Detailed Site Plan approval. Prior to approval, the applicant shall submit the methodology, assumptions, and data used in performing the calculations.” This memorandum is to provide a parking assessment for the proposed development as required for the M-X-T zone in Section 27-574(a) of the Zoning Ordinance.

The number of parking spaces required is to be calculated in accordance with the methodology set forth in Section 27-574(b). The first step in determining the number of required spaces is to calculate the peak parking demand. In this regard, Section 27-574(b)(1) states as follows. “Determine the number of parking spaces required for each use proposed, based on the requirements of Section 27-568. These parking spaces are to be considered as the greatest number of spaces which are occupied in any one (1) hour and are to be known as the peak parking demand for each use. These peak parking numbers are calculated as directed in the “Schedule of Parking Spaces” requirements as shown in Section 27-568. At less than this peak, the number of spaces being occupied is assumed to be directly proportionate to the number occupied during the peak (i.e., at eighty percent (80%) of the peak demand, eighty percent (80%) of the peak parking demand spaces are being occupied).” Section (b)(2) and (b)(3) go on to recommend an hourly distribution of each use within the M-X-T zone to determine the hourly fluctuation and the resulting peak parking demand for the overall site.



LENHART TRAFFIC CONSULTING, INC.

645 BALTIMORE ANNAPOLIS BLVD, SUITE 214

SEVERNA PARK, MD 21146

www.lenharttraffic.com

OFFICE: (410) 216-3333

FAX: (443) 782-2288

EMAIL: mlenhart@lenharttraffic.com

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

The proposed uses are detailed above and include a wide range of varying land uses. Section 27-568 of the zoning ordinance requires the parking requirements as shown at the top of Exhibit 1.

As shown on **Exhibit 1**, the parking schedule in Section 27-568 would require 592 total parking spaces for the site based on the parking requirements per Section 27-568. The site is proposed to provide a total of 476 parking spaces.

Exhibit 1 also contain diurnal hourly parking demand for each use. These hourly parking diurnals were obtained from the *ITE Parking Generation Manual (6th Edition)* with additional assumptions made for hours for which parking percentages were not available as detailed on the exhibits. Based on this 24-hour breakdown of parking, the Base Requirement parking demand is shown for each individual hour. As shown, peak parking demand occurs around 11 AM. Based on Exhibit 1, the maximum base parking requirement is 575 spaces before site specific parking reductions.

Site Specific Parking Reductions

In addition to Section 27-574(b)(1) discussed above, Section 27-574 provides further guidance on parking requirements in M-X-T Zones and in a Metro Planned Community. As previously detailed, this site is located within a M-X-T zone. Specifically, Section 27-574(b)(4) states that the base requirement may be reduced in the following manner:

- (A) Conservatively determine the number of trips which are multipurpose. A multipurpose trip is one where a person parks his car and uses a number of facilities (i.e.; an office, eating or drinking establishment, and store). The number of spaces required for a multi-purpose trip shall be the greatest number of parking spaces required by Section 27-568 for any one (1) use within the multipurpose trip. The base requirement may be reduced by the number of parking spaces for the other uses involved in the multipurpose trip.
- (B) Determine the number of parking spaces which will not be needed because of the provision of some form of mass transit, such as rapid rail, bus, forced carpool, van pool, and developer provided services. The base requirement may be reduced by this number.

Item (A) from above pertains to the potential to reduce parking requirements based on the fact that there will be instances where travelers to the site will utilize multiple different portions of the development during their trip to the site or will be residents of the site that will walk to the other uses within the development. This is in lieu of each individual patron coming to the site in separate vehicles utilizing the individual uses of the site which would not allow for a reduction in the parking base requirement. The land uses on the site are of the nature that would allow multi-purpose trips and therefore a conservative estimate of 15% has been applied for the multi-purpose parking reduction.

Item (B) from above pertains to the potential to reduce parking based on the presence of mass transit services (rapid rail, bus, etc....) in the vicinity of the site. In the immediate vicinity of the site there is the Oxon Hill Park & Ride that provides bus services for the 610, 620, 640, 650, P18, D14, NH1, and NH2. WMATA conducted a ridership survey in 2005 in which it was determined that the metrobus and other transit ridership was 9% inside the Beltway. This site is immediately adjacent to the Beltway and immediately adjacent to a Park & Ride lot with bus service to Metro stations, therefore 9% is a reasonable adjustment based upon this information.



LENHART TRAFFIC CONSULTING, INC.

645 BALTIMORE ANNAPOLIS BLVD, SUITE 214

SEVERNA PARK, MD 21146

www.lenharttraffic.com

OFFICE: (410) 216-3333

FAX: (443) 782-2288

EMAIL: mlehart@lenharttraffic.com

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Based on this information and the requirements of the Zoning Ordinance, the final base parking requirement for the site would be 437 vehicles, and with a parking supply of 476 spaces the site will be adequately parked.

Individual Parcel Analysis

The above discussion analyzes the site as one development per the Zoning Ordinance and demonstrates that the proposed development provides adequate on-site parking for the various uses. The ITE Parking Generation Manual 6th Edition was consulted to confirm that the provided parking will be sufficient to serve the actual parking demand. ITE Parking Generation Manual is based on empirical data and provides actual peak parking demands for these land uses. The ITE analysis is shown on Exhibit 2, and this exhibit calculates that the actual peak parking demand for the DSP will be 291 parking spaces before consideration of shared parking or multi-purpose and transit reductions. Considering the project is proposing 476 spaces, the site will be adequately parked to handle projected parking demands.

Conclusions

Based upon this information, the site will be adequately parked and will satisfy the requirements of the zoning ordinance. If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Loading Space Discussion

Finally, it should be noted that the plan proposes to include the two required loading spaces for the office building. However, the ordinance would suggest the need for one loading space each for the day care center and for the eating/drinking establishment. The deliveries for the eating/drinking establishment are anticipated to be done off-peak and can easily be accommodated without the need for a separate loading space. The day care center serves the pickup and drop-off of children and does not require a loading space for this activity. It is our opinion that loading spaces are not needed for these two uses.

Thanks,
Mike Lenhart



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SEVERNA PARK, MD 21146

www.lenharttraffic.com

OFFICE: (410) 216-3333

FAX: (443) 782-2288

EMAIL: mlenhart@lenharttraffic.com

Land Use	Number of Units	Spaces Required per 27-568 of the Zoning Ordinance	Spaces Shown on Plan
General Officee	29,084 sq ft	76	476
Medical Office Building	87,200 sq ft	436	
Eating/Drinking Establishment	92 seats & 1,370 sq ft	59	
Day Care Center	163 children	21	

Totals: 592 476

Parking Formula per ZO 27-568

General Office = 1 space per 250 SF for the first 2,000 SF and 1 space per 400 SF above 2,000 SF

Medical Office = 1 space per 200 SF

Eating/Drinking Establishment = 1 space per 3 seats & 1 space per 50 SF GFA - Storage and Seating Area

Day Care Center = 1 space per 8 children

Time of Day	General Office Hourly Demand	General Office Spaces Needed	Medical Office Hourly Demand	Medical Office Spaces Needed	Eating/Drinking Establishment Hourly Demand	Eating/Drinking Establishment Spaces Needed	Day Care Hourly Demand	Day Care Spaces Needed	Total Demand	Supplied	Surplus
12:00-4:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476
5:00 AM	0%	0	0%	0	22%	13	0%	0	13	476	463
6:00 AM	0%	0	0%	0	44%	26	11%	2	28	476	448
7:00 AM	13%	10	17%	74	91%	54	45%	9	147	476	329
8:00 AM	47%	36	47%	205	100%	59	89%	19	319	476	157
9:00 AM	87%	66	82%	358	97%	57	93%	20	501	476	-25
10:00 AM	99%	75	96%	419	97%	57	100%	21	572	476	-96
11:00 AM	100%	76	100%	436	71%	42	100%	21	575	476	-99
12:00 PM	86%	65	88%	384	77%	45	97%	20	514	476	-38
1:00 PM	84%	64	87%	379	66%	39	93%	20	502	476	-26
2:00 PM	93%	71	92%	401	54%	32	88%	18	522	476	-46
3:00 PM	93%	71	90%	392	57%	34	82%	17	514	476	-38
4:00 PM	85%	65	86%	375	63%	37	88%	18	495	476	-19
5:00 PM	57%	43	55%	240	44%	26	96%	20	329	476	147
6:00 PM	21%	16	35%	153	33%	19	61%	13	201	476	275
7:00 PM	11%	8	27%	118	33%	19	44%	9	154	476	322
8:00 PM	0%	0	0%	0	22%	13	11%	2	15	476	461
9:00 PM	0%	0	0%	0	11%	6	0%	0	6	476	470
10:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
11:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
12:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476

Base Requirement = 575

- NOTES: 1. Diurnal rates that are **bold and italicized** are not provided in ITE Parking Generation Manual, and are estimated for purposes of this 24 hour analysis.
2. Parking generation diurnals, where available, were obtained from ITE Parking Generation Manual, 6th Edition

Base Requirement = 575
Multipurpose Trip Reduction = -86 Estimated Multipurpose trip reduction of 15 percent
Transit/Bus Reduction = -52 Estimated Multipurpose trip reduction of 9 percent
Parking Requirement = 437

Traffic Impact Analysis	Shared Parking Analysis for 6710 Oxon Hill Rd Using Zoning Ordinance Methodology per 27-574 & 27-568	Exhibit 1
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Land Use	Number of Units	Peak Parking Demand per ITE Parking Generation Manual	Spaces Shown on Plan
General Officee	29,084 sq ft	57	476
Medical Office Building	87,200 sq ft	177	
Eating/Drinking Establishment	3,000 sq ft	16	
Day Care Center	163 children	41	

Totals: 291 476

ITE Peak Parking Demand

General Office = 1.95 space per 1000 sq ft
 Medical Office = $Ln(P) = 0.82 Ln(ksf) + 1.51$
 Eating/Drinking Establishment = 5.10 spaces per 1,000 sq ft
 Day Care Center = 0.25 spaces per student

Time of Day	General Office Hourly Demand	General Office Spaces Needed	Medical Office Hourly Demand	Medical Office Spaces Needed	Eatung/Drinking Establishment Hourly Demand	Eating/Drinking Establishment Spaces Needed	Day Care Hourly Demand	Day Care Spaces Needed	Total Demand	Supplied	Surplus
12:00-4:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476
5:00 AM	0%	0	0%	0	22%	4	0%	0	4	476	472
6:00 AM	0%	0	0%	0	44%	7	11%	5	12	476	464
7:00 AM	13%	7	17%	30	91%	15	45%	18	70	476	406
8:00 AM	47%	27	47%	83	100%	16	89%	36	162	476	314
9:00 AM	87%	50	82%	145	97%	16	93%	38	249	476	227
10:00 AM	99%	56	96%	170	97%	16	100%	41	283	476	193
11:00 AM	100%	57	100%	177	71%	11	100%	41	286	476	190
12:00 PM	86%	49	88%	156	77%	12	97%	40	257	476	219
1:00 PM	84%	48	87%	154	66%	11	93%	38	251	476	225
2:00 PM	93%	53	92%	163	54%	9	88%	36	261	476	215
3:00 PM	93%	53	90%	159	57%	9	82%	34	255	476	221
4:00 PM	85%	48	86%	152	63%	10	88%	36	246	476	230
5:00 PM	57%	32	55%	97	44%	7	96%	39	175	476	301
6:00 PM	21%	12	35%	62	33%	5	61%	25	104	476	372
7:00 PM	11%	6	27%	48	33%	5	44%	18	77	476	399
8:00 PM	0%	0	0%	0	22%	4	11%	5	9	476	467
9:00 PM	0%	0	0%	0	11%	2	0%	0	2	476	474
10:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
11:00 PM	0%	0	0%	0	0%	0	0%	0	0	476	476
12:00 AM	0%	0	0%	0	0%	0	0%	0	0	476	476

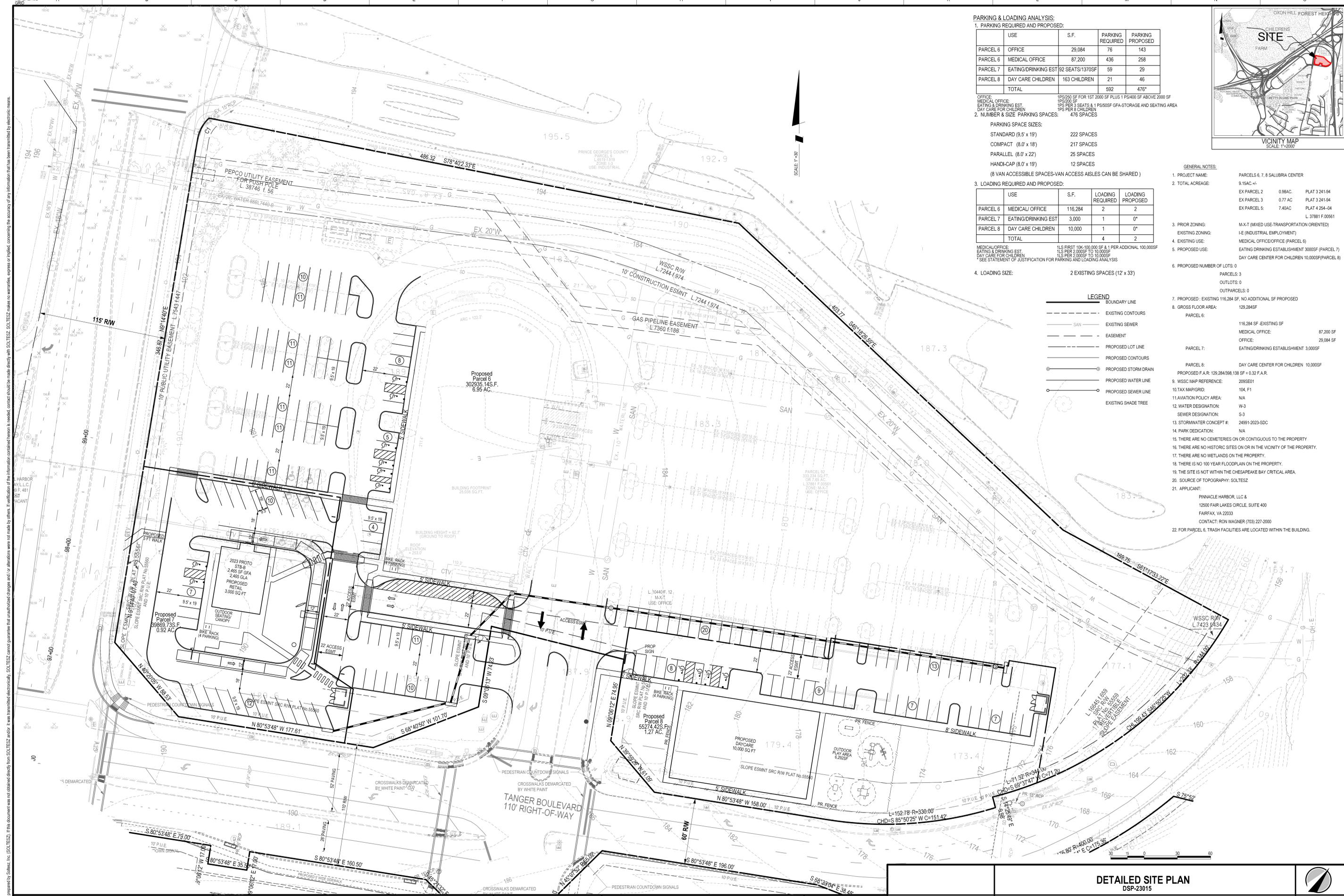
Base Requirement = 286

- NOTES: 1. Diurnal rates that are **bold and italicized** are not provided in ITE Parking Generation Manual, and are estimated for purposes of this 24 hour analysis.
 2. Parking generation diurnals, where available, were obtained from ITE Parking Generation Manual, 6th Edition

Base Requirement = 286
 Multipurpose Trip Reduction = -43 Estimated Multipurpose trip reduction of 15 percent
 Transit/Bus Reduction = -26 Estimated Multipurpose trip reduction of 9 percent
Parking Requirement = 217

Shared Parking Analysis for 6710 Oxon Hill Rd
 Using ITE Parking Generation Manual, 6th Edition

Exhibit
2



PARKING & LOADING ANALYSIS:

1. PARKING REQUIRED AND PROPOSED:

USE	S.F.	PARKING REQUIRED	PARKING PROPOSED
PARCEL 6 OFFICE	29,084	76	143
PARCEL 6 MEDICAL OFFICE	87,200	436	258
PARCEL 7 EATING/DRINKING EST	92 SEATS/1370SF	59	29
PARCEL 8 DAY CARE CHILDREN	163 CHILDREN	21	46
TOTAL		592	476*

OFFICE: 1PS/250 SF FOR 1ST 2000 SF PLUS 1 PS/400 SF ABOVE 2000 SF
 MEDICAL OFFICE: 1PS/200 SF
 EATING & DRINKING EST: 1PS PER 3 SEATS & 1 PS/50SF GFA STORAGE AND SEATING AREA
 DAY CARE FOR CHILDREN: 1PS PER 8 CHILDREN
 2. NUMBER & SIZE PARKING SPACES: 476 SPACES

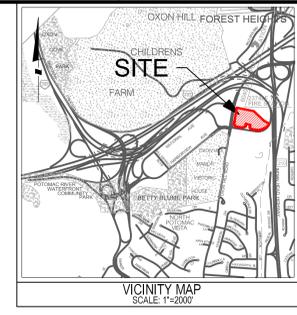
PARKING SPACE SIZES:
 STANDARD (9.5' x 19') 222 SPACES
 COMPACT (8.0' x 18') 217 SPACES
 PARALLEL (8.0' x 22') 25 SPACES
 HANDI-CAP (8.0' x 19') 12 SPACES
 (8 VAN ACCESSIBLE SPACES-VAN ACCESS AISLES CAN BE SHARED)

3. LOADING REQUIRED AND PROPOSED:

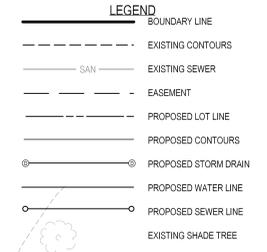
USE	S.F.	LOADING REQUIRED	LOADING PROPOSED
PARCEL 6 MEDICAL OFFICE	116,284	2	2
PARCEL 7 EATING/DRINKING EST	3,000	1	0*
PARCEL 8 DAY CARE CHILDREN	10,000	1	0*
TOTAL		4	2

MEDICAL OFFICE: 1LS FIRST 10K-100,000 SF & 1 PER ADDITIONAL 100,000SF
 EATING & DRINKING EST: 1LS PER 2,000SF TO 10,000SF
 DAY CARE FOR CHILDREN: 1LS PER 2,000SF TO 10,000SF
 *SEE STATEMENT OF JUSTIFICATION FOR PARKING AND LOADING ANALYSIS

4. LOADING SIZE: 2 EXISTING SPACES (12' x 33')



- GENERAL NOTES:**
- PROJECT NAME: PARCELS 6, 7, & 8 SALUBRIA CENTER
 - TOTAL ACREAGE: 9.15AC +/-
 EX PARCEL 2: 0.98AC PLAT 3 241-04
 EX PARCEL 3: 0.77 AC PLAT 3 241-04
 EX PARCEL 5: 7.40AC PLAT 4 254-04
 L 37881 F.00561
 - PRIOR ZONING: M-X-T (MIXED USE-TRANSPORTATION ORIENTED)
 - EXISTING ZONING: I-E (INDUSTRIAL EMPLOYMENT)
 - EXISTING USE: MEDICAL OFFICE/OFFICE (PARCEL 6)
 EATING/DRINKING ESTABLISHMENT 3000SF (PARCEL 7)
 DAY CARE CENTER FOR CHILDREN 10,000SF (PARCEL 8)
 - PROPOSED USE: DAY CARE CENTER FOR CHILDREN 10,000SF
 - PROPOSED NUMBER OF LOTS: 0
 PARCELS: 3
 OUTLOTS: 0
 OUTPARCELS: 0
 - PROPOSED: EXISTING 116,284 SF, NO ADDITIONAL SF PROPOSED
 - GROSS FLOOR AREA: 129,284SF
 PARCEL 6: 116,284 SF EXISTING SF
 MEDICAL OFFICE: 87,200 SF
 OFFICE: 29,084 SF
 PARCEL 7: EATING/DRINKING ESTABLISHMENT 3,000SF
 PARCEL 8: DAY CARE CENTER FOR CHILDREN 10,000SF
 PROPOSED F.A.R.: 129,284/398,138 SF = 0.32 F.A.R.
 - WSSC MAP REFERENCE: 209SE01
 - TAX MAP/GRID: 104, F1
 - AVIATION POLICY AREA: N/A
 - WATER DESIGNATION: W-3
 - SEWER DESIGNATION: S-3
 - STORMWATER CONCEPT #: 24991-2023-SDC
 - PARK DEDICATION: N/A
 - THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY
 - THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 - THERE ARE NO WETLANDS ON THE PROPERTY.
 - THERE IS NO 100 YEAR FLOODPLAIN ON THE PROPERTY.
 - THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 - SOURCE OF TOPOGRAPHY: SOLTESZ
 - APPLICANT:
 PINNACLE HARBOR, LLC &
 12500 FAIR LAKES CIRCLE, SUITE 400
 FAIRFAX, VA 22033
 CONTACT: RON WAGNER (703) 227-2000
 - FOR PARCEL 6, TRASH FACILITIES ARE LOCATED WITHIN THE BUILDING.



SOLTESZ

Rockville
 Lanham
 Leonardtown

LANHAM OFFICE
 4300 Forbes Boulevard, Suite 230
 Lanham, MD 20706
 P. 301.794.7555 F. 301.794.7656
 www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
DESIGNED: DJB	FEBRUARY 2024	CAD STANDARDS VERSION: V8 - 2008	TECHNICIAN: DJB	CHECKED: DJB

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-271-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER'S LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

PINNACLE HARBOR, LLC & 8710 OXON HILL RD, LLC
 12500 FAIR LAKES CIRCLE, SUITE 400
 FAIRFAX, VA 22033
 PHONE: 703-227-2000
 CONTACT: RON WAGNER

104, F1P2 105A1-A2	ZONING CATEGORY: IE
209 SE 01	PRIOR ZONING CATEGORY: M-X-T
SITE DATUM: HORIZONTAL: MAD 27	XXXX
VERTICAL: NGVD1929	

DETAILED SITE PLAN
 DSP-23015

**PARCELS 6, 7, 8,
 SALUBRIA CENTER**

OXON HILL (12th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND

1" = 30'

SHEET 1 OF 4

PROJECT NO. 1006-00-PC

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Land Use: 565 Day Care Center

Description

A day care center is a facility where care for pre-school age children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A day care center may also provide after-school care for school-age children.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 17 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	11
7:00 a.m.	45
8:00 a.m.	89
9:00 a.m.	93
10:00 a.m.	100
11:00 a.m.	100
12:00 p.m.	97
1:00 p.m.	93
2:00 p.m.	88
3:00 p.m.	82
4:00 p.m.	88
5:00 p.m.	96
6:00 p.m.	61
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For this land use, any child enrolled at a day care center is considered a student. The number of students refers to the total number of enrolled children, not just those present at the time the study is conducted.

The average parking supply ratio for the 36 study sites with parking supply information and located in a general urban/suburban setting is 3.6 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 36 sites is 63 percent. For the single study site in a dense multiuse urban setting, the parking supply ratio is 1.4 spaces per 1,000 square feet GFA and its peak parking occupancy is 86 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Kansas, Kentucky, Minnesota, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, Tennessee, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

221, 223, 289, 291, 433, 555, 556, 557, 563, 603, 618, 622, 632, 633

Day Care Center (565)

Peak Period Parking Demand vs: Students

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

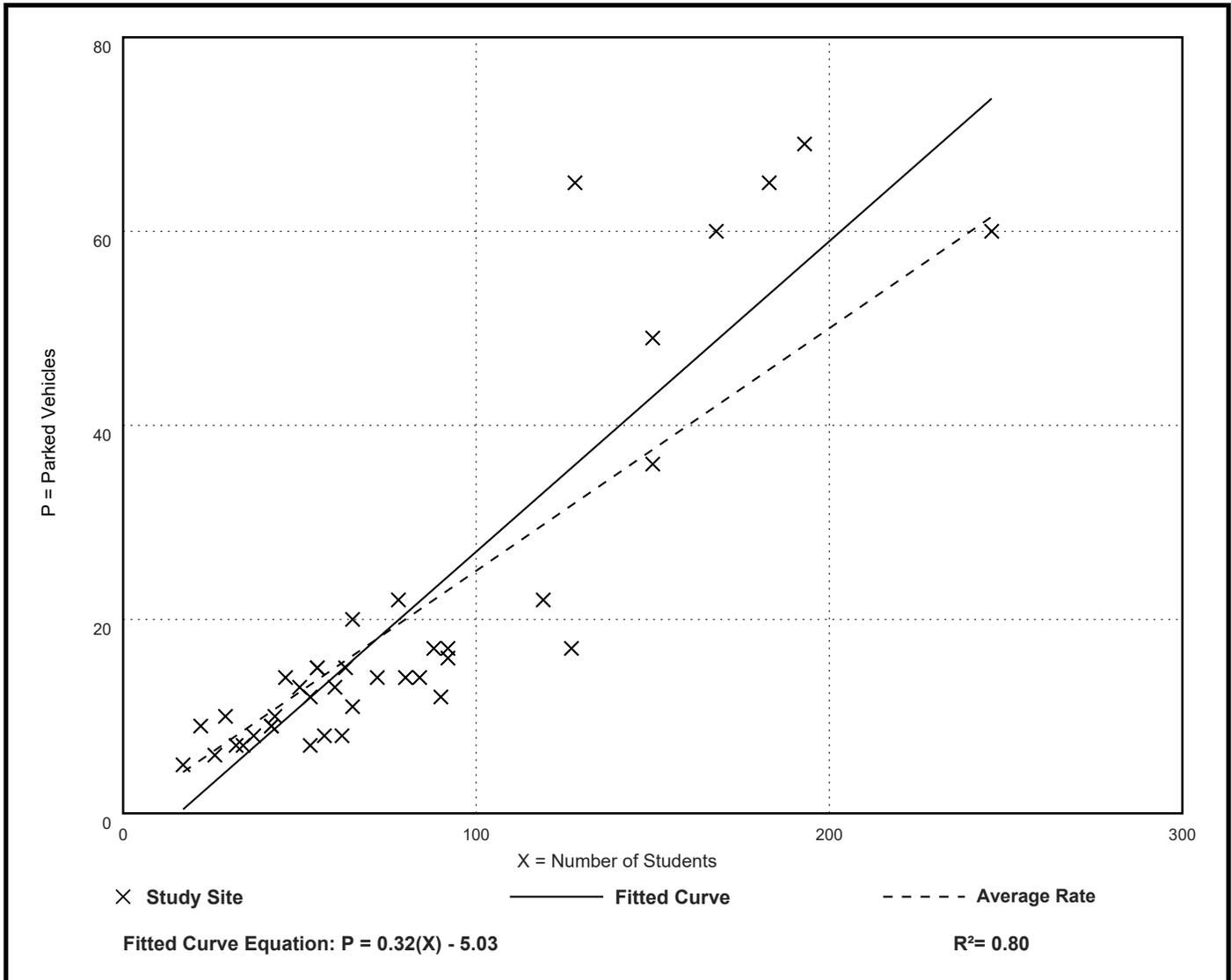
Number of Studies: 39

Avg. Num. of Students: 81

Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.13 - 0.51	0.20 / 0.34	0.22 - 0.28	0.09 (36%)

Data Plot and Equation



Land Use: 710 General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
	General Urban/Suburban
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	13
8:00 a.m.	47
9:00 a.m.	87
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	86
1:00 p.m.	84
2:00 p.m.	93
3:00 p.m.	93
4:00 p.m.	85
5:00 p.m.	57
6:00 p.m.	21
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

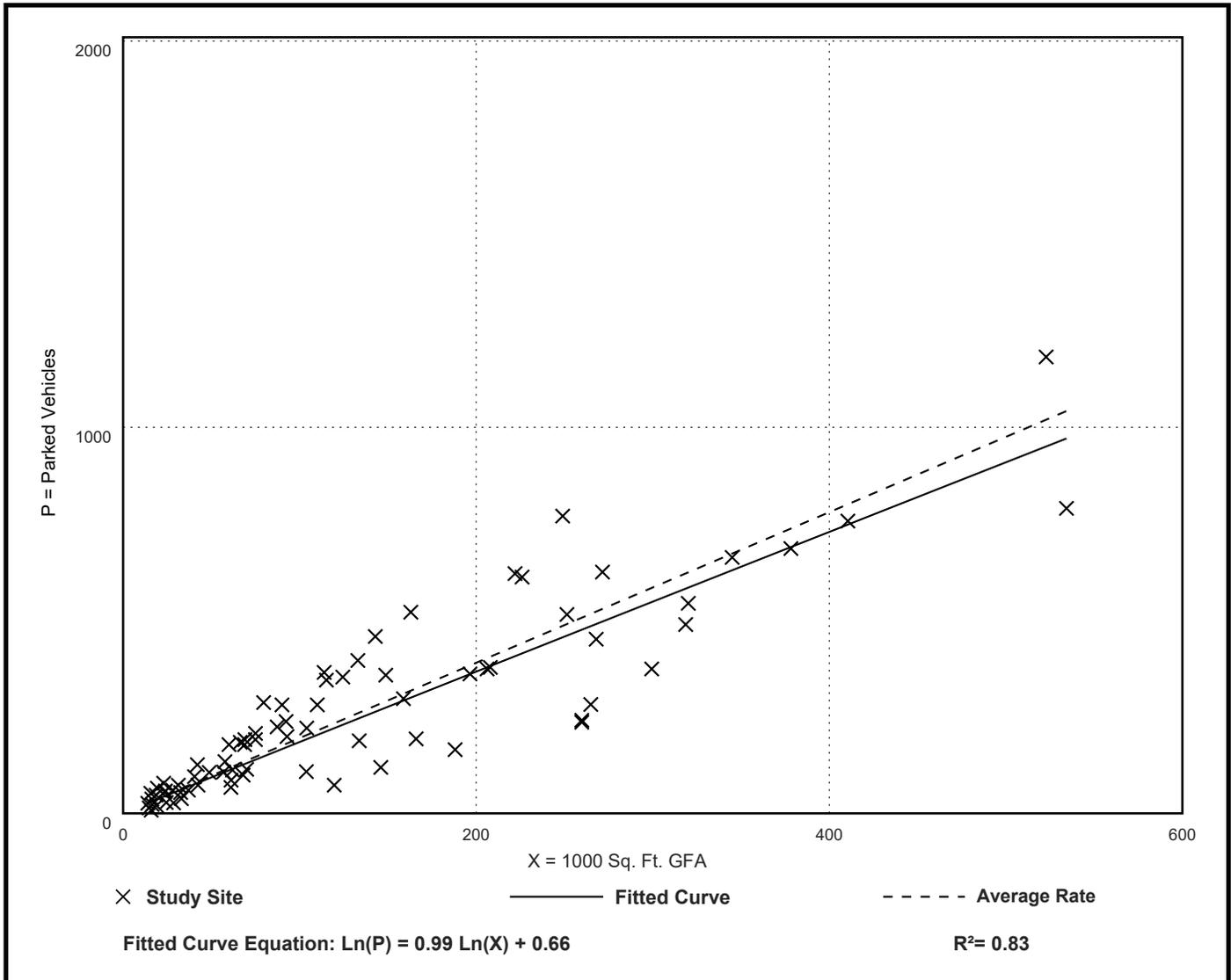
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation



Land Use: 720 Medical-Dental Office Building

Description

A medical-dental office building is a facility or clinic with one or more tenants that provide diagnoses and outpatient care on a routine basis. Tenants range from individual private physicians and dentists to large medical practices. Patient visits are by appointment only. Walk-in clinic (Land Use 630) and urgent care center (Land Use 660) are related uses.

Land Use Subcategory

Data are separated into two subcategories for this land use:

- Located within or adjacent to a hospital campus
- Located in a standalone setting

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Additional Data

The average parking supply ratio for the 15 study sites with parking supply information and located within a hospital campus is 4.7 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 15 sites is 76 percent.

The average parking supply ratio for the 33 study sites with parking supply information and located as a standalone building is 4.6 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 33 sites is 49 percent.

For four study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 22 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Georgia, Hawaii, Maine, Maryland, Minnesota, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, Virginia, and Washington.

Source Numbers

120, 121, 173, 217, 218, 224, 310, 315, 428, 433, 527, 530, 531, 532, 553, 555, 564, 618, 619, 620, 621, 624, 634

Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

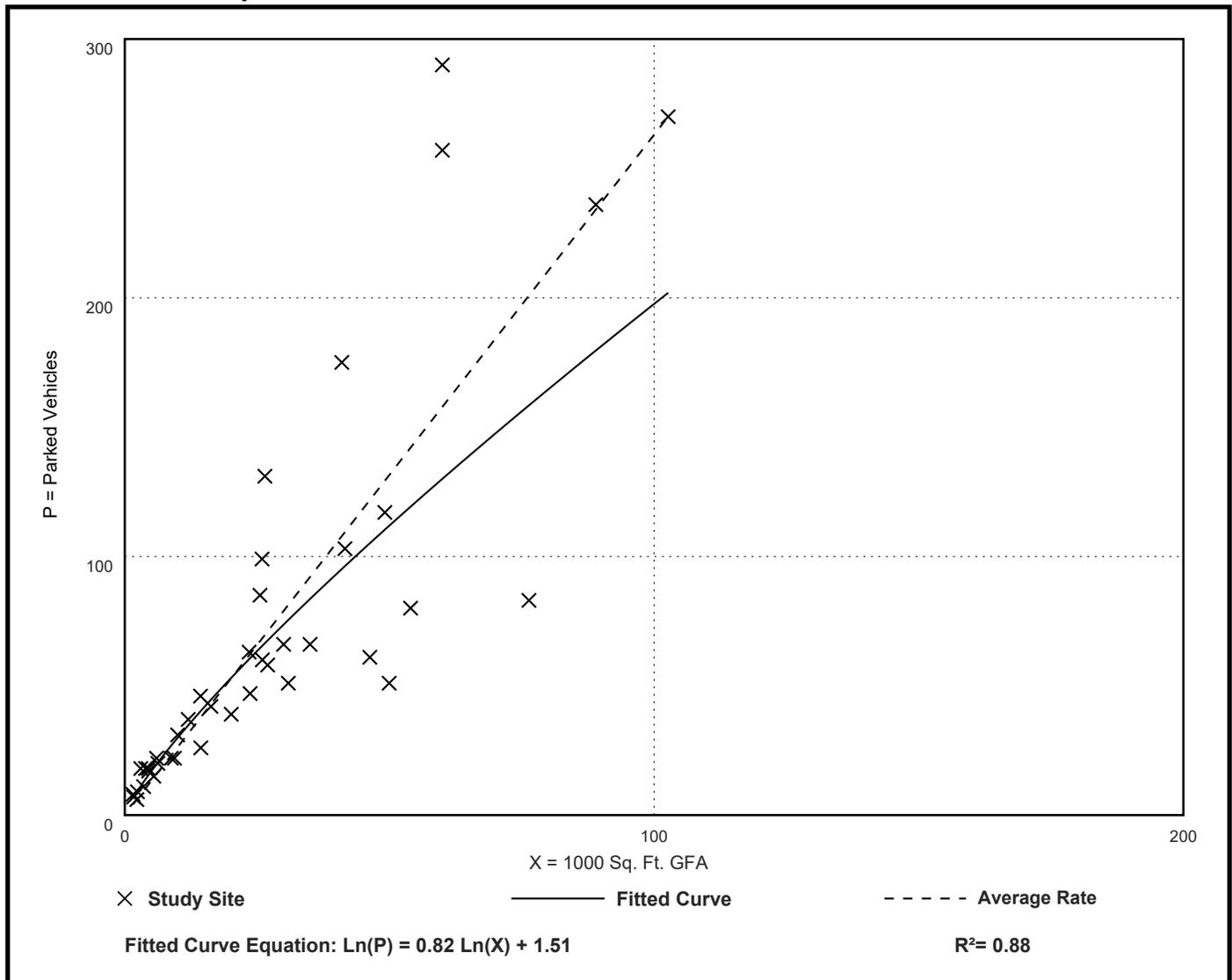
Number of Studies: 41

Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Land Use: 937 Coffee/Donut Shop with Drive-Through Window

Description

This land use includes any coffee and donut restaurant that has a drive-through window as well as a walk-in entrance area at which a patron can purchase and consume items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa). A coffee/donut shop typically holds long store hours (more than 15 hours) with an early morning opening. Limited indoor seating is generally provided for patrons and table service is not provided.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at four study sites in a general urban/suburban setting.

Hour Beginning	Percent of Monday–Thursday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	91
8:00 a.m.	100
9:00 a.m.	97
10:00 a.m.	97
11:00 a.m.	71
12:00 p.m.	77
1:00 p.m.	66
2:00 p.m.	54
3:00 p.m.	57
4:00 p.m.	63
5:00 p.m.	–
6:00 p.m.	–
7:00 p.m.	–
8:00 p.m.	–
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

Source Numbers

405, 407, 412, 433, 442, 509, 523, 540, 620

Coffee/Donut Shop with Drive-Through Window (937)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

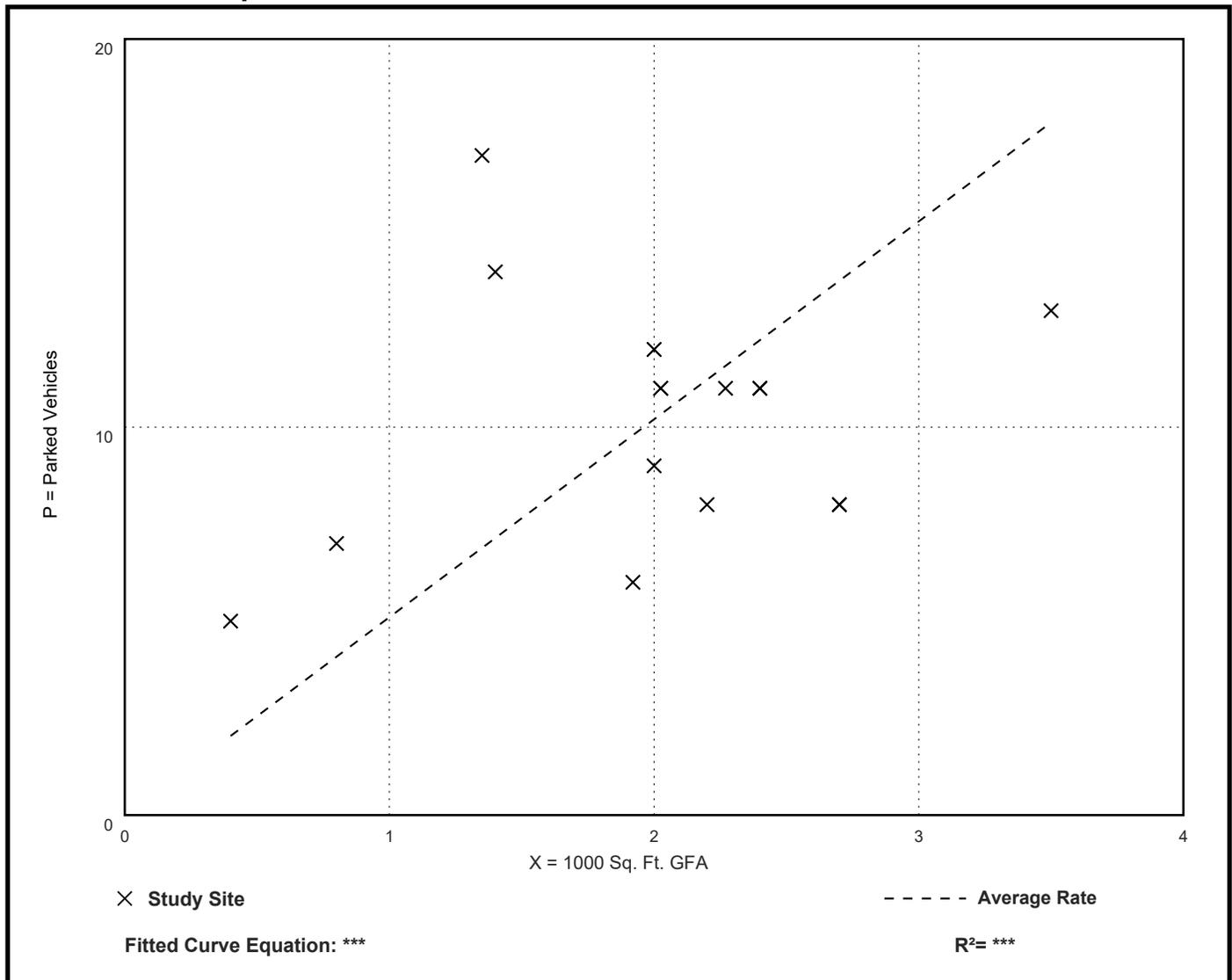
Number of Studies: 17

Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.10	2.96 - 12.59	4.45 / 10.75	***	2.44 (48%)

Data Plot and Equation



Additional Back-up

For

**DSP-23015
Salubria Center**

PGCPB Agenda: July 25, 2024
PGCPB Item #: #8
Application: Salubria Center, DSP-23015
Reviewer Name: Todd Price

APPLICANT'S EXHIBIT **PROPOSED REVISIONS TO STAFF REPORT**

The Applicant proposes all new language **bold underlined in blue** and all deleted language *~~italicized stricken through in red.~~*

COMPLIANCE WITH EVALUATION CRITERIA

13. Prince George's County Tree Canopy Coverage Ordinance: Section 25-128, Tree Canopy Coverage Requirements, of the Prince George's County Code, requires properties in the M-X-T Zone to provide a minimum tree canopy coverage (TCC) of ~~10~~ **15** percent. The 9.14-acre subject site is required to provide ~~0.91~~ **1.37** acres (~~39,814~~ **59,721** square feet) in TCC. The TCC schedule provided shows 0.93 acre (40,391 square feet) of TCC, which ~~meets~~ **must be increased to satisfy** the requirement. **Therefore, a condition has been included herein for the applicant to meet the 15 percent TCC requirement and ensure any existing discrepancies between the TCC schedule and landscape schedules are addressed.**

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23015, and Type 2 Tree Conservation Plan TCP-015-12-03, for Salubria Center, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised, or additional information shall be provided, as follows:
 - a. Show dimensions for all sides of the proposed buildings, including the entry vestibule.
 - b. Show the ~~setbacks~~ **distance** from the street to the day care building.
 - c. Show day care center play area gate locations on all site plans.
 - d. Show the ~~setback~~ **distance** from the street of the proposed freestanding sign planned for the day care center.
 - e. Provide full proposed canopy details for the proposed removal and replacement of the existing porte cochere at the entrance of the existing office building.
 - f. Show the location of any proposed fire department connections (FDCs). A hydrant must be provided within 200 feet of all FDCs, to be measured as hose is laid by the fire department, in accordance with Prince George's County Subtitle 4-167.
 - g. Add the following notes to Sheet 1:

- (1) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
- (2) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

h. Correct General Note 2 acreage to be consistent with the plans.

i. **Revise the landscape plan, landscape schedules and Tree Canopy Coverage (TCC) schedule to reflect and meet the fifteen (15) percent TCC requirement.**

2. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber ___ Folio ___. Revisions to this TCP2 may require a revision to the recorded easement.”