

Case No.: SDP-0804

Applicant: Commons at Largo, L.P.

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 09-87, approving with conditions a specific design plan for 966,517 square feet of office space, 9,743 square feet of retail, and a 13,300-square-foot day care center for 100 children, for a total proposed gross floor area of 989,560 square feet, for a project referred to as Largo Town Center (One Largo Metro), described as 11.79 acres in the M-A-C Zone, located in the northwest quadrant of the intersection of Lottsford Road and Harry S Truman Drive, Largo, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which 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 certificate approval of the specific design plan, the applicant shall:
 - a. Provide details of the landscaping associated with the proposed stormwater management facilities.
 - b. Provide evidence from DPW&T that the subject specific design plan is consistent with the approved stormwater management plan.
 - c. Illustrate street trees along Grand Boulevard in accordance with the requirements of and subject to approval by DPW&T. Submit the proposed street plan showing the location of proposed street lights, signs, and curb and an 8-foot-wide sidewalk.

- d. Provide a small amenity space for pedestrians and/or office workers to be located near the intersection of Lottsford Road and Harry S Truman Drive. The design shall, to the degree feasible, integrate the proposed security walls into the space and shall include landscaping.
 - e. Revise the landscape plan, if necessary, to demonstrate conformance with the alternate conceptual landscape plan for high-security tenants approved with CDP-9002/10.
 - f. The plaza and adjacent green area shall be revised so that one cohesive, navigable pedestrian amenity space is provided from the edge of the sidewalk along Grand Boulevard to the retail frontages on the south side of the plaza. The bioretention facility and security walls within the green area shall be designed to serve as spatial dividers and/or visual focal points. The urban park (Metro entry plaza and adjacent green area) shall include an amenity package which shall consist of, but not be limited to, the following: two sitting areas, signage indicating the entrance to the Largo Town Center, and extensive landscaping.
 - g. Revise the SDP to show the following:
 - (1) A minimum of 72 bicycle parking spaces in the secured garage.
 - (2) A narrowing of the inbound site entrance from Lottsford Road to reduce the width of the pedestrian crossing.
 - (3) Well-marked crosswalks at all of the site's ingress/egress points along Lottsford Road and Harry S Truman Drive. These crosswalks shall be marked and labeled on the approved SDP.
 - h. Revise the SDP to show the improvements required by Condition 4 below.
2. Best efforts shall be used to obtain 25 percent minority participation in the construction and development of the Parcel D project with the understanding that such minority participation shall be representative of the demographics of the minority population in the surrounding community.
 3. The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Department of Public Works and Transportation for the placement of Class III bikeway signage along Harry S Truman Drive and Lottsford Road. Payment shall be received prior to the issuance of the first building permit. Striping for designated bike lanes should be considered by DPW&T at the time of road resurfacing or improvement.

4. Prior to certificate approval, the SDP shall be modified as follows:
 - a. An eight-foot sidewalk shall be provided along the site's entire frontage on Grand Boulevard for both pedestrians and bikers unless modified by DPW&T.
 - b. Existing art work in the sidewalk along the Lottsford Road frontage shall be preserved and incorporated into the new sidewalk unless modified by DPW&T.
 - c. An emergency access with a commercial entrance shall be provided within the county right-of-way to Grand Boulevard.
 - d. The access to Lottsford Road shall be revised to physically prohibit left turns from the site using the existing median opening. The proposed "right-in, right-out only" commercial entrance may remain with modification to the right-out portion.
 - e. The three entrances from Harry S Truman Drive to the loading dock shall be reduced to two, one inbound only and one outbound only.
 - f. The eastern garage entrance from Harry S Truman Drive shall be modified to show only two inbound lanes with no outbound lanes.
5. Prior to the issuance of any building permits, the following improvements shall, if required by DPW&T, be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100 percent funded in a CIP/CTP, or otherwise provided by the applicant and the applicant's heirs, successors, and/or assignees:
 - a. Extension of the existing southern curb along the Grand Boulevard frontage near Lottsford Road to provide a continuous pavement width of 48 feet from Lottsford Road to the WMATA garage. No additional right-of-way dedication will be required.
 - b. Modify the island as needed along Harry S Truman Drive to safely accommodate exiting traffic from the center line to the slip ramp.

- c. The western garage entrance shall have one inbound lane (easternmost lane). The remaining two lanes shall be outbound. A pork chop median or other restrictive design shall be provided to direct outbound traffic from the westernmost lane to turn right onto Harry S Truman Drive. The center lane shall be directed across Harry S Truman Drive into the existing slip ramp to travel eastward along Largo Drive West and towards the Capital Beltway; OR at the western garage entrance, a pork chop median or other restrictive design shall be provided to direct outbound traffic from the westernmost lane to turn right; and only if approved by DPW&T, the western garage access may be modified to provide three outbound lanes (one through lane, one right turn lane, and one reversible lane, AM inbound, PM outbound) provided that the slip ramp island is reconstructed to receive two lanes on the slip ramp and, as determined by DPW&T, all necessary traffic control devices are warranted and installed prior to opening of the garage.
- 6. A copy of the certified specific design plan shall be sent to WMATA for their information and review of any impact to the WMATA property.
- 7. Prior to building permit, the applicant shall provide details of the proposed rooftop amenity area including an overall plan and specifications for all proposed site furnishings to Urban Design Staff.

Ordered this 21st day of July 2009, by the following vote:

In Favor: Council Members Bland, Campos, Dean, Dernoga, Harrison,
Knotts, Olson and Turner.

Opposed:

Abstained:

Absent: Council Member Exum.

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: _____
Marilynn M. Bland, Chairperson

Redis C. Floyd
Clerk of the Council