

Case No.        DSP 14026  
                     Ascend Apollo

Applicant:      Commons at Largo, LLC

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

ORDER OF APPROVAL

IT IS HEREBY ORDERED, after review of the administrative record, that the application to approve with conditions a detailed site plan (DSP) for the development of a site, referred to as Largo Town Center - Parcel D, with 846 residential multifamily units and approximately 19,024 square feet of retail and restaurant space, located in the northwest quadrant of the intersection of Harry S. Truman Drive and Lottsford Road, adjacent to the Largo Town Center Metro Station, within Planning Area 73 and Council District 6, within the Transit-Oriented Development (TOD) Core area of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment*, be and the same is hereby APPROVED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Zoning Ordinance of Prince George’s County, Maryland, being also Subtitle 27 of the Prince George’s County Code, we hereby adopt the findings and conclusions within the administrative record regarding the proposed application, and specifically the findings and conclusions set forth within PGCPB No. 15-10.

Approval of DSP-14026 is subject to the following conditions:

- A. APPROVE the alternative development district standards for:
  1. **Urban Design Criteria: Block Length and Block Perimeter (page 117)**—To allow one block length to be approximately 590 feet and, as a result, to allow the perimeter of the entire block to be longer than 1,350 feet.
  2. **Urban Design Criteria: Building Heights (page 124)**—To allow the project to have varied building heights of five- to six stories.
  3. **Architectural Design Criteria: Building Form, Fenestration (page 142)**—To allow the ground floor percentage of windows and door openings to be less than 60 percent.
  4. **Architectural Design Criteria: Building Materials and Elements, Windows (page 146)**—To allow the project to utilize high-quality energy-efficient vinyl windows.
  5. **Architectural Design Criteria: Building Materials and Elements, Porches, Stoops and Bays (page 146)**—To allow any proposed bay windows not to extend to the ground level or to the retail cornice.
- B. APPROVE a partial Tree Canopy Coverage Waiver (35 Percent) for Ascend Apollo.
- C. APPROVE Detailed Site Plan DSP-14026 and Type 2 Tree Conservation Plan TCP2-027-14 for Ascend Apollo, Expedited Transit-Oriented Development Project, subject to the following conditions:
  1. Prior to certification of this detailed site plan (DSP), the applicant shall:
    - a. Provide a cut sheet for all of the proposed lighting fixtures on the landscape plan.
    - b. Explore additional tree planting within the exterior courtyards to the extent possible and reflect those new trees on the landscape plan and the Tree Canopy Coverage (TCC) schedule.
    - c. Remove the four on-street parking spaces on Grand Boulevard, unless modified by the Prince George’s County Department of Public Works and Transportation (DPW&T)
    - d. Provide site plan notes as follows:

“All lighting fixtures used in this development are fully cut-off luminaires.” “A high SRI indexed (SRI > 75), light color, cool roof will be used for both buildings.

“During the grading/construction phases, this project shall conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the grading/construction phases, this project shall conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”

“This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. The property is outside of the 65 dBA and above noise contour. It is also outside of the Accident Potential Zones (APZs).”

- e. Revise the landscape plan to remove reference to Section 4.2, Requirements for Landscaped Strips along Streets, and Section 4.8, Landscaped Requirements in a Regional Urban Community, of the 2010 Prince George’s County Landscape Manual.
- f. Revise the building elevations to be reviewed and approved by the Urban Design Section as the designee of the Planning Board as follows:
  - (1) Add horizontal decorative bands to visually strengthen the cornices of the recessed sections on the building elevations, to the extent possible.
  - (2) Provide the same vertical trellis decoration as used on the garage elevations close to Grand Boulevard, on the portion of the same garage elevations facing Harry S. Truman Drive.
  - (3) Provide a key map on each building elevation sheet to identify the location and orientation of each building.
- g. Submit a bicycle parking exhibit, to be reviewed and approved by Urban Design Section and the trails coordinator as the designees of the Planning Board, which includes the following elements:
  - (1) Indicate the location and number of bicycle parking spaces provided.
  - (2) Provide a detail for the type(s) of racks and/or lockers being provided.
  - (3) Provide a minimum of 20 bicycle parking spaces at locations convenient to the retail along Grand Boulevard.

- (4) Provide a minimum of 60 bicycle parking spaces in the garage for Building 2-A.
- (5) Provide a minimum of 55 bicycle parking spaces in the garage for Building 2-B.
- h. Revise the Type 2 tree conservation plan (TCP2) as follows:
  - (1) Revise the worksheet to show the correct woodland conservation requirement (6.70 acres) based on the proposed clearing and to show in the appropriate row(s) how that requirement will be met.
  - (2) Remove the note indicating that reforestation will be met off-site.
  - (3) Show the proposed water and sewer connections.
  - (4) Show the unmitigated 65 dBA Ldn noise contour associated with Lottsford Road at a distance of 106 feet from the centerline, in accordance with the Environmental Planning Section's noise model, or alternatively show other noise analysis provided by applicant and approved by MNCPPC's Environmental Planning Section.
  - (5) Update the approval block to the current standard and type-in the assigned plan number (TCP2-027-14).
  - (6) Revise Note 8 to indicate that the site is located within close proximity to the Metro Blue Line, which is a source of noise and vibration.
  - (7) Revise Note 9 to reflect the correct code reference for the Woodland and Wildlife Habitat Conservation Ordinance grandfathering provisions (Section 25-119(g) of the Prince George's County Code).
  - (8) Add the standard note for the use of off-site woodland conservation.
  - (9) Add the standard owner's awareness signature block to the plan and have the property owner sign it.
  - (10) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
- i. Reflect the approved lotting pattern and numbering of the parcels and lots on the DSP.

- j. Delineate a public vehicular and pedestrian access easement to be placed over the 60-foot-wide Ascend Lane located between Phases I and II.
  - k. Delineate a public pedestrian easement to be placed over the portions of Parcels 2 and 3, which is designed as a linear public green open space with a plaza at the intersection of Ascend Lane and Grand Boulevard.
  - l. Provide a decorative crosswalk along Harry S. Truman Drive at Ascend Lane. The treatment should be consistent with the crosswalk provided along Grand Boulevard at Ascend Lane, unless modified by the Prince George's County Department of Public Works and Transportation (DPW&T).
  - m. Show the proposed stormwater management design on all of the plans in accordance with the approved concept plans.
  - n. Show provision of two travel lanes along each direction of Grand Boulevard with sufficient accommodation for bicycles during peak commuting hours per the Prince George's County Department of Public Works and Transportation (DPW&T) and the Department of Permitting, Inspections and Enforcement requirements and standards. The outside travel lanes may be designated as on-street parking spaces if deemed acceptable by the Washington Metropolitan Area Transit Authority (WMATA) and DPW&T.
  - o. Show a brick percentage table for each elevation to be consistent with the exterior wall requirements, i.e. the elevations shall be finished predominantly with masonry materials. Cementitious siding or panel in a smooth finish may be used at the fourth floor level and above. More specifically, the North elevation of Phase I and South elevation of Phase II (which are the garage elevations), shall be designed and constructed with at least 65% brick and precast material. All other building elevations, exclusive of glazing, shall be designed and constructed with a minimum of 50.01% brick, as illustrated on renderings dated March 2015.
- 2. Prior to the issuance of the first permit, the applicant shall revise TCP2 to reflect an LOD line to be consistent with the approved technical erosion and sediment control plan and the approved stormwater management technical plan.
  - 3. Prior to issuance of any permit for the first phase of this DSP, the applicant shall revise the cross sections of Ascend Lane and Grand Boulevard to reflect what have been approved by the County's operating agencies.

Ordered this 28<sup>th</sup> day of April, 2015, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Toles.

Vote: 8-0

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

By: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council