



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

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ETOD Detailed Site Plan
Departure from Parking and Loading Spaces
Tribeca at Camp Springs - Day Care Center

DSP-05018-01
DPLS-491

REQUEST	STAFF RECOMMENDATION
DSP: A day care center for 88 children DPLS: A reduction of one loading space	APPROVAL with conditions

Location: In the northwest quadrant of the intersection of Old Soper Road and Auth Road, between Woods Way and Auth Road.	
Gross Acreage:	7.51
Zone:	C-S-C/D-D-O/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	76A
Council District:	08
Election District:	06
Municipality:	N/A
200-Scale Base Map:	206SE05
Applicant/Address: The Learning Curve, CDC II, Inc. 4701 Old Soper Road, Suites R3-R4 Camp Springs, MD 20745	
Staff Reviewer: Henry Zhang, AICP, LEED AP Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org	



Planning Board Date:	06/24/2021
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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-05018-01
Departures from the Number of Parking and Loading Spaces Required DPLS-491
Tribeca at Camp Springs - Day Care Center for Children
Expedited Transit-Oriented Development (ETOD) Project

The Urban Design staff has reviewed the applications for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan and APPROVAL of the departure from parking and loading spaces, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan and departure from parking and loading spaces were reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Development District Overlay (D-D-O) Zone standards of the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*.
- b. The requirements of the Prince George's County Zoning Ordinance in the Commercial Shopping Center (C-S-C) Zone, the Military Installation Overlay (M-I-O) Zone, Expedited Transit-Oriented Development (ETOD) Projects, and the site design guidelines;
- c. The requirements of Detailed Site Plan DSP-05018;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- 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; and
- g. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject applications, the Urban Design staff recommends the following findings:

- Request:** The subject detailed site plan (DSP) requests approval of a day care center for 88 children in a portion of the existing commercial/retail space in a mixed-use building constructed in 2008, pursuant to DSP-05018.

The companion Departure from Parking and Loading Spaces, DPLS-491, requests to reduce the number of the required loading spaces for commercial/retail uses from three to two.

- Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-S-C/D-D-O/M-I-O	C-S-C/D-D-O/M-I-O
Use(s)	Residential multifamily and commercial/retail	Residential multifamily, commercial/retail, and day care
Gross Acreage	7.51	7.51
Multifamily Dwelling Units	282	282
Total Commercial Gross Floor Area (square feet)	21,401	21,401 (of which 4,400 square feet converted to a day care center)

OTHER DEVELOPMENT DATA

Parking and Loading Spaces

	Required	Provided
Total parking spaces	571	697*
Of which		
Commercial Use **	129	
Residential Use	442	
Total loading spaces for commercial/retail uses	3	2***
Of which		
Retail tenant 1 (8,489 sq. ft.)	1	1
Retail tenant 2 (6,407 sq. ft.)	1	1
Retail tenant 3 (2,103 sq. ft.)	1	0
Day care center (4,400 sq. ft. of previous tenant 3 and 4 spaces)	0	0

Notes: *On-site parking has been constructed.

**Day care center within existing multifamily development in excess of 100 units does not require to provide any additional parking spaces, in accordance with Section 27-568(a)(3) of the Prince George's County Zoning Ordinance.

***DPLS-491 requests reduction of one loading space. Staff recommends approval of the DPLS, as discussed in Finding 8 below.

3. **Location:** The subject property is in the northwest quadrant of the intersection of Old Soper Road and Auth Road, between Auth Road and Woods Way, in Planning Area 76A and Council District 8, with a street address at 4701 Old Soper Road, Units R-3 and R-4, Suitland, Maryland.
4. **Surrounding Uses:** The subject property has frontage on Old Soper Road to the east and Auth Road to the south. The property is bounded on the north by the right-of-way (ROW) of Woods Way with the Branch Avenue Metro Station property, zoned Mixed Use-Transportation Oriented and Planned Industrial/Employment Park (I-3) beyond. To the west of the property is a vacant property in the I-3 Zone and developed property in the Rural Residential (R-R) Zone. To the east of the property is the ROW of Old Soper Road and the Branch Avenue Metro Station and parking lot beyond. To the south of the property is the ROW of Auth Road and residentially developed properties in the One-family Detached Residential (R-80) Zone beyond. The site and all of the surrounding properties are also within the Development District Overlay (D-D-O) Zone, designated by the 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* (Southern Green Line Station Area Sector Plan and SMA), as adopted in Prince George's County Council Resolution CR-10-2014, and the Military Installation Overlay (M-I-O) Zone.
5. **Previous Approvals:** The subject property was rezoned from the R-R Zone to the C-S-C Zone through the sectional map amendment process, via the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*.

On November 28, 2005, the Prince George's County District Council affirmed the Prince George's County Planning Board decision to approve DSP-05018 for 282 multifamily condominium residential units and 21,401 square feet of retail space with a central parking structure. The entire project was constructed in accordance with the approval in 2008.

In 2014, the Southern Green Line Station Area Sector Plan and SMA retained the subject site in the C-S-C Zone with the existing residential and commercial uses and placed a D-D-O Zone on the property.

An updated Stormwater Management (SWM) Concept Plan 10351-2021-00 was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 11, 2021 and is valid through May 11, 2024.

6. **Design Features:** The existing building where the proposed day care center is proposed is a five-story multifamily structure surrounding a central parking garage, with more than 21,000 square feet of commercial/retail space on the ground floor. The retail spaces with surface parking is located along the front of the structure facing Old Soper Road. The proposed day care center for children will utilize approximately 4,400 square feet of the existing retail space, and approximately 3,300 square feet of the exterior open space immediately to the north of the building will be converted to an outdoor play area for the children. No additional site improvements are proposed.

Two colorful primary identification signs featuring the acronym of the company name are included in this application. One larger sign (144 by 42 inches, for a total of 42 square feet of sign face area) is located on the northern side of the building above the main entrance, and another smaller one (72 by 36 inches, for a total of 18 square feet of sign face area) is

located above a secondary entrance. There are no additional exterior building revisions included in this DSP.

Building-mounted signage in the commercial zones (except for Commercial Office Zone) is determined by the length of the tenant space; however, the total square footage of the allowable signage increases with the number of the stories. For this five-story building, the proposed total sign face area should be within the permitted amount. However, the applicant should provide a signage table to list what is the permitted and what is the provided sign face areas. A condition has been included in the Recommendation section of this report requiring the applicant to provide such information, prior to certification of this DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2014 Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment and D-D-O Zone standards:** The Southern Green Line Station Area Sector Plan and SMA defines long-range land use and development policies, detailed zoning changes, design standards, and superimposes a D-D-O Zone on the area within a quarter mile of the Branch Avenue Metro Station, with the intent that the D-D-O Zone design standards advance the County and sector plan's vision of Branch Avenue as a priority area for transit-oriented development (TOD).

The subject site is located within the TOD core area of Branch Avenue Metro Station; but DSP-05018 was approved and fully constructed prior to the 2014 adoption of the Southern Green Line Station Area Sector Plan and SMA. In accordance with the exemption provisions of the D-D-O Zone, since the building was legally in existence as of the effective date, the subject site is exempt from all D-D-O Zone standards.

In accordance with Section 27-548.21, Relationship to other zones, of the Zoning Ordinance, only those requirements of the underlying zones specifically noted are modified; all other requirements of the underlying zones are unaffected by the D-D-O Zone. Since this project is exempt from all D-D-O Zone standards, the regulations in the underlying zone, which is the C-S-C Zone, govern this DSP amendment.

8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the C-S-C Zone, M-I-O Zone, Expedited Transit-Oriented Development (ETOD) Projects, and site design guidelines:
- a. In accordance with Section 27-461(b), Commercial Use Table, of the Zoning Ordinance, a day care center for children is permitted in the C-S-C Zone, in accordance with the provisions of Section 27-464.02, of the Zoning Ordinance, as follows:
 - (a) **A day care center for children permitted (P) in the Table of Uses, shall be subject to the following:**
 - (1) **Requirements.**

(A) An ample outdoor play or activity area shall be provided, in accordance with the following:

- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

A total of 3,300 square feet of outdoor play area has been provided right outside of the day care center. In accordance with this ratio, the enrollment number for the proposed day care center cannot exceed 88 children, unless the applicant increases the size of the outdoor play area to accommodate more children. Therefore, the DSP meets this requirement.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

There is no residential dwelling on an adjoining lot within 25 feet of this playground. The adjoining residentially zoned lots are about 500 feet to the west of this site. The play area will be fenced with a 6-foot-high metal fence and a 6-foot-high wall, along the western edge, to control access.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

No greater set back should be necessary, and the proposed 6-foot-high fence will be sufficient to protect the safety of the children in the play area.

- (iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

The proposed outdoor play area is located to the north of the building, adjoining the day care facility.

The children can easily go into the play area without crossing any street or driveway.

- (v) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

A removable shade structure for outdoor use will provide shade during the warmer months of the year within the play area. In addition, the adjacent building and architectural wall will provide shade at certain times of the day.

- (vi) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

- (vii) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Per the applicant, the time period of outdoor play area usage will match that of the operational hours of the day care facility. The play time is limited to the hours between 7 AM and 9 PM. A site plan note to this effect should be added to the DSP, as conditioned herein.

- b. In accordance with Section 27-107.01(a)(242.2)(B) of the Zoning Ordinance, this DSP is an eligible ETOD project, as follows:

(242.2) Transit Oriented Development Project, Expedited: A development proposal, designated for expedited review in accordance with Section 27-290.01 of this Subtitle, where

- (B) for a constructed Washington Metropolitan Area Transit Authority (“WMATA”) Metrorail station for which there is no approved TDOZ, the subject property has greater than fifty percent (50%) of its net lot area located within a one-half mile radius of the constructed WMATA Metrorail station as measured from the center of the transit station platform**

The subject site is located across the street from the Branch Avenue Metro Station and thus is completely within a 0.5 mile radius of the Metro station platform that meets the location criteria for an ETOD project.

Section 27-290.01 of the Zoning Ordinance sets out the requirements for reviewing ETOD projects, including submittal requirements, use restrictions, review procedures, the roles of the Planning Board and District Council, and the time limit for both Planning Board and District Council actions.

In addition, Section 27-290.01(b) provides the requirements for the uses and design of ETOD projects, as follows:

- (b) As a condition of site plan approval, an Expedited Transit-Oriented Development Site Plan shall:**
 - (1) Use the best urban design practices and standards, including:**
 - (A) Encouraging a mix of moderate and high density development within walking distance of a transit station to increase transit ridership, with generally the most intense density and highest building heights in closest proximity to the transit station and gradual transition to the adjacent areas;**
 - (B) Reducing auto dependency and roadway congestion by:**
 - (i) Locating multiple destinations and trip purposes within walking distance of one another;**
 - (ii) Creating a high quality, active streetscape to encourage walking and transit use;**
 - (iii) Minimizing on-site and surface parking; and**
 - (iv) Providing facilities to encourage alternative transportation options to single-occupancy vehicles, like walking, bicycling, or public transportation use;**
 - (C) Minimizing building setbacks from the street;**
 - (D) Utilizing pedestrian scale blocks and street grids;**
 - (E) Creating pedestrian-friendly public spaces; and**

The proposed day care center for children will be occupying a portion of the existing building space at the corner of Old Soper Road and Woods Way. No site improvements, except for the outdoor play area, have been proposed. The DSP is located on a previously recorded lot and does not create any new blocks or street grids.

- (F) Considering the design standards of Section 27A-209.**

Section 27A-209 of the Zoning Ordinance is general design principles of urban centers, as stated below:

 - (a) Building Façades should be aligned and close to the Street. Buildings form the space of the Street.**

- (b) The Street is a coherent space, with consistent building forms on both sides. Buildings facing across the Street-Space contribute to a clear public space and Street-Space identity.**
- (c) Multimodal, complete Streets incorporating well-designed pedestrian, bicycle, transit, and auto facilities are essential elements of the Urban Centers and Corridor Nodes.**
- (d) Consideration of the natural environment is paramount in the Urban Centers and Corridor Nodes. All new development should be designed in accordance with best practices of environmentally-sensitive site design and sustainability. Development within the Urban Centers and Corridor Nodes shall demonstrate consideration of the natural environment through several means, including the environmental infrastructure Functional Overlay, Regulating Plan, and Permit Site Plan application.**
- (e) Regulated Environmental Features shall be preserved, protected, and restored to a natural state to the fullest extent possible.**
- (f) Buildings oversee the Street-Space with active fronts. This overview of the Street-Space contributes to safe and vital public spaces.**
- (g) In an urban environment, property lines are generally physically defined by buildings, walls or fences. Land should be clearly public or private—in public view and under surveillance or private and protected from view.**
- (h) Buildings are designed for neighborhoods, towns, and cities. Rather than being simply pushed closer together, buildings should be designed for the urban situation within towns and cities. Views are directed to the Street-Space and interior gardens or court-yards to highlight these key amenities for the community and reinforce visual surveillance and sense of communal ownership of these spaces.**

- (i) Vehicle storage and parking (excluding on-Street parking), garbage and recycling storage, and mechanical equipment are kept away from the Street-Space.**

The existing building complex in this DSP is consistent with the applicable design principals of Section 27A-209, regarding building façades, complete streets, multimodal transportation options, active street fronts, well-defined street walls, and attractive streetscapes. The proposed day care center does not change any aforementioned characters of this project.

- (2) provide a mix of uses, unless a mix of uses exists or is approved for development in the adjacent areas,**

The DSP proposes a day care center for children, which along with the previously constructed parking garage, multifamily residential, office, and commercial/retail uses will contribute to the vibrancy of the existing Camp Springs Town Center area surrounding the Branch Avenue Metro Station.

- (3) not include the following uses, as defined in Section 27A-106 or, if not defined in Section 27A-106, as otherwise defined in this Subtitle (or otherwise, the normal dictionary meaning):**

- (A) Adult entertainment;**
- (B) Check cashing business;**
- (C) Liquor store;**
- (D) Pawnshop or Pawn Dealer;**
- (E) Cemetery;**
- (F) Vehicle and vehicular equipment sales and services (also includes gas station, car wash, towing services, RV mobile home sales, and boat sales);**
- (G) Wholesale trade, warehouse and distribution, or storage (including self-service storage, mini-storage, and any storage or salvage yards);**
- (H) Industrial;**
- (I) Amusement park;**

- (J) Strip commercial development (in this Section, “Strip commercial development” means commercial development characterized by a low density, linear development pattern usually one lot in depth, organized around a common surface parking lot between the building entrance and the street and lacking a defined pedestrian system);**
- (K) Sale, rental, or repair of industrial or heavy equipment;**
- (L) Any automobile drive-through or drive-up service;**
- (M) Secondhand business (in this Section, a “Secondhand business” is an establishment whose regular business includes the sale or rental of tangible personal property (excluding motor vehicles) previously used, rented, owned or leased);**
- (N) Nail salon and similar uses designated as North American Industry Classification System (NAICS) No. 812113, except as an ancillary use;**
- (O) Beauty supply and accessories store (in this Section, a “Beauty supply and accessories store” is a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail.), except as an ancillary use; or**
- (P) Banquet halls, unless accessory to a restaurant, tavern, hotel, or convention center.**

None of the above prohibited uses are included in this DSP, and notes will be added to the plan listing the prohibited uses.

(4) Comply with the use restrictions of Section 27A-802(c), and

Section 27A-802(c) of the Zoning Ordinance states the following:

- (c) Public utility uses or structures including underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards, shall be permitted in all frontages (Building Envelope Standards), subject to the design regulations of this Subtitle. These uses or structures shall be designed to be harmonious to the overall design and character of the Urban Center District. Other public utility uses or structures including major transmission and overhead distribution lines and structures are prohibited within the Urban Centers and Corridor Nodes Districts.**

This section of the Zoning Ordinance speaks about the installation of public utility structures around the perimeter of the development and creating a harmonious design around these necessary elements and the proposed development. Since this site has been fully developed and limited site improvements are proposed with this DSP, this finding is not applicable.

- (5) **Be compatible with any site design practices or standards delineated in any Master Plan, Sector Plan or Overlay Zone applicable to the area of development. To the extent there is a conflict between the site design practices or standards of subsection (b)(1), above, and those of a Master Plan, Sector Plan or Overlay Zone applicable to the area that is proposed for development under this Section, the site design practices and standards of the Master Plan, Sector Plan or Overlay Zone shall apply.**

This application is exempt from the requirements in the D-D-O Zone of the Southern Green Line Station Area Sector Plan and SMA. The DSP conforms to all other applicable requirements of the Zoning Ordinance, except for the number of loading spaces for retail uses for which the applicant has requested a departure.

- (6) **Nothing in this Section shall be interpreted to preclude projects that include the uses described in subsection (b)(3), above, from proceeding without the use of expedited review prescribed in this Section.**

This requirement is not applicable to this DSP because none of the uses listed in subsection (b)(3) are proposed within this DSP.

- c. The subject site was reviewed for conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of the Zoning Ordinance at the time of DSP-05018 approval. The only site amendment proposed in this DSP is the outdoor play area that is consistent with the requirements of Section 27-464.02. The site's conformance with the applicable site design guidelines was found at the time of DSP-05018 approval, and this amendment does not change this prior finding.
- d. **Military Installation Overlay Zone:** The development on the subject site predates the adoption of the M-I-O Zone. However, the site is within the Surface E (Conical Surface) Zone of Joint Base Andrews Airport and is therefore subject to Section 27-548.54, Requirements for Height of the Zoning Ordinance. The existing building is five stories and approximately 57 feet in height, which is below the permitted building height of 562 feet within the Surface E Zone.
- e. **Departure from Parking and Loading Spaces DPLS-491:** The applicant requires a departure from Section 27-582(a) of the Zoning Ordinance, for a reduction in the

number of loading spaces required. As noted in Finding 2, the development has been approved in DSP-05018 for four loading spaces, one each for the four retail tenants that have more than 2,000 square feet of gross leasing space. With the conversion of 4,400 square feet to the proposed day care center for children, the need for loading is greatly diminished. Specifically, this conversion impacts retail Tenants 3 and 4. The 4,400 square feet will use part of Tenant 3's gross floor area and all of Tenant 4's area. The remaining area of retail Tenant 3, which is 2,103 square feet, includes a temporary sales office of approximately 1,305 square feet that does not require a loading space. Since the proposed day care center does not require a loading space, only Tenants 1 and 2 will still need a loading space, in accordance with Section 27-582(a). The applicant requests to reduce the required three loading spaces to two.

The required findings for the Planning Board to grant the departure in Section 27-588(b)(7) of the Zoning Ordinance, are as follows:

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

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

Section 27-550(a) of the Zoning Ordinance outlines four purpose statements: (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses; (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points; (3) To protect the residential character of residential areas; and (4) To provide parking and loading areas which are convenient and increase the amenities in the regional district.

The submitted statement of justification (SOJ) indicates that the proposal is consistent with the purposes of off-street loading, and staff concurs that under the current loading arrangement, sufficient loading is provided on-site to serve the uses. Of the four previous approved retail tenants, only Tenants 1 and 2 remain in need of loading spaces. Most of the gross floor area of previous approved Tenants 3 and 4 will be used for the proposed day care center that does not need a loading space. In addition, most of the remaining space will be used as a temporary sales office that does not need a loading space. Only two on-site loading spaces are needed.

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

The submitted SOJ indicates that the proposed on-site loading has been constructed in the most efficient way possible to accommodate the loading needs for Tenants 1 and 2. This departure is the minimum number of spaces necessary.

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

Special circumstances impacting the site include the change of users from what was previously envisioned as four individual retail tenants occupying the commercial/retail spaces. With the significant zoning changes in the immediate neighborhood to the mixed-use zoning categories, the commercial/retail environment keeps evolving. The physical environment has to be altered to meet the needs of new businesses.

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

Pursuant to Section 27-582(a), the commercial/retail component would be required to provide three loading spaces, because each store still has more than 2,000 square feet of gross floor area. The applicant contends that most of the remaining Tenant 3 is used as a sales office and not a regular retail store and, therefore no loading is needed.

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

The existing building complex occupies the entire block and has the needed number of parking and loading spaces specifically built to serve this building. The needs of the adjoining residential area will not be infringed upon if this departure is granted.

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

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

The subject site is surrounded by various uses in mixed-use, residential, and planned industrial and employment park zones. No loading is needed in single-family residential zones. All development in other zones has been or will be subject to DSP review to ensure

enough off-street parking and loading. The subject site was developed in 2008 and has been operated since then with sufficient parking and loading.

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

The subject site is located within TOD core area of the Southern Green Line Station Area Sector Plan and SMA. Since the building was constructed prior to the adoption of the sector plan, the same uses and zoning designation were retained for the subject site. This amendment will not change the permitted uses, as recommended by the sector plan.

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

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

The subject property is not located within a municipality. These considerations are not applicable to this DPLS.

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

(i) Public transportation available in the area;

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

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

The subject site includes residential and commercial uses and is located within the close vicinity of the Branch Avenue Metro Station. Given the changing nature of the commercial/retail uses on the site, previously envisioned individual retail tenants are not economically viable anymore. With the increased residential population in the area, day care service is in great demand, resulting in this amendment to the previously approved commercial/retail spaces.

Based on the analysis above, staff concludes that given the changing needs of the commercial/retail uses on the site, it is necessary to adjust the previously approved number of loading spaces. Therefore, staff recommends that the Planning Board

approve DPLS-491, to allow a reduction of one loading space, from the required three to two spaces.

9. **Detailed Site Plan DSP-05018:** The District Council affirmed the Planning Board's approval of DSP-05018 on November 28, 2005, subject to 14 conditions. The building complex was constructed in 2008. All the conditions attached to the prior approval have been fulfilled.
10. **2010 Prince George's County Landscape Manual:** At the time of DSP-05018 approval, the site was subject to Section 4.1, Residential Requirements; Section 4.3, Screening Requirements; and Section 4.7, Buffering Incompatible Uses, of the 1990 *Prince George's County Landscape Manual* and conformed to the applicable requirements. This DSP does not involve a change of use from a lower- to a higher-intensity use category, or an increase in the gross floor area of the existing building, and therefore is exempt from the requirements of the 2010 *Prince George's County Landscape Manual*.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has an approved Type II Tree Conservation Plan (TCPII-100-05), and a Natural Resources Inventory Plan (NRI-008-05) that has expired. A revision to the NRI and TCPII was not required because this application proposes a limit of disturbance that is less than 5,000 square feet and will not disturb any regulated or environmentally sensitive features. The site is entirely developed, and the proposed application is mainly for renovations within the designated commercial component of the existing multifamily residential condominium building. The site's conformance with the applicable requirements of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) was found at the time of DSP-05018 approval. This revision does not change any prior findings.
12. **Prince George's County Tree Canopy Coverage Ordinance:** Since this DSP proposes less than 5,000 square feet of gross floor area or disturbance, in accordance with Section 25-127 of the Prince George's County Tree Canopy Coverage Ordinance, this application is exempt from tree canopy coverage requirements.
13. **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. **Transportation**—In a memorandum dated June 1, 2021 (Hancock to Zhang), incorporated herein by reference, the Transportation Planning Section reviewed this DSP and DPLS-491 for conformance with prior conditions of approval and the required findings of approval for a DPLS in Section 27-588(b)(7) of the Zoning Ordinance.

The previous submittal, DSP-05018 established the trip generation in each peak hour that was used for the analysis for the trip cap. That application approved 21,401 square feet of retail, which was proposed to generate 183 AM and 329 PM peak-hour vehicle trips, as well as 282 multifamily residences. At a full buildout, the site is able to accommodate 436 AM and 1,360 PM peak-hour vehicle trips. This development is proposed to generate 35 (18 inbound, 17 outbound) and 36 (17 inbound, 19 outbound) vehicle trips during the AM and PM peak hours, respectively. This trip generation is fully consistent and can be accommodated with

the trip cap approved under DSP-05018. Any development generating an impact greater than what is identified herein shall require a new determination of the adequacy of transportation facilities. The day care could be fully accommodated under the trip cap by merely adding to the uses approved under DSP-05018. The fact that the day care will occupy a portion of the retail space further underscores that the trip cap can accommodate this use.

The Transportation Planning Section concludes that from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.

- b. **Permits**—In a memorandum dated May 10, 2021 (Hughes to Zhang), incorporated herein by reference, the Permits Section provided comments on conformance with DSP-05018, dimensions of parking spaces, and building-mounted signage. A condition has been included in the Recommendation section requiring sign face area information to be provided on the site plan.
- c. **Environmental Planning**—In a memorandum dated May 28, 2021 (Nickle to Zhang), incorporated herein by reference, the Environmental Planning Section noted that the site has an approved SWM Concept Plan 17989-2005-00, which has expired. The expired concept plan is consistent with the DSP and the proposed revision does not propose disturbance and is within the original limits of development.

The Environmental Planning Section finds this application to be in conformance with the environmental requirements of Subtitle 25 (WCO) and recommends approval of this DSP.

- d. **Subdivision**—In a memorandum dated May 28, 2021 (Vatandoost to Zhang), incorporated herein by reference, the Subdivision Section provided an analysis of conformance with conditions attached to the DSP and final plat that are included in findings above. The proposed development depicted in the DSP is generally consistent with the prior approvals. Staff recommends two technical corrections to the plan that have been incorporated into the conditions of approval.
- e. **Pedestrian and Bicycle Facilities**—In a memorandum dated June 3, 2021, (Smith to Zhang), incorporated herein by reference, the pedestrian and bicycle planner reviewed this application for conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the Southern Green Line Station Area Sector Plan and SMA, and Subtitle 27 of the Prince George’s County Code to provide the appropriate pedestrian and bicycle transportation recommendations.

Staff noted that due to the nature of application, the shared roadway facilities are beyond the scope of the DSP and are not recommended with this application. Staff recommends a minimum of two inverted U-style bicycle racks, or a similar style, that allow for two points of secure contact, be provided at a convenient location to the building entrance. Bicycle parking is an important component of bicycle-friendly roadways and is a way to accommodate multimodal access to the subject site.

Staff further concludes that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) of the Zoning Ordinance, for a DSP for pedestrian and bicycle transportation purposes, with two conditions that have been included in the Recommendation section of this report.

f. **Prince George’s County Fire Department**—In an email dated May 20, 2021, (Reilly to Zhang), incorporated herein by reference, the Fire Department noted that the Office of the Fire Marshal of the Prince George’s County Fire/EMS Department has reviewed the referral documents for DSP-05018-01. The proposed day care center will cause no changes to the fire access arrangement of the building. As noted by the Transportation Planning Section, repurposing the loading spaces to provide the outdoor play area will alter the area that provided an emergency path of access to the pool area. Alternate access appears to be sufficiently addressed, as shown on the site plan, via the south garage entrance. Responders would also have similar access via the east garage entrance. No detail was provided for the proposed “pool access” signage shown, but signage will be acceptable, as long as it is provided on a contrasting background and is of sufficient size and height to be visible from Auth Road. A condition has been included in the Recommendation section of this report requiring the applicant to provide details for pool access signage, prior to certification of this DSP.

g. **Prince George’s County Department of Permitting, Inspections and Enforcement**—In a memorandum dated May 17, 2021 (Giles to Zhang), incorporated herein by reference, DPIE indicated no objection to DSP-05018-01, however, DPIE noted that the applicant will need to apply for a new SWM concept plan for this change of use, if any site disturbance is proposed. In addition, DPIE has no objection to DPLS-491 provided there are no safety concerns.

As noted in Finding 5 above, the updated SWM concept plan has been approved by DPIE on May 11, 2021.

h. **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.

i. **Prince George’s County Health Department**—In a memorandum dated May 13, 2021 (Adepoju to Zhang), incorporated herein by reference, the health department provided three comments, as follows:

- The applicant must comply with all state and local regulatory requirements for the prevention of the spread of COVID-19, mandated by the Governor of the state of Maryland. The facility must follow the Center for Disease Control guidance for childcare programs, recommendations under the general preparedness and planning for the prevention of the spread of COVID-19.
- The facility must submit an application for licensure to the Maryland Department of Education’s Division of Early Childhood.

- The facility must have an environmental assessment inspection by the Prince George’s County’s Health Department, Division of Environmental Engineering and Policy Program.

All comments have been transmitted to the applicant who is aware of the requirements and will follow up with the leads accordingly.

j. **Maryland State Department of Human Resources**—At the time of the writing of this technical staff report, the Maryland State Department of Human Resources did not offer comments on the subject application.

14. Based on the foregoing and as required by Section 27-285(b), 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.

15. Section 27-285(b)(4) of the 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).

The subject DSP does not alter previously approved limits of disturbance and, therefore, this finding is not necessary.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. APPROVE Departure from Parking and Loading Spaces DPLS-491 to allow for a reduction in the number of loading spaces required from three spaces to two spaces.
- B. APPROVE Detailed Site Plan DSP-05018-01 for Tribeca at Camp Springs–Day Care Center, subject to the following conditions:
 - 1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Provide a site plan note listing the prohibited uses, in accordance with Section 27-290.01(b)(3) of the Prince George’s County Zoning Ordinance.
 - b. Provide a site plan note indicating that outdoor play area shall be limited to the hours between 7 AM and 9 PM.
 - c. Provide a sign face area calculation table showing the required and provided area in square feet.

- d. Provide a minimum of two bicycle racks at a location convenient to the building entrance, and a detail of an inverted U-style rack, or a similar style, that allows two points of secure contact.
- e. Label the width of the sidewalks on the DSP.
- f. Correctly show the property lines and their bearings and distances, in conformance with Plat Book REP 210 page 81.
- g. On sheet DSP-3, show and label all the easements (10-foot-wide public utility easement along Old Soper Road, water line easement, easements dedicated to Prince George's County), in conformance with Plat Book REP 210 page 81.
- h. Provide details of "pool access" signage to be on a contrasting background and of sufficient size and height to be visible from Auth Road.

ITEM: 5 & 6

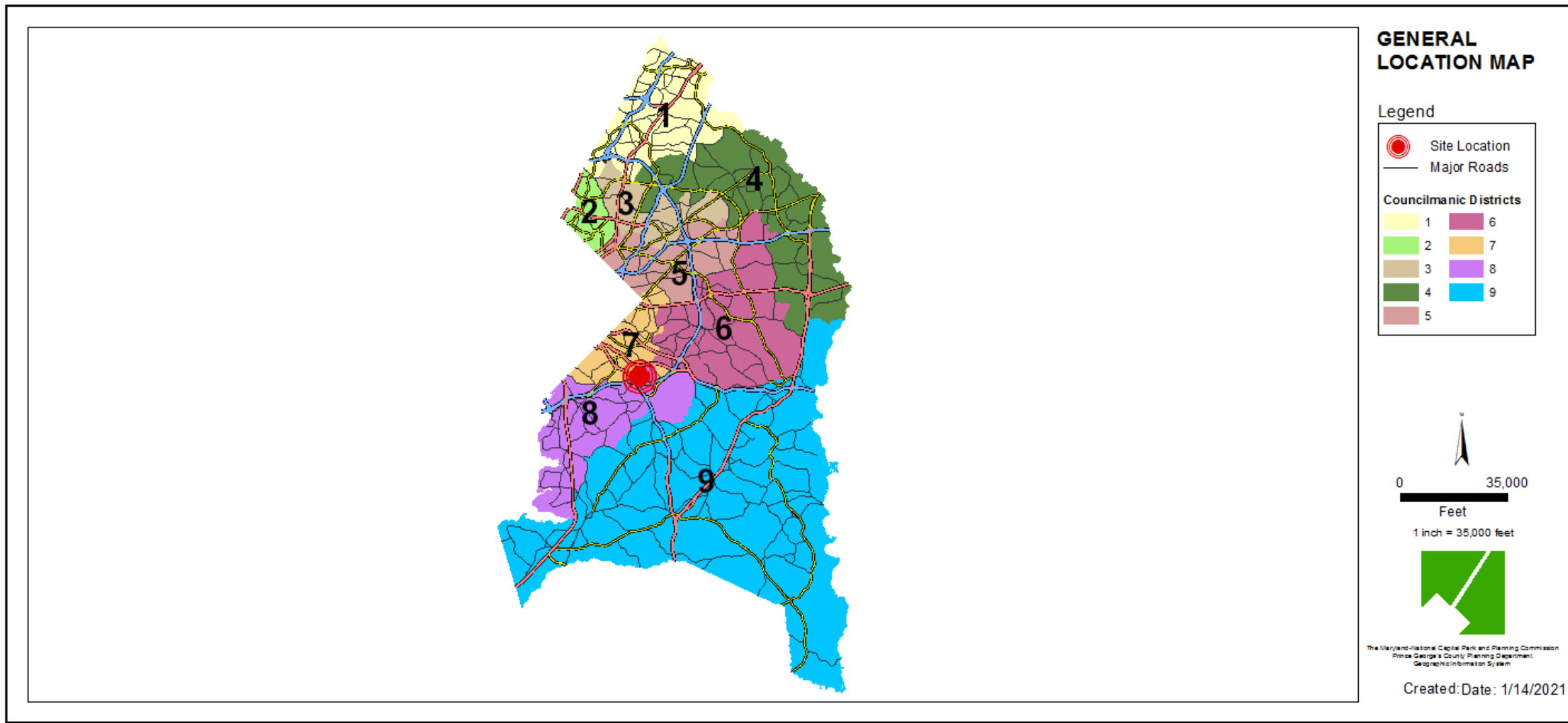
CASE: DSP-05018-01 & DPLS-491

TRIBECA AT CAMP SPRINGS - DAY CARE CENTER
EXPEDITED TRANSIT-ORIENTED DEVELOPMENT (ETOD) PROJECT

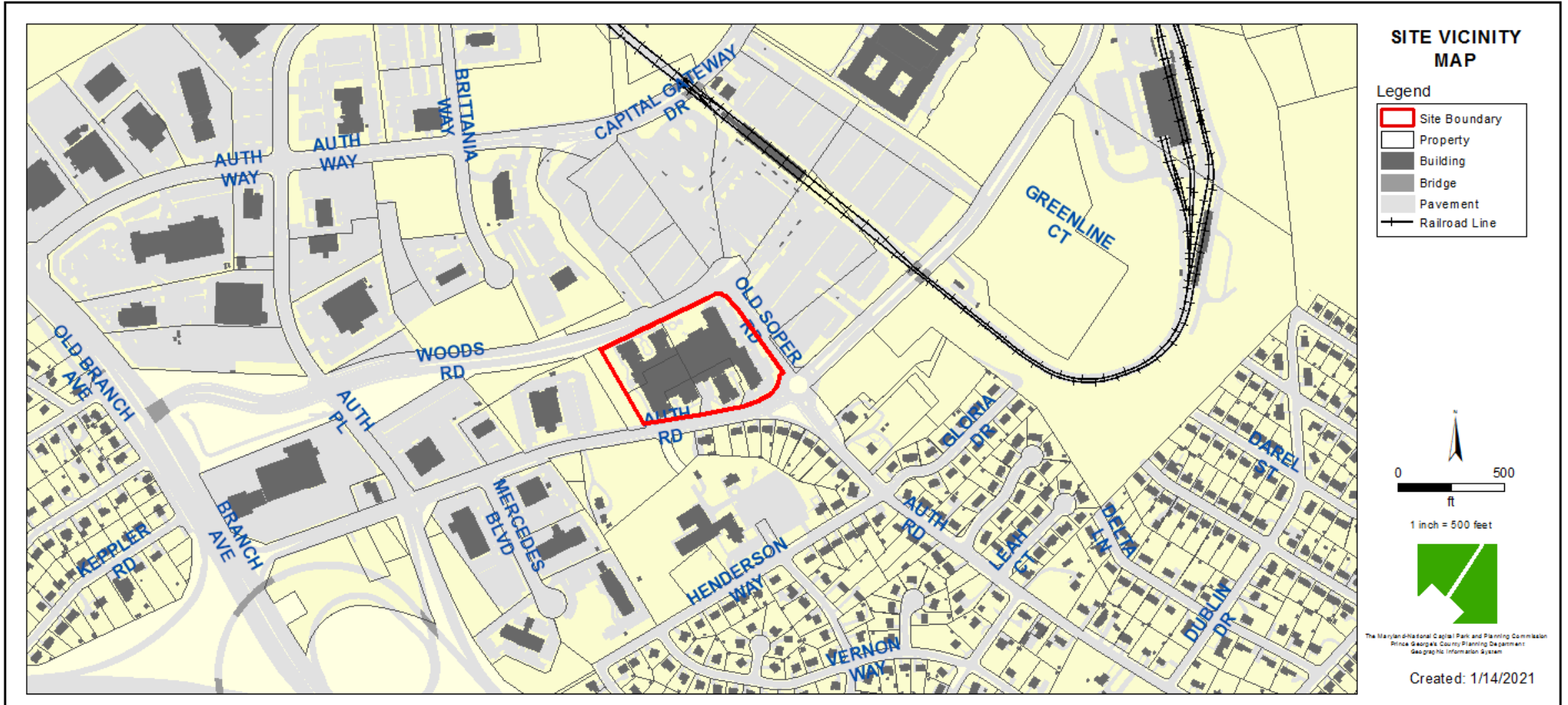
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



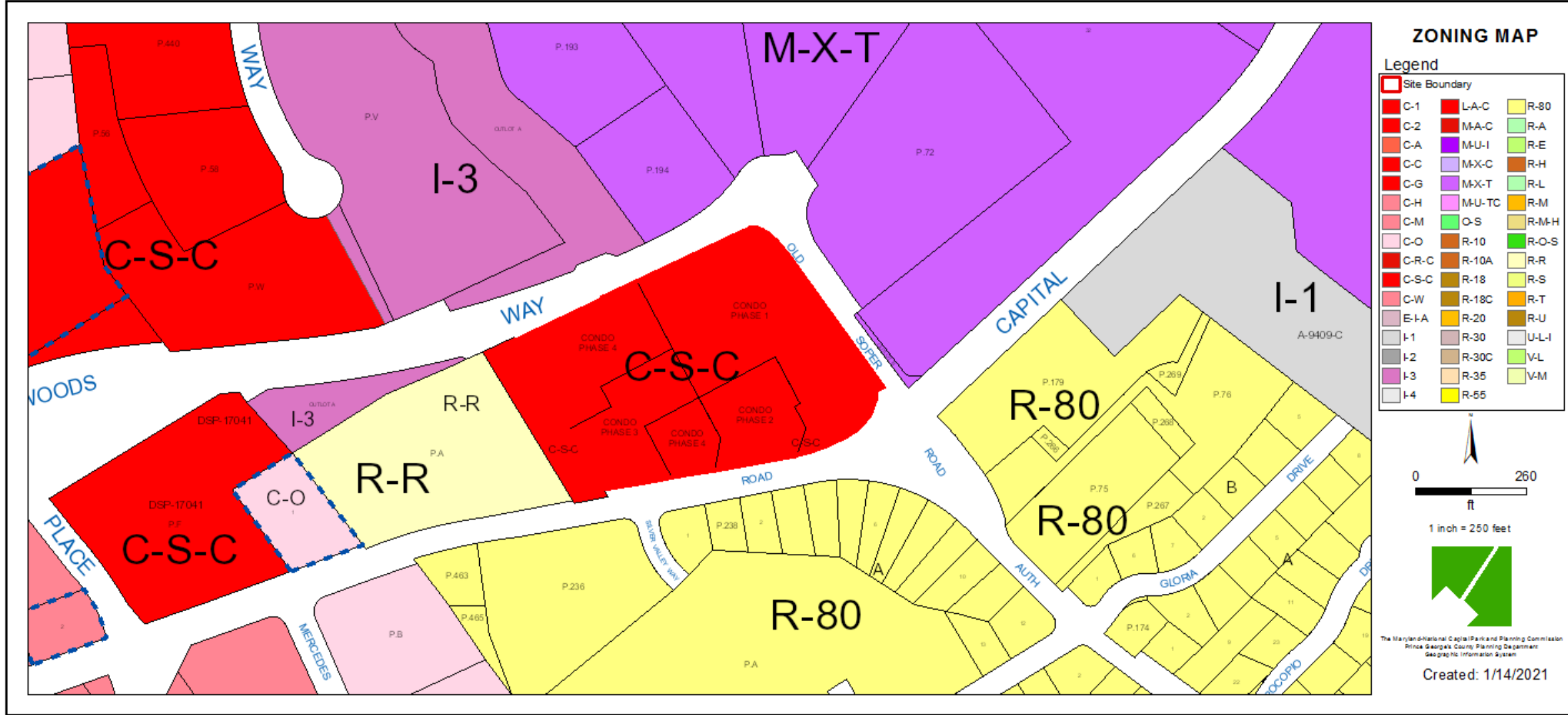
GENERAL LOCATION MAP



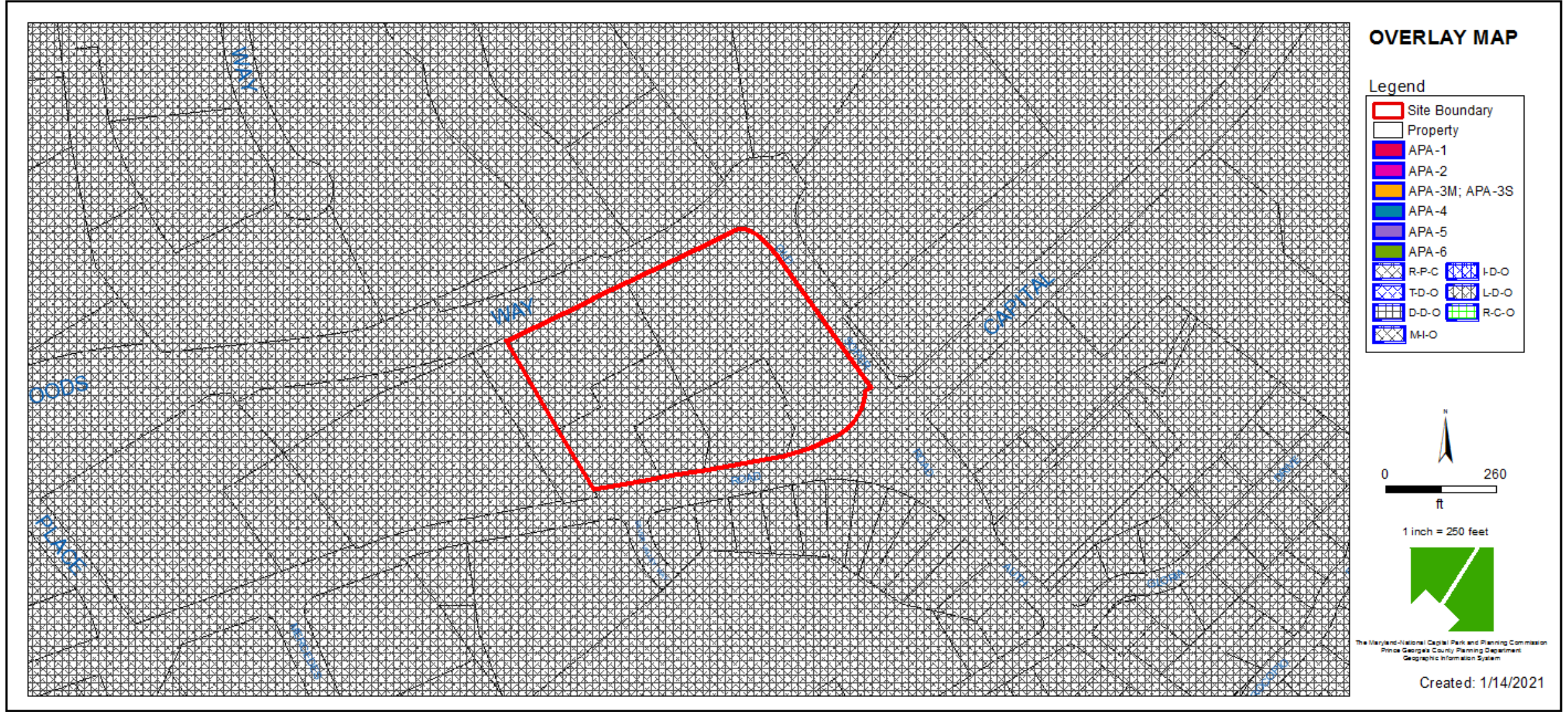
SITE VICINITY



ZONING MAP



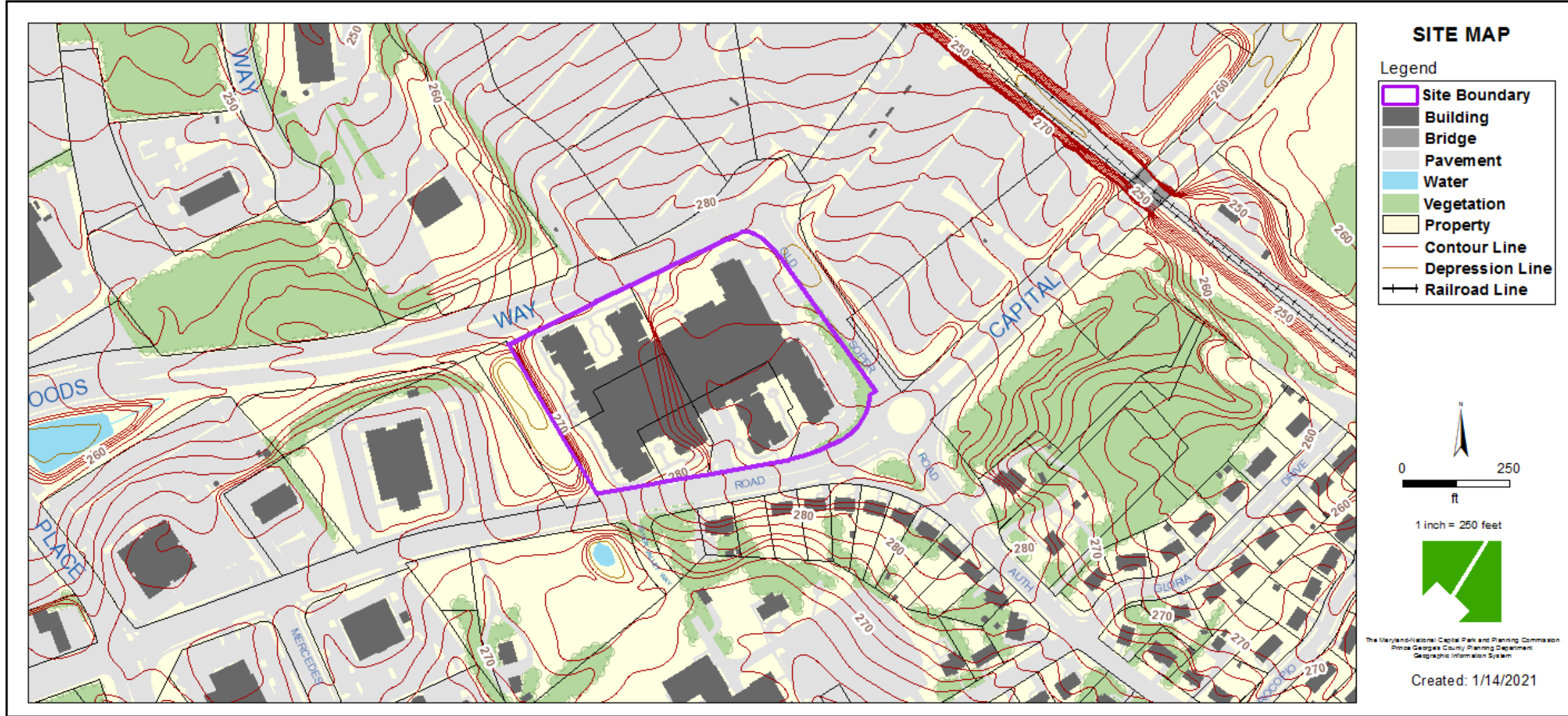
OVERLAY MAP



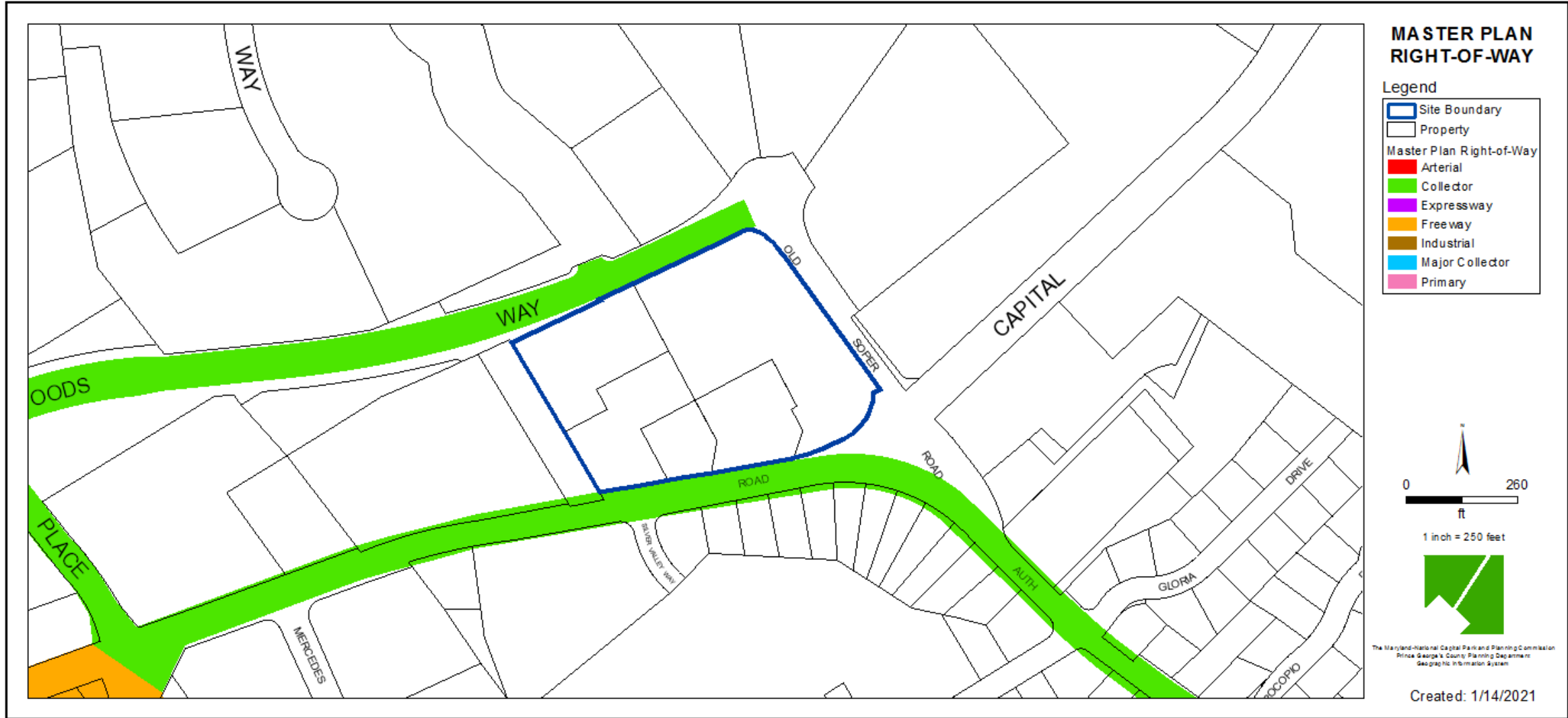
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW OF SITE

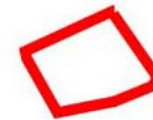


GREEN LINE METRO



DISTANCE TO METRO

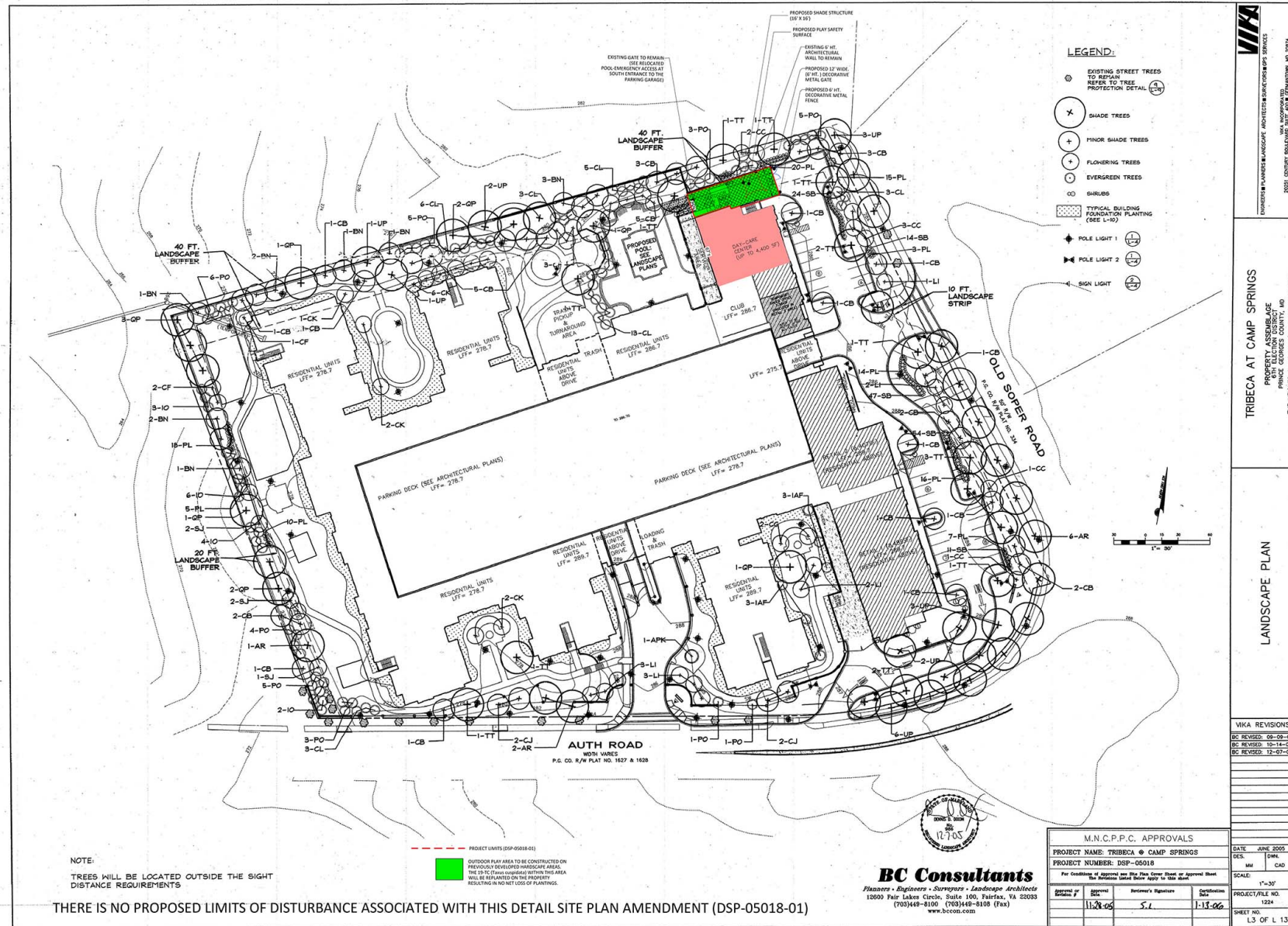
TRIBECA AT CAMP SPRINGS DAY CARE CENTER
TO BRANCH AVENUE GREEN LINE METRO



100% OF THE SITE AREA IS WITHIN A
1/2 MILE RADIUS TO METRO

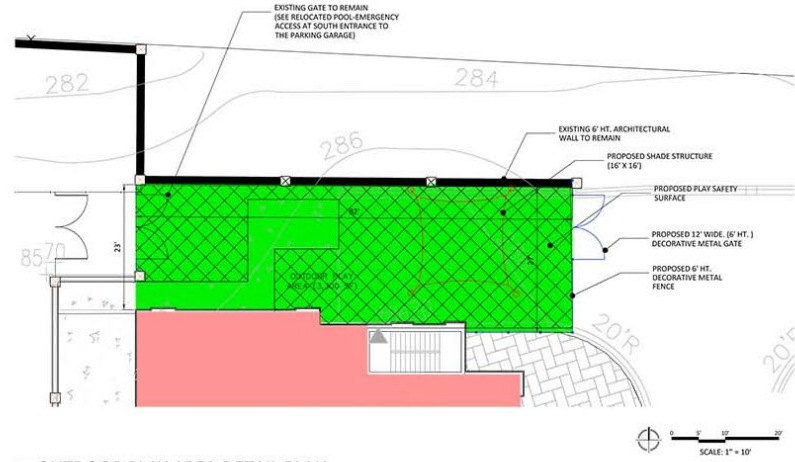


LANDSCAPE/SITE PLAN



THERE IS NO PROPOSED LIMITS OF DISTURBANCE ASSOCIATED WITH THIS DETAIL SITE PLAN AMENDMENT (DSP-05018-01)

SITE DETAILS



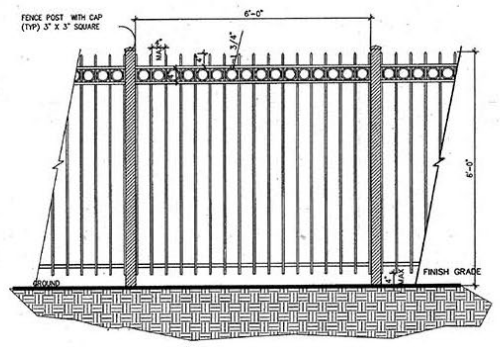
1 OUTDOOR PLAY AREA DETAIL PLAN
SCALE 1" = 10'



PRODUCT: USA SHADE & FABRIC STRUCTURES
P.O. BOX 3467 COPPELL, TX 75019

FOUR-POINT HYPAR SAIL STRUCTURE FEATURES COLUMNS OF VARYING HEIGHTS, ENABLING THE FABRIC TO BE "FORMED" INTO A HYPERBOLIC SHAPE.

2 SHADE STRUCTURE OR EQUAL
NOT TO SCALE



PRODUCT: DECORATIVE METAL FENCE IN BLACK COLOR TO MATCH THE EXISTING SITE FENCING.

3 FENCE DETAIL
NOT TO SCALE



Poured-in-Place rubber flooring is a playground surface option that comes in many colorful designs, is easy to clean, and durable year-round. Poured-in-place rubber flooring is

- > A two-layer construction starting with a cushion layer made of clean, recycled tire rubber covered with decorative wear layer of fine virgin EPDM or TPV granules. Cushion layer thickness is customized on-site to meet your play equipment's unique and varying fall heights, saving you money
- > Available in several options to meet your site-specific needs
- > Can be installed over asphalt, concrete, or compacted sub-base aggregate
- > Because the rubber and urethane components are mixed and applied on site, having school colors, logos, games and/or geometric shapes permanently incorporated into the surface are practical possibilities

4 PLAY SAFETY SURFACE DETAIL OR EQUAL
NOT TO SCALE



SIGNAGE



144"x42"



72"x36"



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For internal use only

PROOF #1	PROOF #2	PROOF #3	PROOF #4	PROOF #5	PROOF #6
mb / 02.19.21	mb / 03.01.21	mb / 03.02.21	mb / 03.04.21	mb / 03.08.21	mb / 03.09.21
NOTES/REVISIONS: First proof	NOTES/REVISIONS: Revised using 'new' client-supplied logo	NOTES/REVISIONS: C is now yellow!	NOTES/REVISIONS: Applied new logo. Colors are now PMS.	NOTES/REVISIONS: 2nd child now yellow!	NOTES/REVISIONS: Created Mock Ups

PROOF# 6

PROOF DATE
03.09.21

PRODUCT
MaxMetal signs

SIZE
as noted

SIDES	QUANTITY
1	1ea

FINISHINGS / NOTES
 *MATTE laminate to be applied to prints
 *Graphics have been given PMS colors for future brand consistency

CLIENT NAME
Tanetta Merritt

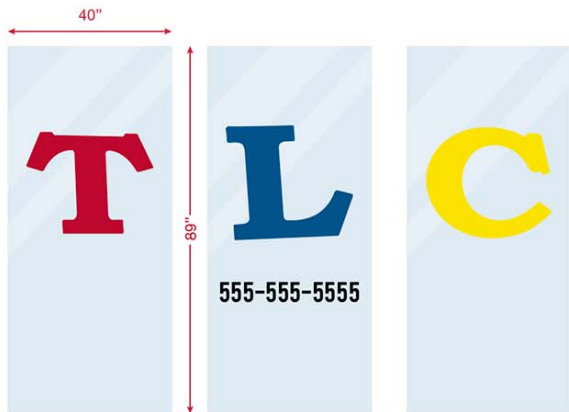
WORK ORDER #
57698

DESIGNS CREATED AND/OR REVISED BY FASTSIGNS OF ANNAPOLIS ARE THE SOLE INTELLECTUAL PROPERTY OF FASTSIGNS OF ANNAPOLIS UNTIL FINAL APPROVAL AND PAYMENTS ARE MADE. THIS PROOF SHALL NOT BE SHARED, MANIPULATED AND/OR REPRODUCED WITHOUT PERMISSION OF FASTSIGNS OF ANNAPOLIS.

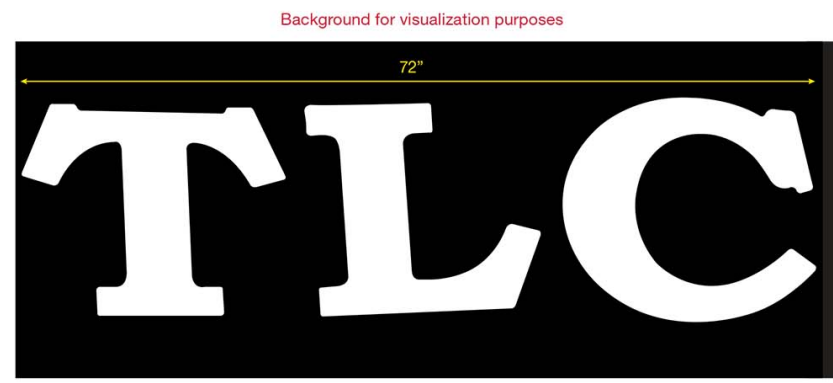
FASTSIGNS
 More than fast. More than signs.
ANNAPOLIS
p. 410.243.7448 | w. fastsigns.com/527 | e. fastsigns.527@fastsigns.com
 1812 Margaret Ave., Annapolis, MD 21401 | fastsigns.com/527



SIGNAGE



PROOF# 6	
PROOF DATE 03.09.21	
PRODUCT MaxMetal signs	
SIZE as noted	
SIDES 1	QUANTITY 2 sets of 3 windows
FINISHINGS / NOTES *MATTE laminate to be applied to prints *Cut to shape	
CLIENT NAME Tanetta Merritt	



PROOF# 6	
PROOF DATE 03.09.21	
PRODUCT Routed letters	
SIZE 20" cap height	
SIDES 1	QUANTITY 1ea
FINISHINGS / NOTES *.5" white Komacel letters *Letters to be mounted on a raceway	
CLIENT NAME Tanetta Merritt	

WORK ORDER # 57698	
<small>DESIGNS CREATED AND/OR REVISED BY FASTSIGNS OF ANNAPOLIS ARE THE SOLE INTELLECTUAL PROPERTY OF FASTSIGNS OF ANNAPOLIS UNTIL FINAL APPROVAL AND PAYMENTS ARE MADE. THIS PROOF SHALL NOT BE SHARED, MANIPULATED AND/OR REPRODUCED WITHOUT PERMISSION OF FASTSIGNS OF ANNAPOLIS.</small>	
FASTSIGNS More than fast. More than signs. ANNAPOLIS	

PROOF# 6	
PROOF DATE 03.09.21	
PRODUCT Sign reface	
SIZE 96"x30"	
SIDES 1	QUANTITY 1
FINISHINGS / NOTES *MATTE laminate to be applied to print *Will reface existing sign	
CLIENT NAME Tanetta Merritt	

WORK ORDER # 57698	
<small>DESIGNS CREATED AND/OR REVISED BY FASTSIGNS OF ANNAPOLIS ARE THE SOLE INTELLECTUAL PROPERTY OF FASTSIGNS OF ANNAPOLIS UNTIL FINAL APPROVAL AND PAYMENTS ARE MADE. THIS PROOF SHALL NOT BE SHARED, MANIPULATED AND/OR REPRODUCED WITHOUT PERMISSION OF FASTSIGNS OF ANNAPOLIS.</small>	
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mb / 02.19.21	mb / 03.01.21	mb / 03.02.21	mb / 03.04.21	mb / 03.08.21	mb / 03.09.21
NOTES/REVISIONS: First proof	NOTES/REVISIONS: Revised using "new" client-supplied logo	NOTES/REVISIONS: C is now yellow!	NOTES/REVISIONS: Applied new logo. Colors are now PMS.	NOTES/REVISIONS: 2nd child now yellow!	NOTES/REVISIONS: NO CHANGES





Transportation Planning Section
Countywide Planning Division

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

301-952-3680

June 1, 2021

MEMORANDUM

TO: Henry Zhang, Urban Design Section, Development Review Division

FROM: Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

VIA: Tom Masog, Transportation Section, Countywide Planning Division

SUBJECT: **DSP-05018-01 Tribeca at Camp Springs Day Care**

Proposal

The applicant proposes converting up to 4,400 square-feet of existing retail into a child day care center with a 3,300-square foot outdoor play area. The day care center is proposed to occupy a portion of retail space 3 which is 2,100 square feet and all of retail space 4 which is 2,300 square feet. It is envisioned that the proposed day care center will accommodate up to 88 children and eleven (11) parking spaces.

Background

A 282 multi-family residential unit with 21,401 square feet of retail is located within the Community Shopping Center (C-S-C) Zone and was originally approved on November 25, 2005. The project is located at the intersection of Old Soper Road and Auth Road in the vicinity of the Branch Avenue Metro station.

Parking

Fifteen parking spaces have been constructed to serve this area of retail development and two of those spaces are accessible. The day care facility use requires eleven of the parking spaces. Also, the residential parking is separate from this use.

Prior Conditions of Approval

The previous submittal, DSP-05018 established the trip generation in each peak hour that was used for the analysis for the trip cap. That application proposed and approved 21,401 square feet of retail as it was proposed to generate 183 AM and 329 PM peak-hour vehicle trips as well as 282 multifamily residences. At a full buildout, the site is able to accommodate 436 AM and 1360 PM peak-hour vehicle trips.

Analysis of Traffic Impacts

This development is proposed to generate 35 (18 inbound, 17 outbound) and 36 (17 inbound, 19 outbound) vehicle trips during the AM and PM peak hours, respectively. This trip generation is fully consistent and can be accommodated with the trip cap approved under DSP-05018. Any development generating an impact greater than what is identified herein shall require a new determination of the adequacy of transportation facilities.

The day care could be fully accommodated under the cap by merely adding to the uses approved under DSP-05018. The fact that the day care will occupy a portion of the retail space further underscores that the trip cap can accommodate this use.

Departure of Parking and Loading Spaces DPLS-491

The applicant is requesting a departure of the parking and loading standards that reduces the retail loading requirement from 3 spaces to 2 spaces.

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

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

Comment: The site is located within the boundaries of the *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. The plan presents an opportunity to create communities that are vibrant, attractive, and sustainable by redeveloping under-utilized retail centers into moderate density, compact, pedestrian-friendly, transit-accessible places, each with a defined identity to foster a sense of place. Originally, this development was approved with four retail spaces and provided four loading spaces however, the current day care center proposal does not require a loading space or specific parking space size. The day care center will utilize a portion of retail space 3 and all of retail space 4. The remaining retail space available in retail space 3 is 2,105 square feet and the small size of the retail space (which actually creates the need for the third loading space per the loading space requirements in Subtitle 27) is minimal. Staff believes that the site will still be served by granting the departure.

ii. The departure is the minimum necessary, given the specific circumstances of the request;

Comment: The applicant stated the smaller retail #3 space is just above the minimum requirement as indicated in the zoning code. Additionally, the retail sites have two other loading spaces and the required on-site parking. Staff believe that this finding is met.

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

Comment: The applicant indicated that this existing facility will have a change in use from retail to day care and reduces the need for loading space as loading spaces for the other retail uses are still available on site. Staff agrees with this finding.

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

Comment: The applicant believes that all methods to retain the loading space have been exhausted as the compact nature of the existing facility does not allow the two uses to work together. For safety, the existing loading space will be needed as an outdoor play area for the day care center. The transportation planning staff agree with this assertion.

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

Comment: The retail site is situated on the perimeter of the residential housing development. The residential units are located above the existing 565 space parking space garage and near the Branch Avenue Metro station. This finding is met.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
 Transportation Planning Section

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

301-952-3680

June 3, 2021

MEMORANDUM

TO: Henry Zhang, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division *TSW*

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division *NS*

SUBJECT: Detailed Site Plan Review for Pedestrian and Bicycle Transportation Master Plan Compliance

The following detailed site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2014 *Approved Southern Green Line Station Area Sector Plan*, and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detail Site Plan Number: DSP-05018-01

Development Case Name: Tribeca Camp Springs Day Care

	<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<input type="checkbox"/>	Public Use Trail Easement <input type="checkbox"/>
County R.O.W.	<input type="checkbox"/>	Nature Trails <input type="checkbox"/>
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks <input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking <input checked="" type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access <input type="checkbox"/>
Add'l Connections	<input type="checkbox"/>	Bikeway Signage <input type="checkbox"/>

Subject to 24-124.01: No

Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

Development Case Background	
Lot Size	7.5 acres
Number of Units (residential)	n/a
Abutting Roadways	Old Sopper Road, Auth Road
Abutting or Nearby Master Plan Roadways	Auth Road, Woods Way
Abutting or Nearby Master Plan Trails	Shared roadway along Auth Road (planned), Shared roadway along Old Sopper Road (planned)
Proposed Use(s)	Day Care

Zoning	C-S-C
Centers and/or Corridors	Branch Avenue Metro Center
Prior Approvals on Subject Site	DSP-05018
Subject to 24-124.01:	At time of preliminary plan
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

Development Proposal

The subject application proposes converting 4,400 square feet of existing retail space for day care use to accommodate up to 88 children.

Prior Approvals

The proposed development is subject to prior approval DSP-05018. However, there are no conditions related to bicycle and pedestrian transportation.

Review of Proposed On-Site Improvements

The submitted plans include sidewalk along Old Sopper Road, and along north side of entrance drive aisle, crosswalk crossing the vehicular entrance from Old Sopper Road and a proposed outdoor recreational area.

These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the proposed improvements, pedestrian, and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Section 27-274(c), the relevant design guidelines for pedestrian and bicycle transportation.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to various uses including commercial, residential, and industrial zones. The site is connected to the surrounding area via sidewalk along all the abutting roadways and an existing bicycle lane along Woods Way.

Review Master Plan of Transportation (MPOT) Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Two master plan trail facility impacts the subject site, planned shared roadway facilities along Old Sopper Road and Auth Road. 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 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Comment: Due to the nature of application, the shared roadway facilities are beyond the scope of a detailed site plan and are not recommended with this application. Staff recommend a minimum of two inverted u-style bicycle racks, or s style similar that allows for two points of secure contact, be

provided at a convenient location to the building entrance. Bicycle parking is an important component of a bicycle friendly roadway, and to accommodate multimodal access to the subject site.

Review Area Master Plan Compliance

This development is also subject to the 2014 *Approved Southern Green Line Station Area Sector Plan* which includes the following recommendations for pedestrian and bicyclist facilities (pg.36):

- 3. Promote pedestrian access to the station via a connected street grid and seek locations to implement the county’s Complete Streets policies, by providing sidewalks and marked bicycle lanes in the station areas

- 7. Decrease the production of greenhouse gases by minimizing vehicular trips and promoting greater pedestrian and bicycle mobility

Comment: Staff find that the recommended bicycle parking and the existing pedestrian facilities fulfill the intent of the policies above.

Compliance with the Zoning Ordinance

Section 27-274(a) provides the following guidelines for detailed site plans:

- (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. 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 site.

Comment: The recommended bicycle racks provide site amenities and supported by the guidelines above.

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) for a detailed site plan for pedestrian and bicycle transportation purposes, if the following conditions are met:

- 1. Prior to certification of the detailed site plan, the applicant, or the applicant’s heirs, successors, and/or assigns shall revise the plans to provide:
 - a. A minimum of two bicycle racks at a location convenient to the building entrance and a detailed exhibit. Staff recommend inverted u-style, or a style similar that allows two points of secure contact.
 - b. Labeled width of sidewalks on site plan.

May 28, 2021

MEMORANDUM

TO: Henry Zhang, Master Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Mahsa Vatandoost, Senior Planner, Subdivision Section *MV*
SUBJECT: DSP-05018-01; Tribeca at Camp Springs Day Care Center - REVISED

The subject property considered in this amendment to a Detailed Site Plan (DSP-05018) is located on Tax Map 89 in Grid A-4, and known as part of Parcel 1, Gibbs Manor Subdivision. The property is recorded among the Land Records of Prince George's County in Plat Book REP 210 page 81 on February 16, 2006 in accordance with Sections 24-111(c)(2) and (3) and Sections 24-107(c)(7)(B) and (C) of the Subdivision Regulations to exempt the existing development from filing a new preliminary plan. The total area of the property is 7.51 acres, zoned C-S-C and located within the area of the 2014 Southern Green Line Sector Plan and Sectional Map Amendment.

On October 6, 2005, DSP-05018 was approved by the Prince George's County Planning Board (PGCPB Resolution No. 05-196) and affirmed by the District Council on November 28, 2005 for commercial and residential development containing 21,401 square feet of retail and 282 multifamily dwelling units on Parcel 1.

This DSP amendment proposes converting up to 4,400 square feet of existing retail space into a day care center for children which is a permitted use in C-S-C Zone in accordance with Section 27-464.02 of the Zoning Ordinance. The DSP also proposes a 3,300 square-foot outdoor play area and eleven parking spaces. The existing building will be retained and all public facilities such as streets, sewer and water service, parking and other site amenities that presently serve the existing retail use are adequate to serve the proposed day care center for children. This DSP amendment does not propose any additional gross floor area for development.

The property considered in this DSP is not subject to a previously approved preliminary plan of subdivision (PPS). In 2005, DSP-05018 was submitted for development of 11 parcels and two lots. As stated in Finding 10.a. of PGCPB Resolution No. 05-196, the development was found to be exempt from the requirement of a preliminary plan of subdivision because of vested development rights which existed on the subject property. The DSP was approved with 14 conditions, of which the following are relevant to review of this amendment proposal for conformance with Subtitle 24:

- 2. Prior to the issuance of any grading or building permits, a new record plat, processed in accordance with Sections 24-111(c)(2) and (3) and 24-107(c)(7)(B) and (C), which will establish the trip cap, shall be recorded. Pursuant to CB-28-2004, the plat shall reference the required covenants as proposed.**

A new final plat of subdivision was approved under application number 5-06023 by the Planning Board on February 9, 2006 and recorded as Plat Book REP 210 page 81. This Condition has been satisfied.

- 4. Prior to signature approval of the detailed site plan, all plans shall be revised to provide all outdoor activity areas with noise attenuation measures that reduce noise levels to 65 dBA Ldn or less. This can be achieved through the provision of noise barriers or a redesign of the site that uses the buildings to shield the outdoor activity areas from noise sources. A Phase II noise study shall accompany the revised plans to demonstrate how the revised design will meet the noise standards.**

In compliance with this condition, a letter report dated September 2005 providing Acoustical Analysis Results and a memo dated October 14, 2005, was submitted prior to certificate approval of DSP-05018. These documents summarized the results of noise analysis and concluded that the vehicular traffic and Metrorail trains will not generate exterior noise levels above 65 dBA at the subject property based on the development shown on site plan dated June 2005. An acoustical analysis performed for the property indicated noise levels at the north side of the development will not exceed 60.7 Day-Night Level (DNL) dB, and therefore no mitigation was deemed necessary for noise. This Condition 4 was thus satisfied with certificate approval of DSP-05018.

The final plat of subdivision 210-81 includes three notes of which the following are applicable to the review of this DSP.

- 1. This plat is done pursuant to Section 24-111(c)(2) and (3) and Section 24-107(c)(7)(B) and (C) of the Prince George's County Subdivision Regulations. The total area of the development permitted on this site equates to development that would generate no more than 438 A.M. peak hour trips and 1,380 P.M. peak hour trips.**

The proposed development in this DSP amendment does not exceed the trip cap established by the approval of the record plat 210-81. The Transportation Planning Section, in their email dated February 24, 2021 (Barnett-Woods to Zhang) found that transportation related adequacy findings are not impacted by the proposed application.

- 2. Development of this property must conform to the detailed site plan which was approved by the Prince George's County Planning Board on October 6, 2005, DSP-05018 or as amended by any subsequent revisions thereto.**

The proposed development should be evaluated by the Urban Design Section for conformance with Note 2.

Plan Comments

1. The property lines and their bearings and distances, and various easements (PUEs, water line easement, easements dedicated to Prince George's County) are not displayed on sheet 3 of the DSP and should be shown in conformance with record plat 210-81.

Recommended Conditions

1. Prior to certificate approval, the following revisions shall be made to the Detailed Site Plan:
 - a. Correctly show the property lines and their bearings and distances in conformance with Plat Book REP 210 page 81.
 - b. On sheet DSP-3, show and label all the easements (10-foot public utility easement (PUE) along Old Soper Road, water line easement, easements dedicated to Prince George's County) in conformance with Plat Book REP 210-81.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the detailed site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Environmental Planning Section

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

301-952-3650

May 28, 2021

MEMORANDUM

TO: Henry Zhang, Master Planner, Urban Design Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MR*

FROM: Suzanne Nickle, Master Planner, Environmental Planning Section, CWPD *SN*

SUBJECT: **DSP-05018-01 and TCPII-100-05 Tribeca at Camp Springs**

The Environmental Planning Section (EPS) has reviewed this detailed site plan, DSP-05018-01, received by the Countywide Planning Division on May 7, 2021. The Environmental Planning Section recommends approval of DSP-05018-01 subject to no conditions.

The site has an approved Type II Tree Conservation Plan (TCPII-100-05), and a Natural Resources Inventory Plan (NRI-008-05) that has expired. A revision to the NRI and TCPII was not required because this application proposed a limit of disturbance that is less than 5,000 square feet and will not disturb any regulated or environmentally sensitive features. The site is entirely developed, and the proposed application is for inside renovations within the designated commercial component of the existing multifamily residential condominium building.

A review of available information indicates there are no Regulated Environmental Features (REF) on-site. Based on a review of the expired NRI, 1.81 acres of existing woodland was on the site prior to development. The TCP2-100-05 was approved for clearing the woodlands and fulfilling the development's woodland conservation requirement through off-site mitigation. The proposed application is in conformance with the previously approved TCPII-100-05.

The predominant soil types found to occur according to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) are the Chillum silt loam, Gravel and Borrow Pits, Sassafras gravelly loam and urban land complex, and Woodstown sandy loam. This site does not have Marlboro or Christiana clays present at this location. According to information from Maryland Department of Natural Resources (DNR), Natural Heritage Program (NHP) staff, there are no Rare, Threatened, or Endangered (RTE) species found to occur in the vicinity of the property. The *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan* (May 2017) shows that the site does not contain mapped Regulated or Evaluation Areas. The site is in the Henson Creek watershed of the Potomac River basin. No Forest Interior Dwelling Species (FIDS) are mapped on-site. Woods Way and Auth Road are master planned collector roadways. Due to the residential use component of the site, noise impacts must be evaluated. No adjacent roadways are identified as historic or scenic roadways. This parcel is a proposed mixed-use site containing a residential condominium regime, commercial and a proposed day care. The site is located within the Environmental Strategy Area 1 (formerly the

Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

The site has an approved Stormwater Management Concept Plan #17989-2005-00, which has expired. The expired concept plan is consistent with the detailed site plan. The proposed revision does not propose disturbance and is within the original limits of development. No additional stormwater management (SWM) information is needed with this application.

The Environmental Planning Section has completed the review of DSP-05018-01 and previously approved TCPII-100-05, and recommends approval subject to the following finding:

Recommended Finding:

The Environmental Planning Section finds this application to be in conformance with the environmental requirements of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance).

If you have any questions, please contact Suzanne Nickle at Suzanne.nickle@ppd.mncppc.org.

May 10, 2021

MEMORANDUM

TO: Henry Zhang, Senior Planner, Development Review Division

FROM: Michelle Hughes, Permit Review Section, Development Review Division

SUBJECT: Referral comments for DSP-05018-01 (DPLS-491), Tribeca at Camp Springs Day Care Center

1. The site plan shall be in compliance with DSP-05018.
2. The dimensions of the (7) provided parking spaces for the day care shall be provided on the site plan.
3. Provide the tabulation, including the building frontage, showing what is allowed for the proposed daycare building signs.

From: [Reilly, James V](#)
To: [Zhang, Henry](#)
Cc: [PGCReferrals](#); [Reilly, James V](#)
Subject: FW: REVISED: ACCEPTANCE OF: DSP-05018-01 (DPLS-491) Tribeca at Camp Springs Day Care Center -ETOD-
Date: Thursday, May 20, 2021 10:57:45 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
Importance: High

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Evening Henry,

I apologize for the delayed response. The Office of the Fire Marshal of the Prince George's County Fire/EMS Department has reviewed the referral documents for DSP-05018-01 Tribeca at Camp Springs Day Care Center. The proposed day care center will cause no changes to the fire access arrangement of the building. As noted by the Transportation Planning Section, repurposing the loading spaces to provide the outdoor play area will alter the area that provided an emergency path of access to the pool area. Alternate access appears to be sufficiently addressed as shown on drawing CIVP-CDP05018-01-DSP-3.pdf via the south garage entrance. Responders would also have similar access via the east garage entrance. No detail was provided for the proposed "pool access" signage shown, but we believe signage will be acceptable as long as it is provided on a contrasting background and is of sufficient size, height, and stroke to be visible from the Auth Road roadway. Regards. Jim

James V. Reilly
Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department
6820 Webster Street, Landover Hills, MD 20784
Office: 301-583-1830
Direct: 301-583-1838
Cell: 240-508-4931
Fax: 301-583-1945
Email: jvreilly@co.pg.md.us

From: ePlan <ePlan@ppd.mncppc.org>
Sent: Wednesday, May 12, 2021 10:08 AM
To: Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnettwoods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Brooke E. Larman

<brooke.larman@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; Gullickson, Amanda M <AMGullickson@co.pg.md.us>; tgaskins@co.pg.md.us; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; Snyder, Steven G. <SGSnyder@co.pg.md.us>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Tayyem, Mahmoud <mtayyem@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Yuen, Steven <SYuen@co.pg.md.us>; tltolson@pg.co.md.us; Thweatt, Susan W. <swthweatt@co.pg.md.us>; Adepoju, Adebola O. <aoAdepoju@co.pg.md.us>; chuck.boyd@maryland.gov; sharon.chester@msde.state.md.us; maginnis@umd.edu
Cc: Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Townsend, Donald <Donald.Townsend@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Fairley, Lillian <Lillian.Fairley@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Windsor, Theresa <Theresa.Windsor@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>

Subject: REVISED: ACCEPTANCE OF: DSP-05018-01 (DPLS-491) Tribeca at Camp Springs Day Care Center -ETOD-

Importance: High

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hello,

This is a **REVISED** EPlan ACCEPTANCE of **DSP-05018-01 TIBECA AT CAMP SPRINGS DAY CARE CENTER** to be reviewed at the **PLANNING BOARD** level.

This case was officially accepted on **MAY 7, 2021**

SDRC is scheduled for **MAY 28, 2021**

Major Issue Referral Deadline: **MAY 14, 2021**

Referral Due Date (as shown on TSR Due Date matrix) **MAY 28, 2021**

- All responses must be emailed to the assigned reviewer and to PGCReferrals@ppd.mncppc.org ;
- attach signed memo's on official letterhead
- attach a signed PDF and Word version of the document.
- The email subject must include: Case number + Case name + Dept + Reviewer initials.
- Please indicate in the body of your email if the attached response is the 1st, 2nd or 3rd

Please submit ALL comments to assigned reviewer **Henry Zhang**
Henry.Zhang@ppd.mncppc.org and PGCReferrals@ppd.mncppc.org


Click on the hyperlink to view the (5-7-2021) Acceptance documents: https://www.dropbox.com/sh/1omk17qwgt73bzt/AABp1Uc_IKvLzBFca3ITY78la?dl=0

If you need assistance please contact Cheryl.summerlin@ppd.mncppc.org.

Thanks,

Martin Grigsby

Principal Planning Technician | Development Review Division

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-3772 | Martin.Grigsby@ppd.mncppc.org



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Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

May 17, 2021

TO: Henry Zhang, Urban Design Review
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary Giles*
Site/Road Plan Review Division, DPIE

RE: Tribeca at Camp Springs Day Care Center
Detailed Site Plan (DSP) 05018-01 & DPLS 491.

This is in response to the Tribeca at Camp Springs Day Care Center Detailed Site Plan DSP 05018-01 and Departure of Parking and Loading Spaces (DPLS) 491. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject property consists of approximately 7.51 acres of land in the C-S-C Zone, located adjacent to the Branch Avenue Metro Station. The property address is 4701 Old Soper Road, Units R-3 and R-4, Suitland, Maryland 20746.
- DSP 05080-01 is to convert a retail space to a Day Care Center for up to 88 children within the property. DPLS 491 is to reduce the retail loading requirement from 3 spaces to 2 spaces.
- DPIE has no objection to DSP 05081-01, however, the applicant will need to apply for a new concept for this change of use, if any site disturbance is proposed.
- DPIE has no objection to DPLS 491 provided there are no safety concerns .

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

MCG:MAA/NF:AG

cc: Nanji Formukong, District Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
The Learning Curve, CDC 4701 Old Soper Road Oxon Hill MD 20745
Vika, Inc. 20251 Century Boulevard Germantown, MD 20874



Division of Environmental Health/Disease Control

Date: May 13, 2021

To: Henry Zhang, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP- 05018-01, (DPLS-491), Tribeca at Camp Springs Day Care Center

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Tribeca at Camp Springs Day Care Center located at 4701 Old Soper road and has the following comments / recommendations:

1. The applicant must comply with all state and local regulatory requirements for the prevention of the spread of COVID-19 mandated by the Governor of the state of Maryland. The facility must follow the Center for Disease Control (CDC) Guidance for Child Care programs recommendations under the General Preparedness and Planning for the prevention of the spread of COVID-19.
2. The facility must submit an application for licensure to the Maryland Department of Education's Division of Early Childhood. Contact the Prince George's County office of Child Care for assistance located at 807 Brightseat Road in Landover, MD or call (301) 333-6940.
3. The Facility must have an environmental assessment inspection by the Prince George's County's Health Department Division of Environmental Engineering and Policy Program located at 9201 Basil Court Suite 305 in Largo, Maryland 20774 or call (301) 883-7681.

If you have any questions or need additional information, please contact me at 301-883-7677 or aodepoju@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

Lusan Laruse



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

December 2, 2005

RE: SP 05018 Tribeca at Camp Springs

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 the Council Order setting forth the action taken by the District Council in this case on November 28, 2005.

CERTIFICATE OF SERVICE

This is to certify that on December 2, 2005, 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

(10/97)

County Administration Building - Upper Marlboro, Maryland 20772

Case No. SP-05018

Applicant: WP East
Acquisition, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 05-196, to approve a detailed site plan, showing multifamily condominium residential housing (282 units) and 21,401 square feet of retail, on property known as Tribeca at Camp Springs, described as approximately 7.51 acres of land in the C-S-C Zone, in the northwest quadrant of the intersection of Old Soper Road and Auth Road, Suitland, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to the issuance of any use or occupancy permits by the Department of Environmental Resources, and pursuant to CB-28-2004, the applicant shall provide evidence that a condominium regime has been established for the subject property. A note shall be added to the plans, to state clearly that all residential units will be in condominium ownership.
2. Prior to the issuance of any grading or building permits, a new record plat shall be reviewed, approved, and recorded, as provided in Sections 24-111 (c) (2) and (c) (3), and 24-107 (c) (7) (B) and (c) (7) (C), to establish the trip cap. Pursuant to CB-28-2004, the plat shall reference the required covenants, as proposed.

3. Prior to signature approval of the detailed site plan, the TCP II shall be revised to provide the standard computation worksheet.
4. Prior to signature approval of the detailed site plan, all plans shall be revised to provide all outdoor activity areas with noise attenuation measures that reduce noise levels to 65 dBA Ldn or less. The applicant may use noise barriers or a redesign of the site, to use the building to shield the outdoor activity areas from noise sources. A Phase II noise study shall accompany the revised plans, to demonstrate how the revised design will meet the noise standards.
5. Prior to issuance of any building permits for residential units on this site, the building permits shall be modified to contain certification by a professional engineer (with competency in acoustical analysis) that the residential building shells within the subject property have been designed to attenuate noise levels to 45 dBA (Ldn) or less.
6. Three original, executed recreational facilities agreements (RFAs) or similar alternatives shall be submitted to the Development Review Division (DRD) for approval, three weeks prior to submission of a grading permit application. Upon approval by DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland. The RFA shall provide for the completion of all exterior recreational facilities prior to the certificate of occupancy by the Department of Environmental Resources for the 200th dwelling unit.
7. Prior to the issuance of the 50th certificate of occupancy for a dwelling unit by the Department of Environmental Resources, the indoor facilities, included as part of the clubhouse, shall be completed.
8. A performance bond, letter of credit, or other suitable financial guarantee for the recreational facilities shall be submitted to DRD, in an amount to be determined by DRD, at least two weeks before applying for building permits.

9. Prior to signature approval, the applicant, successors, or assignees shall demonstrate that the recreational facilities are in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The recreational facilities shall be as follows:

Indoor Recreational Facilities:

Clubhouse – approximately 6,965 square feet of gross floor area containing the following:

- Meeting room large enough to accommodate seating for 70 persons
- 1,000-square-foot fitness area with equipment
- Kitchen (with a minimum of a double sink, standard-size refrigerator, dishwasher and large microwave) with lockable French doors
- Pool facilities for pool patrons
- Card room with table and chairs

Outdoor Recreational Facilities

- Swimming pool
- One grass volleyball or badminton court or putting green
- One tot lot
- One-half school-age lot
- Two one-half picnic areas
- Three exercise stations – two stations with three pieces of equipment and one station with four pieces of equipment (10 pieces of equipment total)
- Two sitting areas.

10. Prior to signature approval, the plans shall be revised to eliminate the horseshoe pit and provide a sitting area in its place. Courtyard B shall be designed to eliminate the sitting area and include either a grass volleyball or badminton court or

putting green, or place the tot lot within the courtyard. The swimming pool area shall be expanded to incorporate the one-half picnic area.

11. Prior to DER issuance of the certificate of occupancy for the 250th dwelling unit, the applicant shall submit evidence that the retail shell component is constructed and 25 percent leased.

12. The plans shall be revised prior to signature approval, to include the following:

a. The applicant shall revise the design of the proposed fence along the northern and western property line to: (1) extend the 6-foot high brick fence with 6-foot, 7-inch brick piers an additional 90 linear feet to the west; (2) revise the remaining portions of the fence to include a 2-foot-high knee wall surmounted by a 4-foot-high metal picket fence with regularly spaced brick piers to a maximum height of 6 feet, 7 inches; (3) eliminate the use of a solid board fence along the northern or western property lines; (4) employ brick or stone for retaining walls; and (5) eliminate the use of a curvilinear transition between any brick pier and an adjacent brick knee wall in favor of a 90-degree angle in all locations except for the main entrance to the property on Auth Road.

b. Schedule 4.3 shall be revised to reflect the planting plan and the planting plan and schedules shall reflect the use of crepe myrtles in the landscape strip.

c. Provide special up-lighting at the base of all freestanding signs and within the landscape area along Soper Lane.

d. Schedule 4.7 for the west property line shall be removed.

e. The plans shall be revised to demonstrate sufficient lighting within the passageway from the parking garage to the front of the retail area.

f. The south end of the plaza next to the retail area shall include a minimum of two shade-producing trees.

g. The number of handicapped spaces shall be reduced to two percent of the total required spaces and the minimum dimensions for parking spaces per Part 11, Section 27-558, for all handicapped and compact parking spaces shall be shown on the site plan.

h. The courtyards containing sitting areas shall be enhanced with additional plantings of woody ornamentals.

i. A specimen tree shall be specified at the entrance to the development from Auth Road.

j. Fencing along the Auth Road entrance shall tie back to the building.

k. The height in feet of all proposed buildings shall be shown on the site plan.

l. The outdoor hearth detail and birdbaths shall be deleted from the plans.

m. The site plan and architectural plans for the parking garage shall clarify the total number of parking spaces provided.

n. The keystone retaining wall shall be changed to brick or stone-finished wall.

o. Details and specifications for special paving shall be shown on the plans.

13. Prior to signature approval, the architectural elevations shall be revised to show the following:

a. The entire first floor of the building shall be clad in masonry, using precast concrete for accent areas and other masonry on the balcony areas of the first floor.

b. A materials board, including color selections.

c. The passageway from the parking garage to the retail area shall be sufficiently detailed to be aesthetically pleasing. The use of display windows shall be considered.

d. The elevator serving the commercial parking within the garage be designed to incorporate securing access features so that only residents can access the residential units above.

14. Prior to the issuance of any sign permits for the retail use, the following information shall be provided and conditions apply:

- a. The signage areas shall be provided for both freestanding and building-mounted signs.
- b. Only external fixtures may be used for illumination of building mounted signage.
- c. Internally lit signage shall be prohibited.

Ordered this 28th day of November, 2005, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Harrington, Knotts and Peters

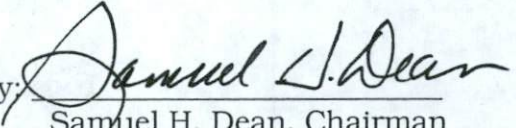
Opposed:

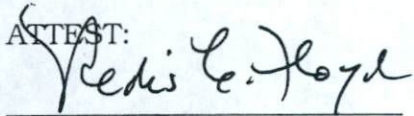
Abstained:

Absent: Council Members Exum and Hendershot

Vote: 7-0

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

By: 
Samuel H. Dean, Chairman

ATTEST:


Redis C. Floyd
Clerk of the Council



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

October 7, 2005

WP East Associates, LLC
8150 Leesburg Pike
Suite 730
Vienna, Virginia 22182

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-05018
Tribeca At Camp Springs

Dear Applicant:

This is to advise you that on **October 6, 2005** the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of the final notice **October 7, 2005** of the Planning Board's decision unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or any Person of Record in the case; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-883-5784.)

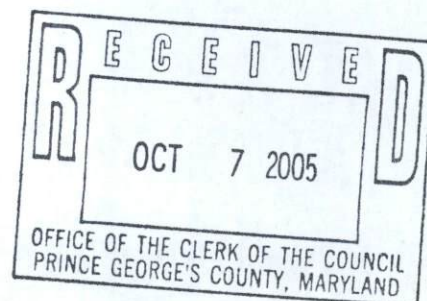
Please direct any future communication or inquiries regarding this matter to Ms. Redis C. Floyd, Clerk of the Council, at the above address.

Very truly yours,
Faroll Hamer
Development Review Division

By: 
Reviewer

c: Redis C. Floyd, Clerk to the County Council
Persons of Record

PGCPB No. **05-196**
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-3796

PGCPB No. 05-196

File No. DSP-05018

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on October 6, 2005 regarding Detailed Site Plan DSP-05018 for Tribeca at Camp Springs, the Planning Board finds:

1. **Request:** The subject application proposes a residential multifamily development with a retail component. The plan proposes 282 multifamily units and 21,401 square feet of retail. The multifamily units are proposed to be located around a central parking structure. The retail component is proposed as a mix of tenants located at one end of the building, fronting on Old Soper Lane. Residential units will be located above the retail components.
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use	Single-family detached units	282 multifamily: One bedroom units-111 units Two bedroom units-142 units Three bedroom units-29 units 21,401 square feet of retail
Acreage	7.51 acres	7.51 acres
Square footage	N/A	Retail/commercial—21,401 sq. ft.

Other Development Data

Parking Required

REQUIRED SPACES

1 bedroom—111 units @ 1.33 spaces/unit	148 spaces
2 bedroom—142 units @ 1.66 spaces/unit	236 spaces
3 bedroom—29 units @ 1.99 spaces/unit	58 spaces
Retail/commercial space—	
Tenant one—8,489 square feet	48 spaces
@ 1 space/150 sq. ft. for 1 st 3,000 square feet + 1 space/200 sq. ft. thereafter	
Tenant two—6,407 sq. feet	38 spaces
@ 1 space/150 sq. ft. for 1 st 3,000 square feet + 1 space/200 sq. ft. thereafter	
Tenant three—4,205 sq. feet	27 spaces
@ 1 space/150 sq. ft. for 1 st 3,000 square feet + 1 space/200 sq. ft. thereafter	
Tenant four—2,300 sq. feet	16 spaces
@ 1 space/150 sq. ft. for 1 st 3,000 square feet + 1 space/200 sq. ft. thereafter	
Total parking required	571 spaces
Total parking provided	697 spaces

3. **Location:** The subject site is located at the northwest corner of the intersection of Auth Road and Old Soper Lane. The site located within Planning Area 76A.
4. **Surroundings and Use:** The subject property has frontage on Old Soper Lane to the east and Auth Road to the south. The property is bounded on the north by WMATA (the Branch Avenue Metro Station), zoned M-X-T, and Outlot A, part of Auth Road Center, zoned I-3. To the west of the property is a vacant property zoned C-S-C.
5. **Previous Approvals:** The subject property was rezoned from the R-R Zone to the C-S-C Zone through the sectional map amendment process, via the 2000 approved Master Plan and Sectional Map Amendment for the Heights and Vicinity.
6. **Design Features:** The plan provides for a compact development that proposes multifamily residential in combination with a retail component. The five-story multifamily structure surrounds a central parking garage. A retail component with surface parking is located along the front of the structure at Old Soper Road.

The plan provides for recreational facilities in two areas, along the north and west property lines. The recreational areas along the west side of the building cause some concern because the facilities are located over underground stormwater management. The staff believes that the appropriateness

of these facilities located over the top of the facility could be a long-term problem in the maintenance of the facility. Also, it is not clear if the Department of Environmental Resources will allow for the recreational facilities that have footing associated with them, to be placed on top of the structure. The staff believes that it would be better to relocate the playgrounds proposed on the west side of the building to the north side of the building, possibly within Courtyard "B" and near the swimming pool area. If the swimming pool area is slightly expanded, one of the half picnic areas could be deleted, which may make room for the preteen area. The staff and applicant have agreed with the following list of facilities to be provided for the subject site:

Indoor Recreational Facilities:

- Club house—approximately 6,965 square feet of gross floor area containing the following:
 - Meeting room large enough to accommodate seating for 70 persons
 - 1,000-square-foot fitness area with equipment
 - Kitchen (with a minimum of a double sink, standard-size refrigerator, dishwasher and large microwave) with lockable French doors.
 - Pool facilities for pool patrons
 - Card room with table and chairs

Outdoor Recreational Facilities

- Swimming pool
- One grass volleyball or badminton court or putting green
- One tot lot
- One-half school-age lot
- Two one-half picnic areas
- Six exercise stations
- Two sitting areas

COMPLIANCE WITH EVALUATION CRITERIA

7. Section 27-461 Uses, permits a multifamily dwelling use in the C-S-C Zone subject to the following:

Multifamily condominium units are permitted provided:

- (A) **The multifamily dwellings shall be located on a parcel(s) containing at least six (6) acres;**

Comment: The property is 7.51 acres of land

- (B) **The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);**

Comment: The property is contiguous to the Branch Avenue Metro Station operated by WMATA located directly to the north.

- (C) **The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;**

Comment: This does not require that the plan conform to the bedroom percentages.

- (D) **A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;**

Comment: This application is the detailed site plan.

- (E) **Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;**

Comment: This plan proposes the following standards for the development of the site as shown on the detailed site plan:

Building Height

Mid-point of the standing seam metal roof at retail=67.5 feet

Top of cupola= 85 feet, 7 inches

Top of Highest Parapet=62.0 feet

Lot Size

The lot size is 7.51 acres.

Lot Coverage

The lot coverage is 59 percent.

Frontage

The lot frontage along Auth Road is 659.94 feet and along Old Soper Road the lot frontage is 543.16 feet

Setbacks

Front yard along Old Soper Road=74.6 feet

Front yard along Auth Road=11.9 feet

Side=25.8 feet

Rear=65.9 feet

Density

Density is proposed as 38 dwelling units per acre.

- (F) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;**

Comment: The density regulations for the R-10 Zone for multifamily dwellings is 48 units to the acre. This plan proposes 38 units to the acre.

- (G) The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and**

Comment: The architectural elevations propose the exterior finish material as a combination of brick and exterior insulated finish systems (EIFS); brick being used primarily from the grade through the fourth floor and EIF being used at insets the entire height of the building and along the fifth floor and parapet of the building. The EIF used on the structure the entire height of the building is limited to the balcony insets; however, staff recommends that the entire first floor of the building be clad in masonry, using precast concrete for accent areas and other masonry on the balcony areas of the first floor. Also, a materials board, including color selections, should be provided for review and approval prior to signature approval of the plans.

- (H) Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association.**

Comment: The applicant has submitted a set of covenants (attached to the staff report). These covenants will be recorded running to the benefit of the local citizen's association, that being the Village of Camp Springs Civic Association, ensuring that appropriate condominium fees will be available to provide for adequate maintenance of required landscaping in order to ensure the aesthetics of the property forming the subject of this detailed site plan. The covenants will be

binding on the property for a term of 20 years from the date of recordation. This information should be referenced as notes on the final plat and recorded prior to the issuance of any permits.

8. **Landscape Manual:** The proposal is subject to the requirements of Section 4.1 (Residential Requirements), Section 4.3 (Parking Requirements), and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The plan demonstrates conformance to Section 4.1 and 4.3. The applicant submitted an alternative compliance application for Section 4.7 for the north property line, adjacent to the Metro station. The following is the alternative compliance analysis prepared by staff:

The subject property is a 7.5±-acre tract (lots 1-3, Auth Manor; lots 4-12 Gibbs Manor, and Parcels 64 and 233, Tax Map 89 Grid A4) at the northwest corner of the intersection of Auth Road and Old Soper Road, Camp Springs. The site is zoned C-S-C and is currently developed with single-family residences. The applicant's plans proposed the redevelopment of the property with a mixed-use project with residential (282 condominium units) and 22,000± square feet of retail space. As a multifamily residential use, the proposed development represents a medium-impact use. However, bounding the property to the north is a train station (Metro) and its associated parking lot, which are considered an adjoining high-impact use. As a result, along the northern property boundary, a "D" bufferyard is required.

The applicant proposes to construct 195 linear feet of a 6-foot 7-inch high brick wall along the portion of the northern property line nearest the proposed swimming pool. The remainder of this property line will be defined by a six-foot-high wrought iron picket fence with brick supporting piers. At the northwestern corner of the property, the applicant proposes a six-foot-high solid board fence.

Required: Section 4.7, Buffering Incompatible Uses, along the north property line:

Length of bufferyard:	614 feet
Building setback:	50 feet
Landscape yard:	40 feet
Plant materials @ 160 PUs/100 LF:	826 plant units

(with a 50 percent reduction for 195 linear feet of 6-foot 7-inch brick wall to be provided)

Provided:

Building setback:	21-foot 4-inch minimum (varies)
Landscape yard:	21-foot 4-inch minimum (varies)
Plant materials:	668 plant units

(with a 50 percent reduction for 195 linear feet of 6-foot 7-inch brick wall to be provided)

Justification Of Recommendation:

A Type "D" bufferyard is required along the northern property line to buffer the adjacent high-impact use (the Metro station and parking lot). Although the applicant proposes the construction of a 6-foot 7-inch-high brick wall to screen the proposed pool from the adjacent high-impact use, the proposed brick wall should be extended to the west an additional 90 linear feet to provide screening of the proposed children's play area and nearby trash pickup area and turnaround. To provide for a more unified treatment of the northern and western property lines (where the retaining wall is proposed), the applicant should revise the design to include only a single design that employs a 2-foot-high knee wall below a 4-foot-high wrought iron picket fence, with regularly spaced piers rising to a maximum height of 6 feet 7 inches. In addition, this picket fencing should consistently maintain a horizontal line across the entire expanse of fence. The applicant should also delete the proposed curvilinear transition from brick pier to knee wall in all locations except the primary entrance to the property on Auth Road.

With the additional 90 linear feet of brick wall screening the children's play area and the trash pickup and turnaround, the applicant would be able to reduce the number of required plant units by 144 to 682.

The committee is of the opinion that if this alternative compliance application were revised to include the modifications cited above, the proposal could be found to be equal to or better than the requirements of Section 4.7 of the *Landscape Manual*.

Recommendation:

The Alternative Compliance Committee recommends approval of the subject alternative compliance pursuant to Section 4.7 with the following conditions:

The applicant shall revise the design of the proposed fence along the northern and western property line to: (1) extend the 6-foot 7-inch-high brick fence an additional 90 linear feet to the west; (2) revise the remaining portions of the fence to include a 2-foot-high knee wall surmounted by a 4-foot-high wrought iron picket fence with regularly spaced brick piers to a maximum height of 6 feet 7 inches; (3) eliminate the use of a solid board fence along the northern or western property lines; (4) employ only brick for retaining walls to match nearby fencing; and (5) eliminate the use of a curvilinear transition between any brick pier and an adjacent brick knee wall in favor of a 90-degree angle in all locations except for the main entrance to the property on Auth Road.

In addition to the issue above, the staff recommends that the plans be revised to conform to the *Landscape Manual* in regard to Section 4.3, in that the schedule should reflect previous revisions made to the planting plan and to incorporate crepe myrtles for summer seasonal interest. The schedule for Section 4.7 for the west property line shall be removed, since the two properties are determined to be compatible. The staff also

recommends that the south end of the plaza next to the retail area include a minimum of two canopy shade-producing trees, and that the courtyards containing sitting areas should provide additional plantings of woody ornamentals to create more privacy as viewed from units above. A specimen tree should be specified at the entrance to the development from Auth Road.

9. **Woodland Conservation Ordinance:** Compliance with the requirements of the Woodland Conservation Ordinance is discussed in detail in Finding 10.e. below.
10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are as follows:
 - a. The Subdivision Section found that the development of this property is exempt from the requirement of a preliminary plan of subdivision, because a certain amount of vested development rights exist on the property. In letter dated February 10, 2005, Edward C. Gibbs to Alan Hirsch, the applicant's representative proposes that for purposes of analysis, there are 11 parcels that can each be the subject of 5,000 square feet of gross floor area except for two lots, which are not subject to the 5,000square-foot limitation, and can be calculated as having as much as 30,000 square feet of development. The applicant proposes to create a single lot, which would have a trip cap based upon the total number of trips that could be developed by analyzing the individual trip capacity of each lot and combining those trips to create the total trip cap from development of the property as proposed. Cumulatively, the individual parcels, if developed as retail, would generate more trips than the proposed plan of development (see the Transportation Finding 10.b. below).

A new record plat, processed in accordance with Sections 24-111 (c)(2) and (3) and 24-107(c)(7)(B) and (C), which will establish the trip cap, should be recorded prior to the approval of any permits.
 - b. The Transportation Section found that the subject property encompasses several lots within the Gibbs Manor subdivision plus two tax parcels. All lands were rezoned to C-S-C through The Heights sectional map amendment. Council Bill CB-28-2004 allows the development of multifamily housing in the C-S-C Zone under very specific conditions. The only transportation-related condition that must be met is that the property is adjacent to an existing rail mass transit station operated by the Washington Metropolitan Area Transit Authority (WMATA); this is the case for this site. Therefore, the underlying subdivision can be legally developed under the C-S-C Zone without need of resubdivision. The tax parcels can legally be developed with up to 5,000 square feet of retail space apiece. It is estimated that up to 60,000 square feet of retail or office space can be approved on this site without subdivision. Such development could generate 191 AM and 432 PM peak-hour vehicle trips. The development proposed under this site plan would generate 183 AM and 329 PM peak-hour vehicle trips—trip generation that is consistent with the overall assumption for the underlying properties.

The State Highway Administration (SHA), as a part of the Branch Avenue Metro Access Study, has a two-phase program to improve access into the Branch Avenue station. The first phase, which is under construction, primarily involves modification to the ramp system within the Capital Beltway and MD 5 interchange. The second phase would provide a grade-separated entrance from MD 5 to a new Metro access roadway between Auth Road and Auth Way. That roadway would continue eastward at-grade into the Branch Avenue station parking lot, coincident with the Metro access road shown on the north side of the detailed site plan. The second phase has not yet been designed. In discussions with SHA, it is understood that because this improvement has not yet been designed, it is not required that this be reflected and/or dedicated on this plan. Furthermore, the access roadway is not on the master plan with a specific right-of-way requirement. It should be noted that the right-of-way need for the new roadway may have an impact on this site plan, and that there may be a reduction in the landscaped buffers between the buildings and the Metro station site when the SHA project is ultimately constructed.

Access is proposed along Auth Road, Old Soper Road, and the Metro access road. This is acceptable; however, the applicant should be aware that the Metro access road may be owned by WMATA, and access to this roadway must be coordinated with WMATA (or whichever agency actually controls the roadway). It is noted that this roadway is a public way; it is not within the turnstiles of the parking lot.

- c. The Community Planning Division found that the General Plan indicates that the property is located in a designated metropolitan center (Branch Avenue Metro) in the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. The vision for centers is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development.

The 2000 Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity, Planning Area 76A Silver Hill-Morningside employment area states that this site should be developed in accordance with the Branch Avenue Metro Station and Vicinity Land Use Recommendations, Focus Area 1 Land Use Recommendations, and Branch Avenue Metro Area Gateway Standards (for Auth Road) sections of the master plan. Specifically, page 42 of the master plan states: "the urban design recommendations for this area are to be used to guide streetscape improvements, new development and redevelopment.... The plan recognizes that WMATA owns the station; therefore, these recommendations pertain to the areas adjacent to the Metro." Further, "any renovations or redevelopment of commercial areas should be carried out in conformance with the site design standards specified in the Urban Design chapter (pp. 87-94) of the master plan. These standards include parking, landscaping, signage, building appearance, access, etc. for commercial retail and service properties. These standards will be applied during the county's development review process to guide the development character both within the gateways and corridors." The following urban design strategies are recommended by the

2002 General Plan to ensure that projects within metropolitan centers have the highest quality of design:

- Require special signage, lighting, landscaping, street furniture, and architecture.
- Require pedestrian-oriented design elements.
- Emphasize the need for the overall design and amenities to create a special sense of place.
- Consider essential TOD design characteristics to include “land uses oriented to transit facility linkages and pedestrian-friendly building bulk and setbacks within Metrorail-oriented centers.”

Comment: The plan provides for most of the ideas for creation of a pedestrian-friendly area and details of the elements above have been included in the plans or are included as conditions of approval of this plan.

- c. The Department of Environmental Resources, in a memorandum dated July 29, 2005, has stated that the proposal is consistent with approved Stormwater Concept Plan 17989-2005.
- d. The State Highway Administration (SHA), in an e-mail dated August 25, 2005, states that the Phase III of the MD 5 Branch Avenue Metro Access Improvement plans indicate a future road directly adjacent to or impacting the property is being considered at this time. However, no SHA design plans exist for the access road and funding is not available for planning, designing or construction of the roadway. Dedication is not being required at this time.
- e. The Environmental Planning Section has no records of previous applications of this property. The subject property has an approved Stormwater Management Concept Plan, 17989-2005-00, dated June 8, 2005.

The 7.51-acre site is located on the north side of Auth Road, about 2,000 feet east of the intersection of Branch Avenue. The site is characterized by terrain sloping toward the north and west of the subject property and drains into unnamed tributaries of the Henson Creek watershed. A review of the available information indicates that streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are not found to occur on this property. Current air photos indicate that the site is partially wooded. No historic or scenic roads are affected by this proposal. The Capital Beltway (I-95) is a noise source that is within close proximity and generally regulated for noise. No species listed by the State of Maryland as rare, threatened, or endangered are known to occur in the general region. The “Prince George’s County Soils Survey” indicates that the principal soils on the site are Chillum, Sassafra, and Westphalia series. According to available information, Marlboro clay does not occur on this property. There are no

designated scenic and historic roads in the vicinity of this application. This property is located in the Henson Creek watershed of the Potomac River basin and in the Developed Tier as reflected in the adopted General Plan.

1. In place of a forest stand delineation, an approved natural resources inventory (NRI/008/05), dated May 4, 2005, was submitted on August 10, 2005. It was noted that the signed NRI plan was under a different name but covers the same area. The existing woodlands on site are classified as moderate- to low-priority for retention. The TCPII and the detailed site plan show all the required information correctly. No revisions are required for conformance to the NRI.
2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on site. The Type II Tree Conservation Plan, (TCPI/15/05), as submitted, has been reviewed and was found to conform with the requirements of the Woodland Conservation Ordinance except that the worksheet provided does not contain the correct columns.

The minimum woodland conservation requirement for the site is 1.13 acres of the net tract. An additional 1.29 acres are required due to the removal of woodlands on site, for a total woodland conservation requirement of 2.42 acres. The plan shows the requirement being met with 2.42 acres of off-site mitigation at a location to be determined later. The worksheet shown on the TCPII has deleted the formatting and, as such, is hard to read. Prior to certificate approval of the detailed site plan, the TCPII should be revised to provide the standard computation worksheet.

3. Noise levels are evaluated in the county based on state noise standards and standards developed by other agencies such as the Federal Highway Administration and the Department of Housing and Urban Development. It is the policy of the Planning Board to evaluate noise levels for residential uses above 65 dBA Ldn for outdoor activity areas, such as backyards, and levels above 45 dBA Ldn for indoor living areas. The Planning Board has also determined that only roadways of arterial classification and above generate noise levels above the established standards, thus local roadways are not evaluated for noise impacts.

There are noise sources in the vicinity of the subject property that have the potential of generating noise above the standards stated above. The major potential noise sources in the immediate vicinity of the proposed development are the Capital Beltway (I-95), a freeway; Branch Avenue, an arterial; and the Metrorail lines. Another potential noise source was identified as Andrews Air Force Base, however, the subject property is outside of the 65 dBA Ldn noise contour established by the Air Installation Compatible Use Zone (AICUZ) study, last updated in 1998, and as such, is not subject to evaluation of noise from the base.

The Environmental Planning Section uses a noise model to determine areas where noise levels might exceed the standards. Using the noise model, the 65 dBA (Ldn) noise contours are located approximately 1,059 feet from the centerline of I-95 and 449 feet from the centerline of Branch Avenue. The Capital Beltway is approximately 900 feet away and has 15- to 20-foot-high noise barriers, and Branch Avenue is approximately 1,650 feet away with no barrier. Thus, the evaluation of potential noise sources using the model resulted in no roadway noise sources being above the residential standard of 65 dBA Ldn. The model does not account for noise barriers, changes in topography, or combined noise sources and does not account for noise from rail-related sources. Because of this, a noise study was required.

The submitted noise study, dated August 8, 2003, uses appropriate methodologies to predict the noise levels at the site. The noise study reports on actual measurements from all noise sources by doing on-site measurements at two locations. The noise levels measured were near the 65 dBA Ldn and future noise levels were predicted to be in the 70.3 to 72.1 dBA range. The plan recommends that, "Residential use is acceptable providing certain site planning and/or architectural sound control measures are implemented as part of the future site and architectural development."

The detailed site plan shows two outdoor activity areas, a tot lot and a swimming pool. The plans do not show how these areas will be shielded from the noise levels above 65 dBA Ldn. The plans must be revised to either provide noise barriers in proper locations or move the outdoor activity areas to places on the site where the buildings provide adequate noise attenuation.

With regard to interior noise levels, building materials will be needed that reduce noise levels to 45 dBA Ldn or less within the residential structures.

Recommended Condition: Prior to certificate approval of the detailed site plan, all plans must be revised to provide all outdoor activity areas with noise attenuation measures that reduce noise levels to 65 dBA Ldn or less. This can be achieved through the provision of noise barriers or a redesign of the site that uses the buildings to shield the outdoor activity areas from noise sources. A Phase II noise study shall accompany the revised plans to demonstrate how the revised design will meet the noise standards.

Recommended Condition: Prior to issuance of building permits for residential units on this site, the building permits shall be modified to contain certification by a professional engineer with competency in acoustical analysis that the residential building shells within the subject property have been designed to attenuate noise levels to 45 dBA (Ldn) or less.

4. A stormwater management concept approval letter dated June 8, 2005, was submitted with the subject application. The requirement for stormwater management will be addressed during subsequent reviews by the Department of

Environmental Resources.

f. The Permit Review Section provided the following comments that remain outstanding as of the writing of this report:

1. The Parking and Loading Schedule lists 30 standard spaces and 3 van accessible spaces located within the "AT-Grade" parking lot, however; 31 standard spaces, 1 substandard space, 1 handicapped van-accessible space, and 2 standard handicapped accessible spaces are shown on the site plan provided. Please Note: More than two-thirds of the required parking will be located within the parking structure.

Comment: In order to address this issue, the applicant has revised the plans to indicate areas of the parking garage that are accessible for parking by users of the commercial retail area. The plans were revised to indicate a passageway that will provide access to the front of the shopping area from the parking garage. Further, those parking facilities located at the lower level have access to an elevator that will provide direct access to and from parking and the shopping area. These elements combined provide for the use of parking for the general parking within the structured parking facility.

2. Required handicapped accessible parking is 2 percent; 4.5 percent has been provided. Please Note: One of every four handicapped spaces must be van accessible. None of the accessible spaces within the parking structure has been dimensioned.

Comment: The plans continue to show excessive handicap spaces above and beyond the number of required handicapped spaces. The staff recommends that the plans be revised to reduce the number of handicapped spaces and to dimension the parking spaces as required above.

3. Total parking provided is listed as 741 spaces, however, a total of 849 are shown on the architectural and site plans provided.

Comment: Prior to signature approval of the plans, a clarification of the total number of spaces provided shall be demonstrated on both the site plan and the architectural plans. The plans shall demonstrate at least a minimum of 571 spaces provided.

4. The parking spaces located within the parking structure do not meet the size requirements of Part 11, Section 27-558.

Comment: This is included as a condition of approval of the plans.

5. Loading requirements are sufficient for one retail tenant, however, additional loading may be required if multiple tenants are added.

Comment: The plans have been revised to show three tenants that will require loading spaces. The applicant has been made aware of the requirement for loading and that additional division of the tenant space may result in the requirement of additional loading spaces, which may necessitate the applicant filing a departure from parking and loading standards.

6. Three freestanding signs are shown on the plans provided. Please Note: Two freestanding signs are allowed for the multifamily residential component and one for the commercial component. The commercial advertising sign must be set back ten feet from the property/ultimate right-of-way line.

Comment: The signage has been revised to be placed ten feet behind the right-of-way.

7. Sign details have not been provided.

Comment: Prior to the issuance of any signs, the signage details shall be provided, including dimensions and area.

8. All required recreational facilities must have construction start and completion timing addressed.

Comment: The indoor facilities, included as part of the club house, should be completed prior to the certificate of occupancy by the Department of Environmental Resources for any dwelling unit. The exterior recreational facilities shall be completed prior to the certificate of occupancy by the Department of Environmental Resources for the 200th dwelling unit.

11. With the proposed conditions, the subject Detailed Site Plan DSP-05018 is found to represent a 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.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Type II Tree Conservation Plan (TCPII/15/05) and further APPROVED Detailed Site Plan DSP-05018 for the above-described land, subject to the following conditions:

1. Prior to the issuance of any certificate of occupancy permits by the Department of Environmental Resources, and pursuant to CB-28-2004, the applicant shall provide evidence that a condominium regime has been established for the subject property. Also, a note shall be added to the plans to clearly state that all residential units will be condominium ownership.

2. Prior to the issuance of any grading or building permits, a new record plat, processed in accordance with Sections 24-111(c)(2) and (3) and 24-107(c)(7)(B) and (C), which will establish the trip cap, shall be recorded. Pursuant to CB-28-2004, the plat shall reference the required covenants as proposed.
3. Prior to signature approval of the detailed site plan, the TCPII shall be revised to provide the standard computation worksheet.
4. Prior to signature approval of the detailed site plan, all plans shall be revised to provide all outdoor activity areas with noise attenuation measures that reduce noise levels to 65 dBA Ldn or less. This can be achieved through the provision of noise barriers or a redesign of the site that uses the buildings to shield the outdoor activity areas from noise sources. A Phase II noise study shall accompany the revised plans to demonstrate how the revised design will meet the noise standards.
5. Prior to issuance of any building permits for residential units on this site, the building permits shall be modified to contain certification by a professional engineer (with competency in acoustical analysis) that the residential building shells within the subject property have been designed to attenuate noise levels to 45 dBA (Ldn) or less.
6. Three original, executed recreational facilities agreements (RFAs) or similar alternative shall be submitted to the Development Review Division (DRD) for their approval three weeks prior to a submission of a grading permit. Upon approval by DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland. The RFA shall provide for the completion of all exterior recreational facilities prior to the certificate of occupancy by the Department of Environmental Resources for the 200th dwelling unit.
7. Prior to the issuance of the 50th certificate of occupancy by the Department of Environmental Resources for any dwelling units, the indoor facilities, as included as part of the clubhouse, shall be completed.
8. A performance bond, letter of credit, or other suitable financial guarantee for the recreational facilities shall be submitted to DRD in an amount to be determined by DRD, within at least two weeks prior to applying for building permits.
9. Prior to signature approval, the applicant, his successors and/or assignees shall demonstrate that the recreational facilities are in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. The recreational facilities shall be as follows:

Indoor Recreational Facilities:

- Clubhouse—approximately 6,965 square feet of gross floor area containing the following:
 - Meeting room large enough to accommodate seating for 70 persons
 - 1,000-square-foot fitness area with equipment

- Kitchen (with a minimum of a double sink, standard-size refrigerator, dishwasher and large microwave) with lockable French doors.
- Pool facilities for pool patrons
- Card room with table and chairs

Outdoor Recreational Facilities

- Swimming pool
 - One grass volleyball or badminton court or putting green
 - One tot lot
 - One-half school-age lot
 - Two one-half picnic areas
 - Three exercise stations –two stations with three pieces of equipment and one station with four pieces of equipment (10 pieces of equipment total).
 - Two sitting areas
10. Prior to signature approval, the plans shall be revised to eliminate the horseshoe pit and shall substitute it with a sitting area. Courtyard B shall be designed to eliminate the sitting area and include either a grass volleyball or badminton court or putting green, or place the tot-lot within the courtyard. The swimming pool area shall be expanded to incorporate the one-half picnic area.
 11. Prior to certificate of occupancy by the Department of Environmental Resources for the 250th dwelling unit, the applicant shall submit evidence that the retail shell component is constructed and 25 percent leased.
 12. The plans shall be revised prior to signature approval to include the following:
 - a. The applicant shall revise the design of the proposed fence along the northern and western property line to: (1) extend the 6-foot high brick fence with 6-foot 7 inch brick piers an additional 90 linear feet to the west; (2) revise the remaining portions of the fence to include a 2-foot-high knee wall surmounted by a 4-foot-high metal picket fence with regularly spaced brick piers to a maximum height of 6 feet 7 inches; (3) eliminate the use of a solid board fence along the northern or western property lines; (4) employ brick or stone for retaining walls ; and (5) eliminate the use of a curvilinear transition between any brick pier and an adjacent brick knee wall in favor of a 90-degree angle in all locations except for the main entrance to the property on Auth Road.

- b. Schedule 4.3 shall be revised to reflect the planting plan and the planting plan and schedules shall reflect the use of crepe myrtles in the landscape strip.
 - c. Provide special up-lighting at the base of all freestanding signs and within the landscape area along Soper Lane.
 - d. Schedule 4.7 for the west property line shall be removed.
 - e. The plans shall be revised to demonstrate sufficient lighting within the passageway from the parking garage to the front of the retail area.
 - f. The south end of the plaza next to the retail area shall include a minimum of two shade-producing trees.
 - g. The number of handicapped spaces shall be reduced to two percent of the total required spaces and the minimum dimensions for parking spaces per Part 11, Section 27-558, for all handicapped and compact parking spaces shall be shown on the site plan.
 - h. The courtyards containing sitting areas shall be enhanced with additional plantings of woody ornamentals.
 - i. A specimen tree shall be specified at the entrance to the development from Auth Road.
 - j. Fencing along the Auth Road entrance shall tie back to the building.
 - k. The height in feet of all proposed buildings shall be shown on the site plan.
 - l. The outdoor hearth detail and birdbaths shall be deleted from the plans.
 - m. The site plan and architectural plans for the parking garage shall clarify the total number of parking spaces provided.
 - n. The keystone retaining wall shall be changed to brick or stone-finished wall.
 - o. Details and specifications for special paving shall be shown on the plans.
13. Prior to signature approval, the architectural elevations shall be revised to show the following:
- a. The entire first floor of the building shall be clad in masonry, using precast concrete for accent areas and other masonry on the balcony areas of the first floor.
 - b. A materials board, including color selections.
 - c. The passageway from the parking garage to the retail area shall be sufficiently detailed to

be aesthetically pleasing. The use of display windows shall be considered.

- d. The elevator serving the commercial parking within the garage be designed to incorporate security access features so that only residents can access the residential units above
14. Prior to the issuance of any sign permits for the retail use, the following information shall be provided and conditions apply:
- a. The signage areas shall be provided for both freestanding and building-mounted signs.
 - b. Only external fixtures may be used for illumination of building mounted signage.
 - c. Internally lit signage shall be prohibited.

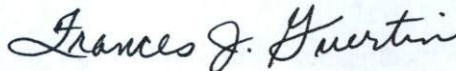
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Squire, seconded by Commissioner Eley, with Commissioners Squire, Vaughns, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, October 6, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of October 2005.

Trudye Morgan Johnson
Executive Director



By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SL:rmk

APPROVED AS TO LEGAL SUFFICIENCY.



M-NCPPC Legal Department

Date 10/7/05

3/17/05

DSP-05018 ALTA/CAMP SPRINGS
WP EAST ACQUISITIONS LLC SUSAN LAREUSE

CYNTHIA BROWN
M & M JOINT VENTURE LLC
14145 BRANDYWINE ROAD
BRANDYWINE MD 20613

6/21/05

ANN BEVERLY TAYLOR
6713 EDGEMERE DRIVE
CAMP SPRINGS MD 20748-3954

7/25/05

MARWAN MUSTAFA
VIKA INC
SUITE 400
20251 CENTURY BOULEVARD
GERMANTOWN MD 20874

7/25/05

WP EAST ACQUISITIONS LLC
SUITE 620
8150 LEESBURG PIKE
VIENNA MD 22182

9/15/05

JAMES D BROOKS SR
7100 NOAH DRIVE
CAMP SPRINGS MD 20744

9/15/05

BESSIE L STINE
7100 NOAH DRIVE
CAMP SPRINGS MD 20744

10/6/05

ED GIBBS
4640 FORBES BLVD
LANHAM MD 20785

10/6/05

EMANUEL GRASTY
5509 AUTH RD
CAMP SPRINGS MD 20746

STATEMENT OF JUSTIFICATION

Ms. Jill Kosack, Supervisor
Urban Design Section
Maryland National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Detailed Site Plan Amendment DSP 05018-01 and Departure of Parking and Loading Spaces DPLS-491 Tribeca at Camp Springs Day Care Center

Dear Ms. Kosack:

The Learning Curve CDC II, INC. (The Applicant) hereby submits this Statement of Justification in support of the above referenced Detailed Site Plan (DSP-05018-01) Amendment for a change in use from retail to child development center and Departure of Parking and Loading Spaces (DPLS-491) (The Application) for the number of loading spaces required in accordance with Subtitle 27-102 of the County Code. This DPLS application is being filed in concurrence with the application for Detailed Site Plan Amendment, DSP-05018-01.

Description of the Subject Property and Proposed Project:

The subject property is the site of the Tribeca at Camp Springs, 282 multi-family residential units and 21,401 square feet of retail located around a central parking structure as approved by DSP-05018 on November 28, 2005 (PGCPB No. 05-195). The property consists of approximately 7.51 acres of land in the C-S-C Zone. Located adjacent to the Branch Avenue Metro Station (the terminus of the green line in Prince George's County) the subject property is within a Transit Oriented Development (TOD) zone.

The Applicant proposes converting up to 4,400 square feet of existing retail to a child day care center use. The modern education focused child day care center will accommodate up to 88 children and will provide a 3,300-sf outdoor play area and eleven (11) parking spaces.

The existing building will be retained and all public facilities such as streets, sewer and water service, parking and other site amenities that presently serve the existing retail use are adequate to serve the proposed child day care center. There are no limits of disturbance or earth disturbing activities proposed with The Application.

Project Location

The subject property is in the northwest quadrant of the intersection of Old Soper Road and Auth Road. The property is located on Tax Map Grid 089-A3, Planning Area 76A and Council District 8 and is addressed as 4701 Old Soper Road., Units R-3 And R-4, Suitland, Maryland 20746.

The site is bounded to the west by property zoned Commercial Shopping Center (C-S-C); to the south by One-Family Detached Residential (R-80); and to the north and east by Woods Way and Old Soper Road, with the Branch Avenue Metro uses in the Mixed Used Transportation Oriented (M-X-T) zone beyond.

In addition, the property is located less than one-half mile from the new 575,000 square foot United States Citizenship and Immigration Services Headquarters (USCIS Headquarters), a major employment center in Prince George’s County.

Description of each required finding:

As required per Sec. 27-464.0 of the CODE OF ORDINANCES of PRINCE GEORGE'S COUNTY MARYLAND, this day care center for children offers ample outdoor play and activity areas including at least seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time.

All outdoor play areas are located at least twenty-five (25) feet from any dwelling on an adjoining lot and are enclosed by a substantial wall or fence at least four (4) feet in height. The play areas contain sufficient shade during the warmer months to afford protection from the sun. The play areas will only be used during daylight hours between 7 A.M. and 9 P.M.

The maximum number of children to be enrolled in the center in any single session shall be 88.

Departure of Parking and Loading Spaces Required:

The Applicant is hereby requesting a departure of the parking and loading standards to reduce the retail loading requirement from 3 spaces to 2 spaces.

COMMERCIAL LOADING (Z.O. Section 27-582)		
TYPE OF USE (TOTAL GSF)	SPACES REQUIRED ¹	SPACES PROVIDED
RETAIL 1 (8,489 GSF)	1 SP PER 2,000 TO 10,000 GSF	1
RETAIL 2 (6,407 GSF)	1 SP PER 2,000 TO 10,000 GSF	1
RETAIL 3 (2,105)	1 SP PER 2,000 TO 10,000 GSF	0
DAYCARE CENTER (4,400 GSF)	NONE	0
TOTAL	3	2
¹ A SINGLE UNCOVERD LOADING SPACE SHALL MEASURE 12' X 33'		

As approved by DSP-05018, the subject property had four retail areas (between 2,000 gsf and 10,000 gsf), that required one (1) loading space each retail space for a total of four (4) loading spaces. The approved loading space dimensions are 12-feet by 33-feet.

With the proposed change of use from retail to child day care center, the Retail Area 4 loading space requirement will be eliminated, and the Retail Area 3 space will be reduced from 4,205 gsf to 2,105 gsf as shown in the Commercial Loading Table above. Included within the remaining gsf of Retail Area 3 is a temporary sales office measuring 1,305 gsf

Required Findings:

- (A) For the Planning Board to grant the departure for a single loading space , the following findings shall be reviewed to determine that the purposes of Section 27-102 of the County Zoning Ordinance will be served by the applicant's proposal:
- (i) The proposal meets the purposes of Section 27-550 of the Zoning Ordinance by providing adequate space for safely operating loading vehicles within the site. The reduction of one loading spaces will not have an adverse impact on the safe operation of the loading for the retail facilities. Two loading areas will remain to serve the retail;
 - (ii) The departure is the minimum necessary, given that the loading spaces located at the northeast corner of the property were not being used for the existing Retail gsf and that with the applicant's proposed use change, the Retail gsf will be reduced from that as previously approved for the site. Retail 3 space will be diminished to 2,105 gsf, or just above the threshold for a loading space not to be required;
 - (iii) The departure is necessary to alleviate circumstances where the number of loading spaces required for the retail at this location is more than the number of loading spaces needed to adequately serve the retail tenants at this site. Approximately 1,305 gsf of Retail 3 is being used for a temporary sales office;
 - (iv) All methods for calculating the number of spaces required have either been used or found to be impracticable. Due to the to current developed condition and the location of the proposed day care center, a reduction of a single loading space is necessary to allow the space adjacent to the building to be used as an outdoor play area. For the efficient operation of the child day care center programs, it is important that the outdoor play area is adjacent to the day care center space; and
 - (v) Loading needs of adjacent residential areas will not be infringed upon of the departure is granted. The site is bounded to the west by property zoned Commercial Shopping Center (C-S-C) and to the north and east by Woods Way and Old Soper Road, with the Branch Avenue Metro uses in the Mixed Used Transportation Oriented (M-X-T) zone beyond. The One-Family Detached Residential (R-80) to the south is separated from the site by Auth Road. The business needs of the existing Tribeca Camp Springs development due to the viability of providing these services are contained to the subject site.
- (B) In making its findings, the Planning Board shall consider the following:
- (i) The loading conditions within the general vicinity of the subject property, including numbers and locations of available loading spaces within five hundred (500) feet of the subject property are more than adequate to serve the needs of existing uses and to serve the remaining retail of the subject site;
 - (ii) The recommendations of an Area Master Plan or County or local revitalization plan, regarding the subject property and its general vicinity;
 - (iii) The subject site is not located within a municipality; and
 - (iv) There are no proposed County Capital Improvement projects that would be impacted by the reduction in a single loading space.

Summary/conclusion of request:

In summary, the Site Plan attached shows the proposed enrollment, the location and use of all buildings on adjoining lots, the location and size of outdoor play or activity areas, and the location, quantity, and type of screening and landscaping. Furthermore, it shows the location is already perfectly designed to be a child learning center, and it is not a shopping center though the zoning is CSC. Because this location is not a shopping center, and already designed as a great location for nurturing children, and the application requirements are satisfied for the approval of an amended DSP, we are respectfully requesting approval at this TOD location.

Very truly yours,

Tanetta Merritt
President, The Learning Curve CDC II, INC