

Case No.: DSP-16043  
New Carrollton Town Center,  
Phase 1A  
Expedited Transit-Oriented  
Development Project

Applicant: New Carrollton Developer, LLC  
C/O Urban Atlantic

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

FINAL DECISION—APPROVAL OF DETAILED SITE PLAN

Pursuant to the Land Use Article, and the Prince George’s County Code, District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16043, (“DSP-16043”).<sup>1</sup>

For the reasons set forth below, the decision of the Prince George’s County Planning Board in Resolution No. 17-34 (“PGCPB No. 17-34”), to approve a detailed site plan for development on Parcels 1 and 2 to construct an eight-story commercial office building and a seven-story parking garage as Phase 1A of a multiphase mixed-use development located on the north side of Garden City Drive, in the northwest quadrant of its intersection with John Hanson Highway (US 50), Council District 3, is hereby AFFIRMED.

As the basis for this final decision, the District Council adopts the findings of fact and conclusions of law set forth in PGCPB No. 17-34. DSP-16043 is APPROVED, subject to the following conditions:

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<sup>1</sup>See also *County Council of Prince George’s County Zimmer Dev’t Co.*, 444 Md. 40, 120 A.3d 677 (2015) (The District Council is expressly authorized to review final decision of the county planning board to approve or disapprove a detailed site plan, and District Council’s review results in a final decision).

- A. The following Amendments to the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment* are as follows:

**Metro Core Neighborhood**

- a. To allow the build-to line to be measured 28 feet from the edge of the curb.
- b. To allow the lot coverage for the proposed office building to be 25 percent (Parcel 1) and the parking garage to be 40 percent (Parcel 2).

**General Open Space and Streetscape Standards and Guidelines**

- a. To require the use of native plants as an alternative to an automated irrigation system per Condition 1(g).

**Streetscapes**

- a. To allow no environmental site design in the right-of-way.

**Bike Details**

- a. To allow no bicycle lanes in the private access drive on Parcel 4.

**Crosswalks, Curb Extensions, and Medians**

- a. To allow Washington Metropolitan Area Transit Authority standards for crosswalk design.
- b. To allow curb radii designed at 30 feet on Parcel 4.

**Lighting of Public Streets and Spaces**

- a. To allow light-emitting diode (LED) street lights.

**Off-Street Parking**

- a. To allow material variation for the parking garage from permitted and prohibited lists per Condition 1(h).
- b. To allow the parking structure fenestration of less than 75 percent for the south façade.

- c. To allow material variation for façade treatment of the parking garage stairwells.
- d. To allow closed riser construction of steps within parking garage.
- e. To allow temporary exposure of the south side of the parking garage until Phase 1B is constructed.
- f. To allow the parking structure height to exceed five stories, up to seven floors.

### **Signage**

- a. To allow four programmatic banners on the north façade of the parking garage per Condition 1(v).
- b. To allow internally-lit channel letters for building-mounted signage on the office building.

B. DSP-16043 and Type Tree Conservation Plan TCP2-036-2016 for New Carrollton Town Center, Phase 1A are as follows:

- 1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made or information provided:
  - a. Revise the bicycle pedestrian impact statement exhibit to include the locations, details, and specifications for the following improvements, in addition to the bus stop along Professional Place:
    - (1) Crosswalk improvements at the Professional Place at Cobb Road intersection, in accordance with County standards.
    - (2) Pedestrian safety signage at the mid-block crossing along Garden City Drive at the New Carrollton Metro entrance, in accordance with County standards.
  - b. Provide bicycle racks(s) accommodating a minimum of five bicycles in the vicinity of the retail space.
  - c. All bicycle parking shall meet the standards and guidelines contained in the *Bikeways and Bicycle element of the 2010 Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment.*

- d. Extend the eight-foot-wide sidewalk along the full length of the proposed new access road from its intersection with Garden City Drive to connect with the existing/proposed Washington Metropolitan Area Transit Authority Metro station sidewalk system on Parcel 4. The sidewalk shall also connect to the existing or relocated crosswalk south of the access road at Garden City Drive.
- e. Provide notes on the plans in accordance with the Prince George's County Health Department's recommendations by adding notes to the plans as follows:
  - “During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
  - “During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”
- f. Revise the plans to indicate loading spaces to be a minimum of 12 feet by 33 feet in size, and the height of the overhead door into the enclosed loading area must be a minimum of 12 feet wide and 15 feet in height in accordance with Section 27-578, Loading space sizes, of the Zoning Ordinance.
- g. Revise the landscape plan and notes to clearly indicate the use of native plants that adapt well to the specific location proposed and environmental conditions.
- h. Revise the landscape plan to include the following:
  - (1) Provide columnar evergreen planting along the face of the northern and western elevations of the parking garage, as well as ornamental planting with seasonal interest where space is available, subject to approval by the Fire Marshal and the Prince George's County Department of Permitting, Inspections and Enforcement as it relates to emergency access.

- (2) Revise the planting list to include native species to the extent possible.
  - (3) Revise the plan to provide for framing of the buildings, to enhance the view from the metro tracks, where possible.
  - (4) Revise the tree canopy calculation for only Parcels 1 and 2 and provide proposed landscaping for Parcel 4, subject to Washington Metropolitan Area Transit Authority approval.
- i. Submit a signage plan to include the building-mounted signage for both the office building and the parking garage, with the addition of dimensions and material specifications. The banners on the parking garage shall be reduced in size from 36 feet by 15 feet to 24 feet by 12 feet.
- j. Provide details and calculations demonstrating that no less than 70 percent of ground floor retail frontage shall be glazed with clear glass.
- k. Provide details demonstrating that all individual retail uses shall have visible and direct pedestrian street access and shall be recessed or framed by a sheltering element such as an overhang, arcade, portico, awning, or other element.
- l. Provide evidence of a floodplain waiver approved by the Prince George's County Department of Permitting, Inspections and Enforcement.
- m. Revise the Type 2 tree conservation plan (TCP2) as follows:
  - (1) Revise the owner's awareness certification block to type-in the name and title of the individual signing the plan, below the signature line.
  - (2) Revise the legend to provide labels for all symbols.
  - (3) Revise the location of the temporary tree protection fence to follow the limit of disturbance in areas where vegetation is to remain.

- (4) Show the Parcel 2 information label.
    - (5) Remove the “not part of this application” labels on Parcels 6 and 7. These parcels have been included in the TCP2.
    - (6) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
    - (7) Provide a digital color copy of the plan.
  - n. Reflect the distance and curve data for the southern boundaries of each parcel (Parcels 1–4), along the John Hanson Highway (US 50) ramp.
  - o. Provide the width where the access easement is labeled.
  - p. Label the 10-foot public utility easement along Garden City Drive on Sheet 3 of the DSP.
  - q. Reflect that access is denied along John Hanson Highway (US 50) on the coversheet and Sheet 3 of the DSP and landscape plan.
  - r. Dimension the right-of-way for Garden City Drive in accordance with:
    - (1) Sheet 6 of the DSP; and
    - (2) Any realignment of the center line of the centerline of the street.
  - s. Remove General Note 15 from the coversheet of the DSP.
  - t. Revise the tree conservation plan and the primary management area (PMA) impact Exhibit 1 to show all stormdrain, stormwater management, and mitigation features as approved by DPIE. The final PMA impacts shall be found to be in substantial conformance with the exhibit presented to the Planning Board.
2. Prior to approval of any final use and occupancy permit for the subject property, the applicant and the applicant’s heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities as designated below or as modified by DPW&T/DPIE/DPR, in accordance with Section 24-124.01 of the

Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:

- a. One bus shelter installation along Professional Place for WMATA Bus Stop F12.
- b. One crosswalk installation at the Professional Place and Cobb Street intersection, in accordance with County standards.
- c. Installation of pedestrian safety signage at the mid-block crossing along Garden City Drive at the New Carrollton Metro entrance, in accordance with County standards.

ORDERED this 27<sup>th</sup> day of March, 2017, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Patterson.

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: \_\_\_\_\_  
Derrick Leon Davis, Chairman

ATTEST:

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