

**GENERAL NOTES**

- Existing parcel lot, deed description, Liber Folio and plat number  

Existing Lots	Liber/Folio	Plat Number
Lot 20 Block G	L.15489 F.073	S.H. 250, p. 44
Lot 21 Block G	L.15489 F.073	S.H. 250, p. 44
- Tax Map: 80, Grid: E3
- 200 foot map reference (WSSC): 204 SE 05.
- This plan is for the re-subdivision of Lots 20 and 21 Block G into 9 lots and 1 parcel.
- Prior approvals: Preliminary Plan 4-15005 and Special Permits SP-15004.
- Certificate of Adequacy number: ADO-2022-038-00
- Site Area: Gross: 17,493 SF (0.402 Ac.)  
Net: 17,493 SF (0.402 Ac.)
- Net developable area outside PMA: N/A
- Acres of Environmental Regulated Features: 0.000 acres.
- Acres of 100-year floodplain: 0.000 acres.
- Acres of road dedication: 0.000 acres.
- Existing zoning: LMUTC (Legacy Mixed-Use Town Center), D-D-O (Development District Overlay)
- Per section 24-1703(f) this application is exempt from the April 1, 2022 zoning ordinance and subdivision regulation and will be reviewed under the prior M-U-T-C (Mixed Use Town Center) zoning regulations.
- A variation from section 24-122(a) and 24-128(b)(1)(2) is requested allow a 5-foot Public Utility Easement.
- Existing land use: Vacant
- Proposed land use: Residential
- Proposed dwelling units by type: 9 single family attached on individual lots.
- Density calculation: (see table below)
- Minimum lot size and width required by Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission Resolution File No. 4-1505:

**Townhouse Lots:**

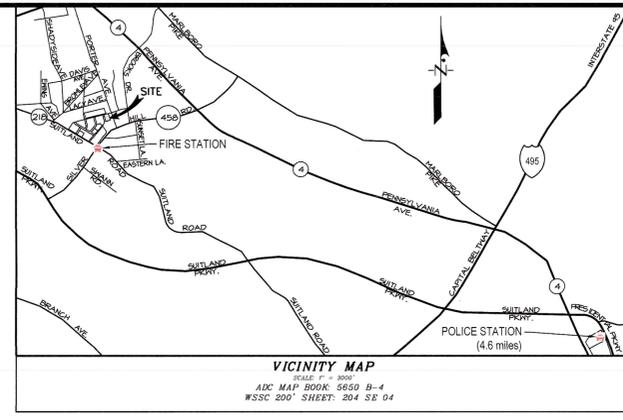
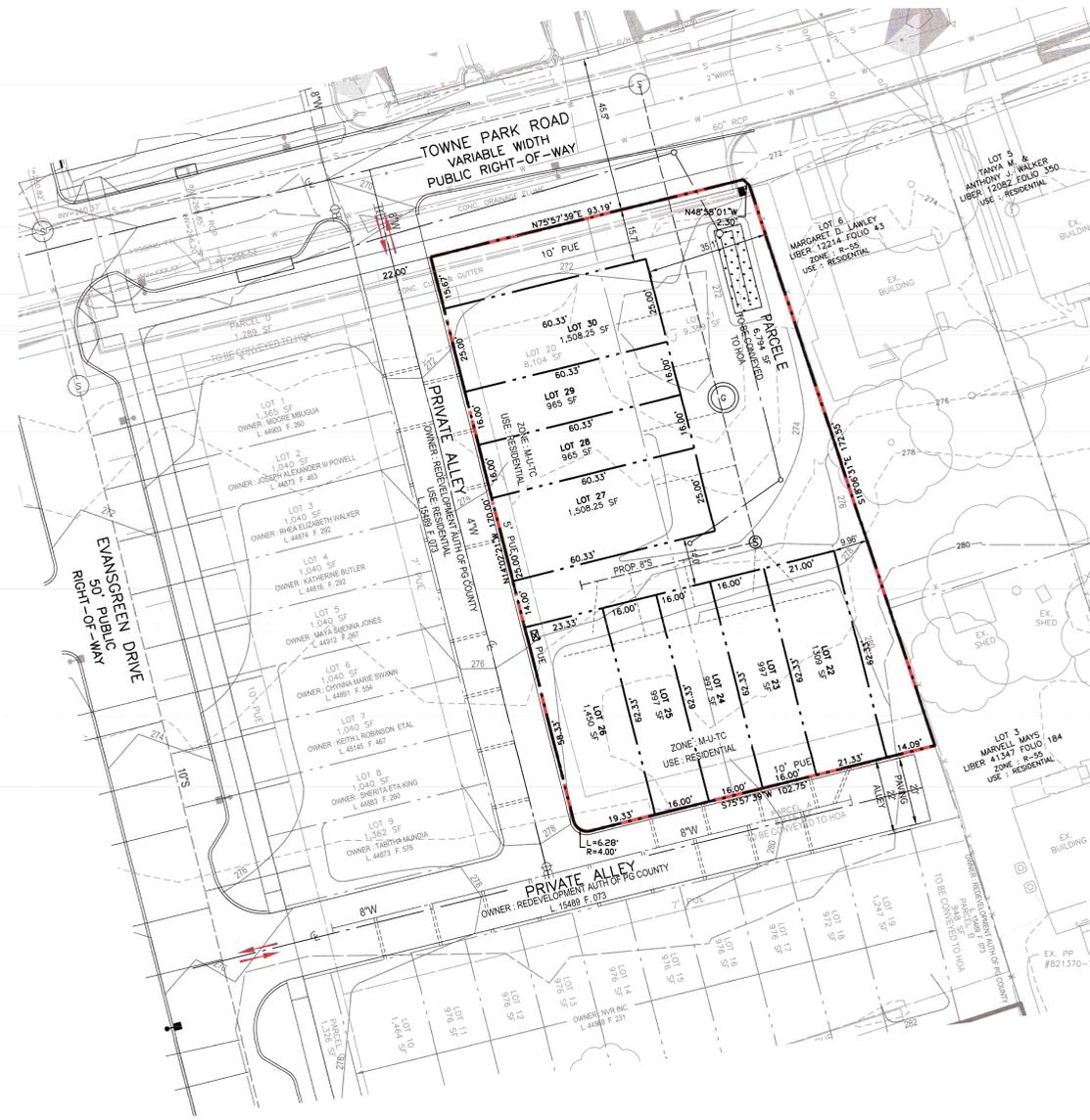
Interior Lot	Minimum Lot Size	Minimum Lot Width
End Unit Lot	1,100 square feet	21 feet

**Maximum Number of Townhouses in a Block:** 11

**Single Family Detached Lots:**

Minimum Lot Size	Minimum Lot Width
8,100 square feet	47 feet

- \*No more than seven (7) interior townhouse lots may be less than the minimum size indicated for interior lots of 900 square feet, and no less than 912 square feet.
- Sustainable Growth Tier: Yes, Tier 1
  - Andrews Interim Land Use Control: No
  - The property is not in the Military Installation Overlay Zone
  - Center or Corridor location: Yes, Suitland Regional Center
  - Stormwater Management Concept number 21525-2015-4 was submitted on 2/11/2021 and is currently under review.
  - Water/Sewer Category Designation Existing: 3 Proposed: 3
  - Aviation Policy Area: No
  - Mandatory Park Dedication Requirement: Private recreational facilities shall be provided per Site Plan for Special Permit (SP-150004).
  - Cemeteries on or contiguous to the property: No
  - Historic Site on or in the vicinity of the property: No
  - Natural Resource Inventory (082-2022) was approved on 4/29/2022.
  - Type One Conservation Plan: Exempt per Letter of Exemption S-094-2019, issued on 06-20-2019.
  - Within Chesapeake Bay Critical Area: No
  - Wetlands: No
  - Streams: No
  - Soils by soil type and source of soil information (if no NRI): N/A
  - In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No



**LEGEND**

EXISTING PROPERTY BOUNDARY	---
PROPOSED PROPERTY BOUNDARY	---
EXISTING 10 FT. CONTOUR	---
EXISTING 2 FT. CONTOUR	---
PROPOSED CONTOUR	---
IRON PIPE FOUND	---
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING WATER	---
PROPOSED WATER	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
EXISTING SPOT ELEVATION	x 108.3 x 110.3
PUBLIC UTILITY EASEMENT (PUE)	---
CENTERLINE OF EXISTING ROAD	---
PROPOSED ACCESS	---

**RESIDENTIAL DENSITY**

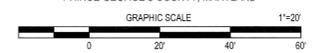
TOWNE SQUARE AT SUITLAND FEDERAL CENTER					
RESIDENTIAL DENSITY (By Block)					
BLOCK	SFD DWELLING UNITS	SFA DWELLING UNITS	MF DWELLING UNITS	AREA (acres)	DENSITY (du/ac)
G		28		1.14	24.47
<b>TOTAL</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>1.14</b>	<b>24.47</b>
<b>TOTAL SITE (net tract area)</b>			<b>28</b>	<b>1.14</b>	<b>24.47</b>

SFA = Single-Family Attached  
 SFD = Single-Family Detached  
 MF = Multifamily (Apartments)

RESIDENTIAL DENSITY (By Unit Type)			
Unit Type	Dwelling Units	AREA (acres)	DENSITY (du/ac)
Single Family Detached	0	0.00	0.00
Single Family Attached	9	0.40	22.50

4-20039  
 PRELIMINARY PLAN  
 PROPOSED LOTS 22-30 &  
 PARCEL E, BLOCK G  
 (RESUBDIVISION OF TOWNE SQUARE AT SUITLAND FEDERAL CENTER LOTS 20 AND 21)

**TOWNE SQUARE AT SUITLAND FEDERAL CENTER**  
 SPAULDING DISTRICT No. 6  
 PRINCE GEORGE'S COUNTY, MARYLAND

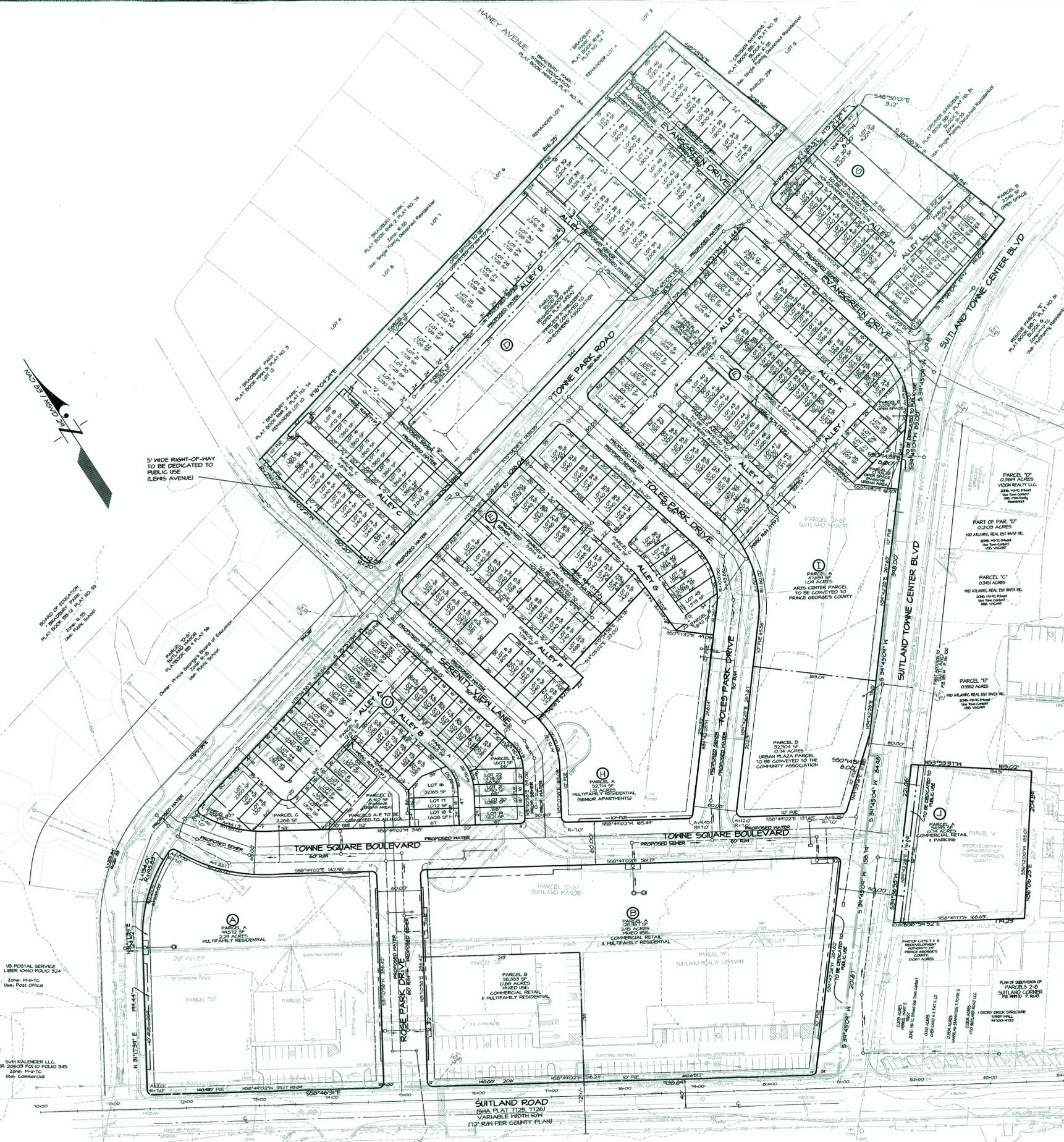


**OWNER / APPLICANT**  
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY  
 9200 BASIL COURT, SUITE 504  
 LARGO, MARYLAND 20774  
 ATTN: STEPHEN J. PAUL  
 PHONE: (301) 883-5300

PROFESSIONAL SEAL	DATE	DESCRIPTION	BY	REVISIONS	RECORDED NO.
	AA	KTG	MAN		J-B00136
	DATE	DESCRIPTION	BY	REVISIONS	RECORDED NO.
	MARCH 2021				3.007-Y

11571 WOODHURST ROAD, SUITE 200  
 MITCHELLVILLE, MARYLAND 20714  
**BEN DYER ASSOCIATES, INC.**  
 Engineers / Surveyors / Planners  
 TELEPHONE: (301) 430-2000  
 COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.

Block	Property	Libert/ folio	Plat
Block A 3.1565 Ac.	Lot 1	14761/153	BB-9-29
	Lot 2	14761/153	BB-9-29
	Lot 3	00000/000	BB-9-29
	Lot 4	00000/000	BB-9-29
	Lot 5	00000/000	BB-9-29
	Lot 6	00000/000	BB-9-29
	Lot 7	24402/634	BB-9-29
	Lot 8	24402/634	BB-9-29
	Lot 9	00000/000	BB-9-29
	Lot 10	00000/000	BB-9-29
	Lot 11	00000/000	BB-9-29
	Lot 12	00000/000	BB-9-29
	Lot 13	24402/669	BB-9-29
	Lot 14	14761/153	BB-9-29
	Lot 15	00000/000	BB-9-29
	Lot 16	00000/000	BB-9-29
	Lot 17	00000/000	BB-9-29
	Lot 18	24061/256	BB-9-29
Lot 19	15489/073	BB-9-29	
Lot 20	15489/073	BB-9-29	
Lot 21	15489/077	BB-9-29	
Lot 22	15489/073	BB-9-29	
Lot 23	15489/073	BB-9-29	
Lot 24	15489/073	BB-9-29	
Lot 25	15489/073	BB-9-29	
Lot 26	25756/433	BB-9-29	
Lot 27	00000/000	BB-9-29	
Lot 28	00000/000	BB-9-29	
Lot 29	00000/000	BB-9-29	
Lot 30	24074/389	BB-9-29	
Lot 31	20207/456	BB-9-29	
Lot 32	23884/193	BB-9-29	
Lot 1	00000/000	BB-9-29	
Lot 2	21093/100	BB-9-29	
Lot 3	21818/462	BB-9-29	
Lot 4	14597/451	BB-9-29	
Lot 5	14597/451	BB-9-29	
Lot 6	14597/451	BB-9-29	
Lot 7	14597/451	BB-9-29	
Lot 8	14597/451	BB-9-29	
Lot 9	14597/451	BB-9-29	
Lot 10	14597/451	BB-9-29	
Lot 11	14597/451	BB-9-29	
Lot 12	14597/451	BB-9-29	
Lot 13	14597/451	BB-9-29	
Lot 14	14597/451	BB-9-29	
Lot 15	14597/451	BB-9-29	
Lot 16	14597/451	BB-9-29	
Lot 17	14597/451	BB-9-29	
Lot 18	14597/451	BB-9-29	
Lot 19	14597/451	BB-9-29	
Lot 20	00000/000	BB-9-29	
Lot 21	00000/000	BB-9-29	
Lot 22	00000/000	BB-9-29	
Lot 23	00000/000	BB-9-29	
Lot 24	00000/000	BB-9-29	
Lot 25	00000/000	BB-9-29	
Lot 26	15489/073	BB-9-29	
Lot 27	00000/000	BB-9-29	
Lot 28	28853/373	BB-9-29	
Lot 29	28853/373	BB-9-29	
Lot 30	28853/373	BB-9-29	
Lot 31	16681/610	BB-9-29	
Lot 32	00000/000	BB-9-29	
Lot 33	00000/000	BB-9-29	
Lot 34	00000/000	BB-9-29	
Lot 35	24674/292	BB-9-29	
Lot 36	00000/000	BB-9-29	
Lot 37	21448/381	BB-9-29	
Lot 38	14597/451	BB-9-29	
Lot 39	14597/451	BB-9-29	
Lot 40	14597/451	BB-9-29	
Lot 41	14597/451	BB-9-29	
Lot 42	14597/451	BB-9-29	
Lot 43	14597/451	BB-9-29	
Lot 44	14597/451	BB-9-29	
Lot 45	14597/451	BB-9-29	
Lot 46	24103/333	BB-9-29	
Lot 47	00000/000	BB-9-29	
Lot 48	16681/610	BB-9-29	
Lot 49	16681/610	BB-9-29	
Lot 50	16681/610	BB-9-29	
Lot 51	00000/000	BB-9-29	
Lot 52	16681/610	BB-9-29	
Lot 53	16681/610	BB-9-29	
Lot 54	16681/610	BB-9-29	
Lot 1	15489/073	BB-9-56	
Lot 2	14761/153	BB-9-56	
Lot 3	00000/000	BB-9-56	
Lot 4	00000/000	BB-9-56	
Lot 5	00000/000	BB-9-56	
Lot 6	00000/000	BB-9-56	
Lot 7	28271/392	BB-9-56	
Lot 8	00000/000	BB-9-56	
Lot 9	14761/153	BB-9-56	
Lot 10	00000/000	BB-9-56	
Lot 11	15489/073	BB-9-56	
Lot 12	00000/000	BB-9-56	
Lot 13	00000/000	BB-9-56	
Lot 14	00000/000	BB-9-56	
Lot 15	00000/000	BB-9-56	
Lot 16	00000/000	BB-9-56	
Lot 17	00000/000	BB-9-56	
Lot 18	00000/000	BB-9-56	
Lot 19	23946/666	BB-9-56	
Lot 20	00000/000	BB-9-56	
Lot 21	15489/073	BB-9-56	
Lot 22	21488/384	BB-9-56	
Lot 23	15489/081	BB-9-56	
Lot 24	14761/153	BB-9-56	
Lot 1	16681/610	BB-9-56	
Lot 2	00000/000	BB-9-56	
Lot 3	00000/000	BB-9-56	
Lot 4	22920/466	BB-9-56	
Lot 5	00000/000	BB-9-56	
Lot 6	15489/073	BB-9-56	
Lot 7	15489/073	BB-9-56	
Lot 8	00000/000	BB-9-56	
Lot 9	00000/000	BB-9-56	
Lot 10	00000/000	BB-9-56	
Lot 11	00000/000	BB-9-56	
Lot 12	15489/073	BB-9-56	
Lot 13	00000/000	BB-9-56	
Lot 14	3375/352	BB-9-56	
Lot 15	00000/000	BB-9-56	
Lot 1	00000/000	BB-9-56	
Lot 2	00000/000	BB-9-56	
Lot 3	16681/610	BB-9-56	
Lot 4	16681/610	BB-9-56	
Lot 5	21848/327	BB-9-56	
Lot 6	00000/000	BB-9-56	
Residue of Parcel A	9079 Ac.	N/A	15050/364
Parcel A	1.4890 Ac.	N/A	05740/657
Parcel 53	0.6410 Ac.	N/A	06740/657
Parcel 10	0.6100 Ac.	N/A	20342/666
Parcel 54	0.5180 Ac.	N/A	20342/666
Parcel 55	0.6171 Ac.	N/A	20342/652



- General Notes:**
1. Tax Map 80, grid E-5.
  2. 200 foot map reference (MSG). 2018-04-04.
  3. Purpose of subdivision: Subdividing properties into 221 lots and 29 parcels.
  4. Total acreage: Gross = 25.13 acres, Net = 21.28 acres.
  5. Acreage of Environmental Regulated Features = 0 acres.
  6. Acreage of 100-year Floodplain = 0 acres.
  7. Existing zoning = M-U-TC. Existing use = Vacant and commercial retail.
  8. Proposed use of property = Mixed-use, residential, commercial retail and public space (see below).
  9. Proposed dwelling units by type: 2 single family detached, 281 single family attached, 700 multifamily (including 181 senior apartments).
  10. Density Calculations: See table below.
  11. Sustainable Growth Tier: Tier 1.
  12. Joint Board/Ordinance: Outer Horizontal Surface - Left Runway, Andrews Height Zone F.
  13. Center or Corridor location = Yes, Suitland Regional Center.
  14. Existing Gross Floor Area = 50,000 SF.
  15. Proposed Gross Floor Area = 60,391 SF, net retail, 50,000 SF public space (arts center).
  16. Stormwater Management Concept number and approval date = #2025-201-00 July 8, 2015.
  17. Flood/Sewer Category Designation: Existing = MS 55 Proposed = MS 55.
  18. Aviation Policy Area = No.
  19. Mandatory Park Dedication requirement = Private onsite recreational facilities shall be provided.
  20. Cemeteries on or contiguous to the property = No.
  21. Historic Sites on or in the vicinity of the property = No.
  22. Type One Conservation Plan = Exempt per Letter of Exemption 5-024-15, issued on 2-20-15.
  23. Within the Chesapeake Bay Critical Area = No.
  24. Wetlands: No.
  25. Streets = No.
  26. Soils by soil type and source of soil information = N/A.
  27. In or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization = No.
  28. All overhead lines within the preliminary plan of subdivision limits are to be removed.
  29. Boundary and topography information shown hereon was prepared by Ben Dyer Associates, Inc. without the benefit of a title report.
  30. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assigns shall grant a ten-foot-wide public utility easement (PUE) along all public streets and a 10' PUE along other side of all private roads, or a PUE acceptable to the applicable public utility providers as shown on a utility plan submitted with the final plat. Documentation shall be provided by the applicant demonstrating the concurrence of the public utility providers.

**DEVELOPMENT STANDARDS**

**Townhouse Lots:**  
 Interior Lot: Minimum Lot Size: \*960 square feet  
 Minimum Lot Width: 16 feet

**End Unit Lot:**  
 Minimum Lot Size: 1,190 square feet  
 Minimum Lot Width: 21 feet

Maximum number of Townhouses in a Stick: 11

**Single-Family Detached Lots:**  
 Minimum Lot Size: 8,180 square feet  
 Minimum Lot Width: 47 feet

\*No more than seven (7) interior townhouse lots may be less than the minimum size standard for interior lots of 960 square feet, and no less than 912 square feet.

**RESIDENTIAL DENSITY**

BLOCK	SFD DWELLING UNITS	SFA DWELLING UNITS	MF DWELLING UNITS	AREA (acres)	DENSITY (du/ac)
A			182	2.28	79.77
B			381	3.82	99.78
C			45	1.78	25.23
D			55	4.08	13.49
E			43	2.00	21.48
F			57	2.39	23.84
G	2	19		1.14	18.35
H			137	1.21	113.21
TOTAL	2	219	700	18.71	49.23
TOTAL SITE (net tract area)			921	21.28	43.28

SFA = Single-Family Attached  
 SFD = Single-Family Detached  
 MF = Multifamily (Apartments)

**RESIDENTIAL DENSITY (By Unit Type)**

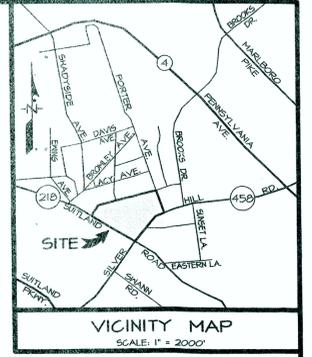
Unit Type	Dwelling Units	AREA (acres)	DENSITY (du/ac)
Single Family Detached	2	0.40	5.00
Single Family Attached	219	11.14	19.66
Multifamily	700	7.31	95.76

**NON-RESIDENTIAL DENSITY**

BLOCK	PARCEL	COMMERCIAL/RETAIL GROSS FLOOR AREA	AREA (sf)	AREA (acres)	DENSITY (FAR)	
A	PARCEL A	69,831	166,325	3.82	0.42	
J	PARCEL A	10,500	34,195	0.79	0.3	
TOTAL			80,331	200,520	4.60	0.40

**TOWNE SQUARE AT SUITLAND FEDERAL CENTER**

BLOCK	PARCEL	USE	GROSS FLOOR AREA (SF)	AREA (sf)	AREA (acres)	DENSITY (FAR)
I	Parcel A	Arts Center	50,000	47,659	1.09	1.05
I	Parcel B	Park	0	32,304	0.74	0.00
TOTAL			50,000	79,963	1.84	0.63



**LEGEND**

PRELIM. PLAN OF SUBDIV. LIMIT: - - - - -

PROPERTY BOUNDARY: - - - - -

RIGHT OF WAY: - - - - -

PROPOSED LOTLINE: - - - - -

EXISTING 10 FT. CONTOUR: - - - - -

EXISTING 2 FT. CONTOUR: - - - - -

EXISTING FENCE: x - - - - x

CENTERLINE OF EXISTING ROAD: - - - - -

IRON PIPE FOUND: IPF

EXISTING TREE: (tree symbol)

EXISTING WATER LINE: (line with 'W')

PROPOSED WATER: (line with 'W')

EXISTING SEWER LINE: (line with 'S')

PROPOSED SEWER: (line with 'S')

PROPOSED STORMDRAIN: (line with 'SD')

10' PUBLIC UTILITY EASEMENT: 10' PUE

PROPOSED WSSC R/W: (line with 'WSSC')

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN 4-15005

ICP Exempt

PLANNING BOARD ACTION: 12/01/2015

PER PGCP RESOLUTION # 15-124

ADOPTION DATE: 12/10/2015

SIGNATURE APPROVAL DATE: 12/12/2015

AUTHORIZED SIGNATURE: [Signature]

THIS BLOCK FOR OFFICIAL USE ONLY

OFFICIAL USE ONLY: [Stamp]

PROJECT NAME: TOWNE SQUARE AT SUITLAND FEDERAL CENTER

PROJECT NUMBER: 4-15005

For Conditions of Approval see the Plan Cover Sheet or Approved Sheet

Revision numbers must be included in the Project Number

**4-15005**

**PRELIMINARY PLAN OF SUBDIVISION**

for

BLOCK A, PARCEL A; BLOCK B, PARCEL A; BLOCK C, LOTS 1-47 AND PARCELS A-E; BLOCK D, LOTS 1-55 AND PARCELS A-F; BLOCK E, LOTS 1-43 AND PARCEL A; BLOCK F, LOTS 1-55 AND PARCELS A-C; BLOCK G, LOTS 1-21 AND PARCELS A-C; BLOCK H, PARCEL A; BLOCK I, PARCELS A & B, AND BLOCK J, PARCEL A

**TOWNE SQUARE AT SUITLAND FEDERAL CENTER (FORMERLY SUITLAND TOWN CENTER)**

BEING A RESUBDIVISION OF SUITLAND MANOR; BLOCK A, LOTS 1-32; BLOCK C, LOTS 1-26 AND 30-52; BLOCK D, LOTS 1-12; BLOCK E, LOTS 1-24, ALL IN PLAT BOOK BB 9, PLAT 24; AND BLOCK F, LOTS 1-15, PLAT BOOK BB 9, PLAT 56; AND PARCEL A, PLAT BOOK WW 19 PLAT 18; AND TAX PARCELS 5B, L. 61740 F. 657; 54, L. 20342 F. 666; AND 55, L. 20342 F. 652; AND ABANDONED ROADS

SPAUDLING DISTRICT No. 6  
 PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE: 1" = 60'

SHEET 1 OF 2  
 FOR SHEET 2 OF 2 SEE BDAI 016 NO 31002-2

MSG 2002 SHEET SERIES 204 SE 04 ADC MAP BK LOCATION 5650 B-4

**COBER & JOHNSON & LAWNEY**  
 CONSULTING & REAL ESTATE STRATEGY

Redevelopment Authority of Prince George's County

11721 WOODBURN ROAD, SUITE 200  
 MITCHELLVILLE, MARYLAND 20712  
**BEN DYER ASSOCIATES, INC.**  
 Engineers / Surveyors / Planners  
 TELEPHONE (301) 430-2000

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3/21/17 DATE Revisions per Planning Board resolution IS-124

PCN: [Stamp]

BY: [Stamp]

DATE: FEBRUARY 2015

SCALE: 1" = 60'

DATE: FEBRUARY 2015

NO. 3-001-2



LAW OFFICES  
**SHIPLEY & HORNE, P.A.**

Russell W. Shipley  
Arthur J. Horne, Jr.\*  
Dennis Whitley, III\*  
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**Bradley S. Farrar**  
**L. Paul Jackson, II\***  
\*Also admitted in the District of Columbia

April 21, 2022  
*Revised: July 1, 2022*

**VIA HAND DELIVERY**

Ms. Sherri Conner  
Prince George's County Planning Department  
Development Review Division  
14701 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

**RE: Statement of Justification for Towne Square at Suitland  
Federal Center Proposed Lots 20-28 and Proposed Parcel E  
Preliminary Plan of Subdivision (4-20039)**

Dear Ms. Conner,

On behalf of the Redevelopment Authority of Prince George's County ("Applicant"), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submit this Statement of Justification in support of a proposed Preliminary Plan and Site Plan for the Towne Square at Suitland Federal Center.

As the pandemic crushed the U.S. economy last spring, sawmills shut down lumber production to brace for a housing slump. In Maryland, as with most if not all of the U.S., construction operations in most locations were shut down, and lumber mills and other processing facilities were left with an excess supply of material. What caused lumber to increase from roughly \$250 per 1000 board feet to over \$850 per 1000 board feet? During this same period, we have seen some of the lowest interest rates in recent history over the past few months in the U.S. as a response to the fragility in the economy. The boom in the building/remodeling industries turned the tables on the lumber industry. The slump never arrived, and now there is not enough lumber to feed the hot housing market. In the case of the cost of residential 2020 has been a year of highs and lows for the lumber industry. Mills and other processing facilities went from having an excess supply of wood to a shortfall at what seemed like a few short weeks. Ultimately, as the demand for lumber continued to increase over the past few months, supply has not been able to catch up, resulting in an increase in lumber cost by 340% or more in particular locations.

Fast-forwarding to 2021, we see that nationally, housing production fell in April due to the increased costs of building materials that have priced out potential home buyers. Overall housing starts decreased 9.5% to a seasonally adjusted annual rate of 1.57 million units, according to a report

from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. The April report of 1.57 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts decreased 13.4% to a 1.09 million seasonally adjusted annual rate. The multifamily sector, which includes apartment buildings and condos, increased 0.8% to a 482,000 pace.

With this application, the Applicant in an effort to provide a greater number of more affordable homes in close proximity to the Suitland Metro Station is requesting the Prince George's County Planning Board permission to subdivide the much more costly two (2) single-family residential Lots 20 and 21 into nine (9) more market affordable townhouse lots and a Home Owners Association (HOA) parcel. This application is submitted according to the requirements of Section 27-273 and in accordance with the required findings contained in Section 24-120 of the Zoning Ordinance for Prince George's County. The proposal also reflects substantial conformance with the suggested development concepts and exhibits contained within the *2006 Approved Suitland Mixed-Use Town Center Development Plan*; the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*; and is consistent with the purposes and regulations in the M-U-TC Zone.

**A. Election to Utilize the M-U-TC Zoning Procedures (Section 27-1704 (b))**

On April 1, 2022, the approved Countywide Sectional Map Amendment ("CMA") and the updated Prince George's County Zoning Ordinance ("New Zoning Ordinance") became effective and rezoned the property to the newly created LMUTC (Legacy Mixed – Use Town Center) Zone. Notwithstanding, the Applicant elects to utilize the applicable provisions of the prior zoning ordinance pursuant to Section 27-1704(b), which states in the pertinent part:

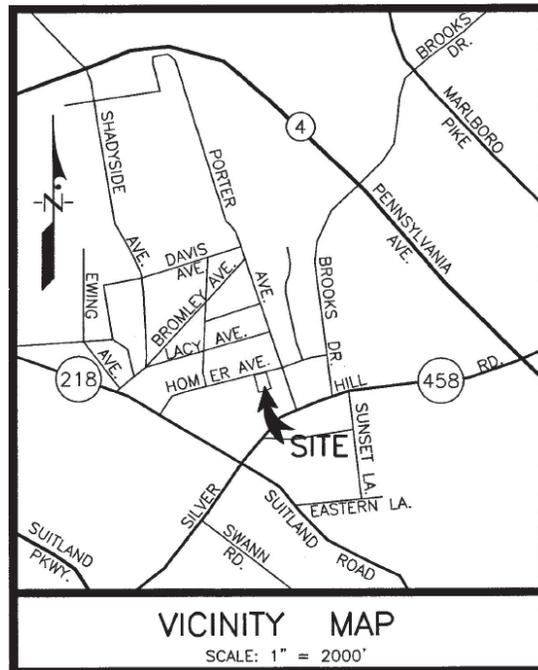
**Section 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance**

- (b) Until and unless the period of time under which the development approval or permit remains valid expires, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved.***

Preliminary Plan of Subdivision 4-15055 and Special Permit SP-150004 was approved by the Planning Board on December 10, 2015, and certified on December 12, 2017, and recorded in the Land Records of Prince George's County on July 23, 2018. Since these underlying approvals are currently valid, the Applicant can proceed with applications utilizing the provisions of the zoning ordinance that existed prior to April 1, 2022, per Section 27-1704(b) of the New Zoning Ordinance. The Applicant hereby elects to pursue the Preliminary Plan of Subdivision 4-20039 using the provisions of the former zoning ordinance.

**B. Nature of Request and Description of Subject Property:**

The subject property contains approximately 6.425 acres in the M-U-TC Zone. It is located on the northern side of Suitland Road, east of Town Square Boulevard and west of Silver Hill Road.



*Exhibit 1 (not to scale)*

In its entirety, the Towne Square at Suitland Federal Center is the largest redevelopment project within Prince George's County. This \$400 million construction project will create over 1,200 jobs. Phase 1, which began in 2018, featured townhomes and a senior citizen apartment building being developed in early 2020. Phase 3 will include retail and a performance arts center that will encompass local and international cultural events. The center will span over 50,000 square feet of space.

The inclusion of this Fourth (4<sup>th</sup>) Phase expands the Project by providing key roadway frontages on Suitland Road, east of Town Square Boulevard and west of Silver Hill Road, providing the development of a mixed-use town center consisting of approximately 229,816 square feet of commercial, office, and hotel as well as 264 Multifamily dwelling units.

Furthermore, the architecture created for the nine (9) single-family attached dwellings are designed in keeping with Prince George's County's policy of increasing support for sustainable development. The Applicant achieves this and NVR Homes, who is the designated builder of these homes, by utilizing green building techniques and energy conservation techniques to construct net-zero dwellings to the greatest extent practicable. The nine single-family attached residential townhouses designed for these nine lots comply with this standard. The Applicant has engaged the

services of PEG, LLC (e.g., PEG Environmental Services) who, are celebrating its 23rd year as a diverse energy efficiency, engineering, environmental, and management consulting firm operating principally in the Eastern and Central United States to help design the subject townhouses. PEG specializes in building energy performance, green building program compliance, building diagnostics, environmental and code compliance, thermal performance, HVAC design and operation, and construction defect. These capabilities have enabled PEG to become a leader in the application of national green building standards and demand-side energy efficiency protocols. Operating as a design consultant and “boots on the ground” interim and continuous inspection agent, PEG leads the way in the verification of effective planning and real-world application of all aspects of sustainable construction. PEG performs at every level of contracting from commercial structures to residential dwellings to charitable endeavors.

Based on their joint effort with PEG, the application designed this project to such a high level that it demonstrates preliminary compliance with the LEED v4.1 Residential Single Family Attached Gold Level for three NVR home models Strauss Urban w/4 Story Option, Clarendon 3 Story, and Clarendon 4 Story. The analysis is specific to the Energy and Atmosphere (EA) category, with point totals under other categories being taken from NVR’s LEED Gold level community Villages at Towne Square Suitland, MD, USA 20746 (Project ID # 1000111879). In brief, the community successfully earned Gold Level LEED Certification based on the following points tallied by category. Refer to the attached March 9, 2022 report from PEG that details the various environmental scoring levels the Project has achieved.

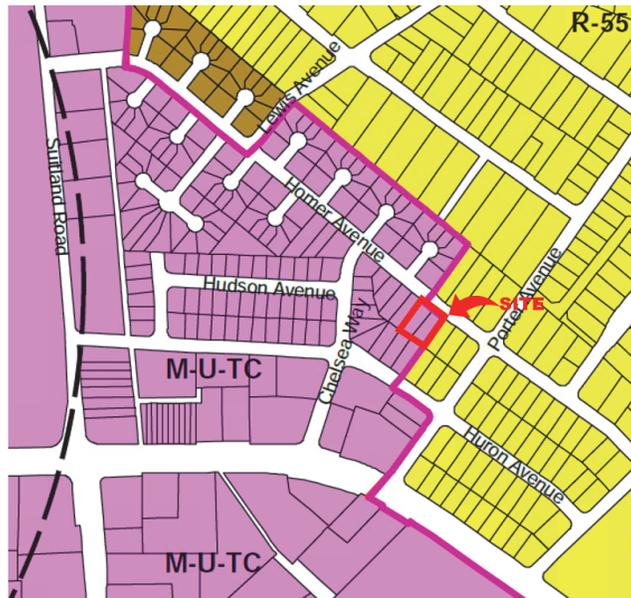
<b>LEED Category</b>	<b>Verified Points</b>
Integrative Process	0
Location and Transportation	10
Sustainable Sites	3
Water Efficiency	4
Energy and Atmosphere	26
Material and Resources	7
Indoor Environmental Quality	10
Innovation	2
Regional Priority	3
Total	65

**C. Surrounding Uses:**

The subject property is surrounded by the following uses:

**North:** Across Town Park Road is a portion of the townhouse section of Phase 1C of the Town Square at Suitland Federal Center in the LMUTC (*M-U-TC Prior*) Zone, and single-family residences in the RSF-65 (*R-55 Prior*) Zone.

- East:** Single-family residences in the RSF-65 (*R-55 Prior*) Zone.
- South:** Townhouse section of Phase 2C of the Town Square at Suitland Federal Center in the LMUTC (*M-U-TC Prior*) Zone.
- West:** Townhouse section of Phase 2C of the Town Square at Suitland Federal Center in the LMUTC (*M-U-TC Prior*) Zone.



*Exhibit 2 (not to scale)*

**D. Zoning and Development History:**

- July 1983:** Parcel 53 and Parcel A were purchased by VHG Associates Limited Partnership.
- May 2000–March 2003:** The Prince George’s County Planning Board approved three separate detailed site plans (DSP-99021, DSP-02030, and DSP-02062) for daycare centers in the commercial center owned by VHG Associates Limited Partnership in the northwest quadrant of the intersection of Suitland Road and Huron Avenue.
- September 2004:** Parcels 55, 54, and 10 were purchased by Mid Atlantic Real Estate Investments, LLC.

- July 7, 2005:** The Planning Board approved, with modifications, the preliminary development plan for the Suitland Mixed-Use Town Center per PGCPB Resolution No. 05-134. The development plan is the end result of the extensive neighborhood revitalization efforts focused on the Suitland area that dates back to the early 1990s.
- February 28, 2006:** The modified development plan and zoning map amendment were approved by the District Council via CR-014-2006 DR-2.
- 2000–2007:** The Redevelopment Authority purchased the remainder of the subject property, consolidating the vast majority of the site under single ownership.
- October 29, 2015:** The Suitland Design Review Committee reviewed the application and recommended approval with conditions.
- December 10, 2015:** The Preliminary Plan of Subdivision 4-15005 for 221 lots and 26 parcels for the development of 700 multifamily dwelling units was adopted by the Prince George’s County Planning Board (PGCPB Resolution No. 15-124) subject to 21 conditions.
- December 10, 2015:** The Special Permit SP-150004 for the development of approximately 80,331 square feet of commercial retail space, 563 multifamily residential dwellings, 137 senior apartments, 219 townhomes, two single-family detached homes, a 45,000 square foot performing arts center, and a 33,000 square foot public plaza with a seasonal ice skating pavilion and a neighborhood park, was adopted by the Prince George’s County Planning Board (PGCPB Resolution No. 15-123) subject to one (1) condition.
- July 23, 2018:** Record Plat SJH 250, Plat Book 44 recorded in the Land Records of Prince George’s County.

**E. Development Data Summary:**

1. Existing parcel lot, deed description/Liber Folio and plat number

<u>Existing Lots</u>	<u>Liber/Folio</u>	<u>Plat Number</u>
Lot 20 Block G	L.15489 F.073	06250044
Lot 21 Block G	L.15489 F.073	06250044



- 20. Center or Corridor location: Yes, Suitland Regional Center.
- 21. Stormwater Management Concept number and approval date: 21525-2015-4 was submitted on 2/11/2021 and is currently under review.
- 22. Water/Sewer Category Designation Existing: W-3/S-3  
Proposed: W-3/S-3
- 23. Aviation Policy Area: No
- 24. Mandatory Park Dedication Requirement: Private recreational facilities shall be provided per Site Plan for Special Permit (SP-150004).
- 25. Cemeteries on or contiguous to the property: No
- 26. Historic site on or in the vicinity of the property: No
- 27. Type One Conservation Plan: Exempt per Letter of Exemption S-094-2019, Issued on 06-20-2019.
- 28. Within Chesapeake Bay Critical Area: No.
- 29. Wetlands: No.
- 30. Streams: No.
- 31. Soils by soil type and source of soil information (if no NRI): N/A
- 32. In or adjacent to an easement held by Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any land trust or organization: No

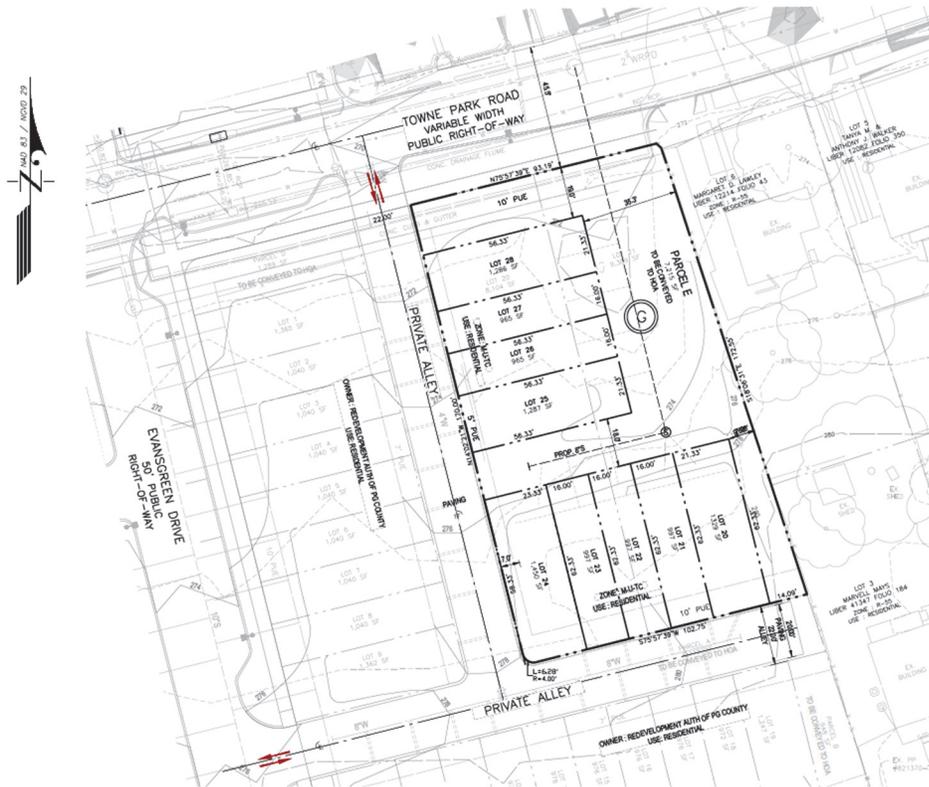


Exhibit 3 (not to scale)

**F. Relationship to County Plans and Policies:**

This proposal is entirely consistent with the vision, policies, and strategies contained within the *Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035)*. It is also consistent with the recommendations and design guidelines contained within the *2006 Approved Suitland Mixed-Use Town Center Development Plan*; and the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*; and is consistent with the purposes and regulations in the M-U-TC Zone as explained in the following sections:

**General Plan:**

The subject property in this application is located in the Developed Tier. Under the previous *2002 Prince George's County Approved General Plan* the vision for the Developed Tier was to develop a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium to high-density neighborhoods.

The 2002 Prince George's County Approved General Plan also designates the Suitland M-U-TC Zone as a Regional Center and encourages new commercial development primarily in designated Centers and Corridors. The recently approved general plan, known as *Plan Prince George's 2035 Approved General Plan (Plan Prince George's 2035)*, designates the subject property for Mixed-Use, defined as: *Areas of various residential, commercial, employment and institutional uses. Residential uses may include a range of unit types. Mixed-use areas may vary with respect to their dominant land uses, i.e., commercial uses may dominate in one mixed-use area, whereas residential uses may dominate in another.* The development plan in this preliminary plan application is designed in accordance with these guidelines.

**2006 Approved Suitland Mixed-Use Town Center Development Plan:**

As noted on page 23 of the *Approved Suitland Mixed-Use Town Center Zone Development Plan* the design standards contained within the standards replace the requirements that are set forth in the Prince George's Zoning Ordinance and the *Landscape Manual* with respects to:

*"...site, building, and public space design, including build-to lines, fencing, buffers, landscaping, parking, streetscape, building height, architectural form and detailing, signage, lighting, stormwater management, parks, and plazas."*

The Development intent of the *2006 Approved Suitland Mixed-Use Town Center Development Plan* is as follows:

*"The M-U-TC Zone, as established by the County, is intended to encourage flexibility in land uses within a defined area in order to create active, economically viable settings in which to live and work. To ensure that each M-U-TC Zone is*

*responsive to its specific context, a set of local design standards and guidelines are established as part of the M-U-TC zoning process.”*

**COMMERCIAL DISTRICT:**

***Objective: A dynamic mixed-use, transit-oriented commercial core centered upon the intersection of Silver Hill and Suitland Roads, complemented by a pedestrian-friendly, traditional main street environment on Suitland Road west of Silver Hill, and along Huron and Swann Roads.***

***Site Design:***

***Intent: Create an attractive and interesting development pattern that encourages compatible ground floor mixed-use and commercial retail uses, which are keys to a successful town center. Create a sense of enclosure and a pedestrian friendly environment, and help define public space by use of a consistent setback of buildings (streetwall) close to the street edge. Comprehensive, pedestrian-scaled lighting solutions should be provided to address building, site, and pedestrian safety.***

***Building Placement:***

- 1. Buildings shall be set back a minimum of 14 feet and a maximum of 22 feet from the edge of the curb to maintain a continuous street edge and provide for an enhanced streetscape for pedestrian activities. Variations in building setbacks in adjoining buildings should not be more than three feet.***

**Response:** The Towne Square at Suitland Federal Center is sensitively designed to provide a vibrant, transit-oriented, mixed-use development. The buildings address the streets while the significant public plaza is activated by street-level retail and restaurant uses to animate this important Metro-oriented Town Center development. The plan proposes a flexible range of residential and retail-commercial development, which will allow for appropriate responses to the market.

- 2. Buildings should be oriented to the street. The primary building entrances should be clearly visible from the street and related to the sidewalks. Building entrances should be recessed in order to define the entry point and maintain a coherent pattern along the sidewalk.***

**Response:** The residential and commercial retail space is designed with street frontage orientation directly on Suitland Road and Silver Hill Road. The plan proposes facades that provide architectural variety and articulation through the modulation of wall planes, detailing, color, texture, and materials that conform to the referenced strategies. The exhibits and illustrative views submitted by the Applicant, in conjunction with this application, reflect a high standard of architecture, including well-detailed facades that address the streetscape recommendations promoted by the Suitland Town

Center Plan. Thus, the proposed development is compatible with the proposed development in the vicinity as envisioned by the Town Center Plan.

***Landscaping, Buffering and Screening:***

- 1. Landscape treatment should be extensively used to accent entry points, street corners, and signage. Landscaping should also be used along pedestrian and bicycle paths to define these spaces. Each development should have a landscape component as an integrated part of the site design proposal.***

**Response:** The Applicant understands that the purpose of these standards is to shape high-quality public spaces with buildings and other physical features to create a strong sense of place for the Suitland Town Center area. These standards replace requirements that are set forth in the Zoning Ordinance and the *Landscape Manual* and set conditions for the site, building, and public space design, including build-to lines, fencing, buffers, landscaping, parking, streetscape, building height, architectural form, and detailing, signage, lighting, stormwater management, parks, and plazas. Subdivisions shall be reviewed for compliance with relevant standards, such as those affecting circulation. All development shall comply with all applicable federal, state, County, and local regulations and ordinances.

The proposed townhomes front on a greenspace and is separated from the existing single-family dwellings by Parcel A. Plantings will be proposed to provide screening of the adjoining property with the submittal of the Site Plan for Special Permit. This layout is consistent with the standards set by the approved Site Plan for Special Permit SP-150004. See Lots 38-29 and 40-48 which also front a greenspace. The below Exhibit 4 below (BDAI Drawing No. 51-146-M)



Exhibit 4 (not to scale)

***Stormwater Management:***

- 1. Low-impact development techniques, as contained in the current version of the design manual, “Low-Impact Development Design Strategies: An Integrated Design Approach,” as published by the Prince George’s County Department of Environmental Resources, shall be used on all sites as the primary method of collecting and/or treating stormwater.***

**Response:** The nine single-family residential townhouses designed for these nine lots comply with this standard. The Applicant has engaged the services of PEG, LLC (e.g., PEG Environmental Services) who, are celebrating its 23rd year as a diverse energy efficiency, engineering, environmental, and management consulting firm operating principally in the Eastern and Central United States to help design the subject townhouses. PEG specializes in building energy performance, green building program compliance, building diagnostics, environmental and code compliance, thermal performance, HVAC design and operation, and construction defect. These capabilities have enabled PEG to become a leader in the application of national green building standards and demand-side energy efficiency protocols. Operating as a design consultant and “boots on the ground” interim and continuous inspection agent, PEG leads the way in the verification of effective planning and real-world application of all aspects of sustainable construction. PEG performs at every level of contracting from commercial structures to residential dwellings to charitable endeavors.

Based on their joint effort with PEG, the application designed this project to such a high level that it demonstrates preliminary compliance with the LEED v4.1 Residential Single Family Attached Gold Level for three NVR home models Strauss Urban w/4 Story Option, Clarendon 3 Story, and Clarendon 4 Story. The analysis is specific to the Energy and Atmosphere (EA) category, with point totals under other categories being taken from NVR’s LEED Gold level community Villages at Towne Square Suitland, MD, USA 20746 (Project ID # 1000111879). In brief, the community successfully earned Gold Level LEED Certification based on the following points tallied by category. Refer to the attached March 9, 2022 report from PEG that details the various environmental scoring levels the Project has achieved.

<b>LEED Category</b>	<b>Verified Points</b>
Integrative Process	0
Location and Transportation	10
Sustainable Sites	3
Water Efficiency	4
Energy and Atmosphere	26
Material and Resources	7

Indoor Environmental Quality	10
Innovation	2
Regional Priority	3
Total	65

***Utilities and Services:***

- 1. All new development sites shall place utility lines underground or relocate them to the rear of the property.***

**Response:** All proposed utility lines on site will be placed underground and/or screened adequately. Transformers are located per the electric company requirements. Landscape material will be used to screen the transformers in accordance with the electrical company requirements.

- 2. Development on smaller sites and all redevelopment/infill sites should place utility lines underground or relocate them to the rear of the property.***

**Response:** All proposed utility lines on site will be placed underground and or screened adequately.

- 3. All service components, such as mechanical equipment, dumpsters, and loading docks and storage, service, and delivery areas, shall be properly screened from public view both from adjacent development and from public rights-of-way. Screening methods include, but are not limited to, continuous solid, opaque wood fences, masonry walls, metal screens on steel frames, and combinations thereof. Screening material and their design should be compatible with the associated building.***
- 4. If an alley exists between the commercial district development and property in the noncommercial district development areas, screening should be utilized and designed in a way to visually shield unsightly elements such as dumpsters and loading areas.***

**Response:** Trash, mechanical, and loading facilities will be contained within the buildings, thus screening them from the public view. Refer to Building J2 – Ground Floor Plan 03 and Building J1 – Ground Floor Plan 03 for the location of said features within the respective buildings. All unsightly elements, including loading areas and dumpsters, will be adequately screened with the appropriate materials.

***Building Design:***

***Intent: The height, scale, and massing of buildings in a new development in Suitland are integral elements to the character of the town center and help shape the pedestrian's streetscape experience. Massing changes such as building plane projections, recesses, arcades, overhangs, projecting display windows and architectural detailing enhance the visual experience, establish human scale, provide continuous visual interest, and contribute to comfortable, attractive, and successful pedestrian environments. High quality, durable materials contribute to an attractive community, and well-designed storefronts attract pedestrian activity and ensure the success of mixed-use development.***

***Form and Massing:***

- 1. Buildings shall be oriented to primary streets, particularly Silver Hill or Suitland Road***

**Response:** The commercial components of all proposed buildings in the Commercial District are oriented to primary streets. As discussed with the application for the previous phases, the development is sensitively designed to provide a vibrant, transit-oriented, mixed-use development. The buildings address the streets activated by street-level retail and restaurant uses to animate this important approach corridor to the nearby Metro station and Federal Center property located directly across Suitland Road.

- 2. Buildings along a "boulevard" (Silver Hill Road and Suitland Road east of Silver Hill) should be a minimum of two stories in height.***

**Response:** The Application complies with this design standard. All proposed buildings along Suitland Road and Silver Hill Road are between five (5) and seven (7) stories in height.

- 3. Buildings along a "main street" (Huron Avenue, Swann Road, and Suitland Road west of Silver Hill Road) shall be a minimum of two stories and a maximum of five stories in height.***

**Response:** The Application complies with this design standard. All proposed buildings along Suitland Road are between five (5) and seven (7) stories in height.

- 4. Buildings should transition in height, stepping down from the tallest adjacent to Suitland and Silver Hill Roads to shorter heights toward the rear of the site and along Huron Avenue and Swann Road to provide a transition to the residential-scale development that surrounds the Suitland mixed-use town center.***

**Response:** The Application complies with this design standard. Buildings transition in height, density, and housing type throughout the site. Building heights gradually decrease toward the rear of the site, and abrupt changes have been avoided in the conceptual layout.

5. *Other architectural features, such as landmark elements (including but not limited to a tower, arches, cupola, or unique roof forms), serve as identifiable and memorable features and may exceed this limit. These features shall not extend beyond one story in height above the highest point of the roof of the building to which it is attached.*

**Response:** This standard is not applicable to the subject application.

6. *Distinct building forms incorporating landmark elements and special architectural features are encouraged, especially on corner lots.*

**Response:** Architectural renderings propose contemporary-style buildings that generate visual interest. The facades of all the buildings will provide architectural variety and articulation through the modulation of wall planes, detailing, color, texture, and materials, but will be designed as a single project to ensure that the diverse land uses will blend harmoniously.

7. *Buildings should consist of clearly defined base, middle and top sections (tripartite design).*

**Response:** The proposed design will comply with this standard. The proposed building will have a base, low band, and middle and upper defined features with the contemporary design. The Upper cornice will be very simple and not dominate the design. The different sections of proposed retail and multifamily structures are delineated by design, as shown in their renderings.

8. *The ground floors should be aligned throughout the commercial district at a height of no less than 14 feet. Vertical integration of uses within a building is encouraged and should be reflected in the use of architectural details.*

**Response:** The ground floors of all proposed commercial/mixed-use buildings depicted in architectural renderings exceed 14 feet de minimis defined by this standard.

9. *Traditional roof styles such as gabled, shipped, stepped, and peaked roofs add interest and variety to buildings and should be incorporated in developments.*

**Response:** The architectural renderings confirm that the building roof styles adhere to this standard. Building design details are defined in the SP-150004 development plans certified on January 2, 2018, and SP-15004-01 development plans certified on April 2, 2018.

***Facade Design:***

1. ***Facades should maintain a consistent width and a continuous alignment of building roofs, cornices, windows, and other fenestration patterns.***

**Response:** Architectural renderings show a consistent width and alignment of building roofs, windows, and other fenestration patterns.

2. ***Building storefronts shall feature display windows, doors, and other fenestration to add visual interest at the street level and to maintain a strong visual connection between the street and street-level uses. Special attention should be given to the size, location, design, and appearance of the uses.***

**Response:** The above forms of fenestration are shown on the architectural renderings. The storefronts are designed to provide a balance between the needs of the tenant's individual expression with the overall aesthetic quality and sense of place.

3. ***Corner buildings shall be treated as landmarks in design or decorated with landmark elements because they serve as focal points in the commercial district. Well-designed corners enhance legibility by creating visual interest and contribute to a distinctive identity.***

**Response:** As shown in Architectural renderings, the corner buildings proposed are given attractive signing and ample fenestration to create visual interest and serve as focal points for the mixed-use town center.

4. ***Commercial district facades shall be designed to incorporate modulation through the use of materials, detailing, projections and recesses, and window placement that helps to reduce the bulk and mass of the building.***

**Response:** The project design complies with this standard. While all around the exterior facade, there are windows, recesses, color changes, bands, and other features, there will occur areas where the window rhythm is interrupted with non-window wall areas. This is kept to a minimum, using angles, recesses, and other techniques, so the overall facade incorporates the non-window areas into the composition of the design. In adherence to this standard, a wide variety of materials are proposed for the development.

5. ***Buildings composed of "ribbons" or "bands" of glass and architectural precast panels shall be avoided.***

**Response:** Ribbons and bands of glass have been avoided in the Project's architectural design.

6. *Ground floor windows shall meet the following criteria:*
  - a. *Dark-tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.*
  - b. *On the ground floor, buildings shall incorporate large, multipane windows. Transom lights above the windows are encouraged.*
  - c. *Signage or screens, temporary and permanent, shall not obscure windows. At least 75 percent of the window area shall be unobscured so that people can see and be seen from the ground floor.*
  - d. *Windows shall have proportional vertical emphasis. Horizontal windows may be created when a combination of vertical windows is grouped together or when mullions divide a horizontal window.*

**Response:** Ground floor windows are shown in the architectural renderings that adhere to the above design criteria.

7. *Secondary rear and/or side entrances should be well lighted and clearly articulated.*

**Response:** This standard will be met by the site's Landscape and Lighting Plan.

8. *Design elements such as display windows, integrated lighting, and signage should be utilized to stimulate interest at the street level and enhance the pedestrian experience.*

**Response:** As discussed previously in this report, Town Square is sensitively designed to provide a vibrant, transit-oriented, mixed-use development. The buildings address the streets while the significant public plaza along Suitland Road and Silver Hill Road are activated by street-level retail and restaurant uses to animate this important approach corridor to the nearby Metro station. These elements are reflected in the architectural renderings.

9. *Recessed entrances, porches, seating, awnings, canopies, and arcades should be used to provide weather protection, security, and safety for customers and pedestrians and to provide pedestrian interest.*

**Response:** The project design complies with this standard.

10. *Facade materials shall be high quality, durable and attractive (such as brick, stone and masonry). Imitation or synthetic exterior building*

*materials that stimulate the appearance of natural stone or brick shall be avoided.*

**Response:** High-quality materials such as brick or stone masonry blocks are incorporated into all proposed facades shown in architectural elevations.

*11. Exterior colors should be complementary to adjacent buildings and the overall character of the area.*

**Response:** Exterior colors shown on each proposed structure shown in architectural elevations and renderings complement one another.

*12. Building entrances shall be a prominent part of the building design and should be highlighted by using architectural elements such as an entrance tower, pediment, portico, breezeway, antechamber, outdoor plaza, and surrounds decorations.*

**Response:** This standard is met by the proposed architectural design for the site. The proposed hotel has storefront glazing incorporated into the 1st-floor level that was appropriate for the activities within the building, i.e., retail, meeting rooms, lobby fitness, etc. Canopies occur at all major entrances, and a protective canopy is proposed at the retail area (See elevations).

*13. At least one building entrance shall be on a public street. If a building has frontage on two public streets, at least one entrance shall be on a public street and can be located at the intersection of the streets upon the corner.*

**Response:** This standard has been met as illustrated on the Site Plan for Special Permit and the architectural drawing sets.

***Building Lighting and Security:***

*1. Lighting is an integral element in the overall architectural design and character of all buildings within the town center and shall:*

*a. Provide adequate safety and visibility around the building entrances and perimeter.*

*b. Direct glare away from adjoining properties and public rights-of-way.*

*c. Be coordinated with site lighting.*

*d. Be constructed of attractive, high quality materials.*

**Response:** The photometric plan submitted with the subject application confirm the project's design compliance with the Suitland Mixed-Use Town Center design standards.

2. *Exterior burglar bars on windows and doors shall not be used in the town center.*

**Response:** Exterior burglar bars are not proposed anywhere in the Suitland Mixed-use Town Center.

*Former Residential Buildings in Commercial Uses:*

1. *Residential dwellings converted to a commercial use shall preserve the residential appearance and important architectural features in terms of color, materials, and design.*
2. *All door and window openings shall be preserved and maintained.*
3. *Front yards shall relate to the adjacent residential buildings and surrounding neighborhood context.*
4. *Front yards shall remain as green space and be planted and well maintained. Paving of front yards is discouraged; parking should be in the rear of the building.*

**Response:** As this instant application does not include the use of former residential buildings for commercial services, none of the above four design standards are applicable.

*Streetscape:*

*Intent: A continuous system of wide sidewalks and inviting streetscape amenities, which encourage window-shopping and streetscape activities, are key to the success of mixed-use town center areas and should be provided along both sides of the roads. Visual connections between the sidewalk and store interiors provide observation of the street and increase safety. Storefronts that are open and inviting, outdoor café seating, street trees, and high-quality sidewalks contribute to interesting, comfortable, and safe street environments that serve the community and enrich street life. On-street parking is used to further buffer pedestrians from the vehicular traffic on the major thoroughfares through the town center.*

***Sidewalks and Storefronts:***

1. ***Sidewalks shall be separated from streets by a landscape strip at least six feet in width to allow for street trees and to buffer pedestrians from street traffic.***

**Response:** Sidewalks are designed in accordance with the above streetscape design standards.

2. ***Sidewalks shall be a minimum of 8 feet wide and should be a maximum of 16 feet and constructed of durable, attractive materials such as brick, stone, or high-quality concrete accented with brick.***

**Response:** Sidewalks will be constructed of high-quality concrete and concrete pavers and will be at least 8-feet wide along Suitland Road and Silver Hill Road.

3. ***Sidewalk materials should be continued across curb cuts whenever possible. Accent paving should be used to define pedestrian crossings. Special attention should be given to major pedestrian crossings on Silver Hill and Suitland Roads.***

**Response:** Pedestrian crosswalks between curb cuts within the Commercial District will receive special paving treatment.

4. ***All sidewalks shall have accessible ramps and comply with the regulations of the Americans with Disabilities Act (ADA).***

**Response:** All proposed sidewalks and curb ramps will be designed to meet ADA standards as required.

5. ***Traffic-calming devices, such as curb bump-outs, should be incorporated into the streetscape design wherever possible. Special pedestrian-scale lighting should be used to increase pedestrian safety.***

**Response:** Curb bump-outs (or Bulb-outs) will be provided at intersections as shown on the Site Plan for Special Permit.

6. ***Merchandise should not be displayed in front of or leaning against the exterior facade(s) of a building. Exceptions can be made for appropriate merchandise such as fresh cut flowers or organized town center wide promotional events.***

**Response:** This standard will be enforced in connection with commercial tenant lease agreements.

***Street Furniture and Streetscape Elements:***

1. ***Freestanding planters and protective devices such as bollards should be provided between sidewalks and the vehicular traffic and help shape the pedestrian realm.***

**Response:** Permanent curbed planters will be incorporated into the sidewalk design as shown on the Site Plan to protect pedestrians from vehicular traffic.

2. ***Street furniture shall be provided and include (but is not limited to) benches, trash receptacles, public lighting fixtures, planters, bike racks, and other structures that are necessary to provide amenities to pedestrians and enhance the aesthetics of the street. The furniture should be decorative, functional and scaled to fit the space. The Design Review Committee may decide on specific model numbers for street furniture elements in the future.***

**RESPONSE:** Bench, trash receptacle and light pole locations and details have been shown on the Site Plan detail sheet.

3. ***Street furniture should be constructed of durable materials such as cast iron, aluminum, stainless steel or recycled plastic lumber and require minimal maintenance.***

**Response:** Site furnishing design details are defined in the SP-150004 development plans certified on January 2, 2018, and SP-15004-01 development plans certified on April 2, 2018.

4. ***Improved bus shelters and signage should be provided to facilitate mass transit usage, increase transportation options, and improve linkages.***

**Response:** Bus shelter locations and details will be added upon coordination with WMATA.

5. ***All new retail and office development shall provide a minimum of two bicycle parking spaces per 10,000 square feet of gross floor area (GFA) or fraction thereof.***

**Response:** Proposed mixed-use buildings J2 and K meet this requirement with their respective garages. See architectural plan 03 for building A J1 garage that shows the 896 square foot Bike Storage/Shop room location.

6. ***Covered (open-air) bicycle parking spaces should be provided for mixed-use development and be an integrated part of sidewalk design.***

7. *Bicycle racks shall be located in highly visible, well-lighted areas near building entrances and bicycle parking areas shall not obstruct walkways.*

**Response:** Bicycle parking and rack design details and locations are defined in the SP-150004 development plans certified on January 2, 2018, and SP-15004-01 development plans certified on April 2, 2018.

8. *Bicycle parking may be provided within a building, but the location must be easily accessible for bicyclists. Establishments that provide internal bicycle parking should consider providing lockers and shower facilities to encourage employees to bike to work.*

**Response:** See the Applicant's response to Standard 5 above.

9. *Streetscape elements (furniture, paving/ hardscape, landscape, etc.) should be standard throughout the commercial district and be compatible with existing elements located along Silver Hill Road.*

**Response:** This development conforms to the standard throughout the commercial district in M-U-TC and is compatible with the existing elements located along Silver Hill Road.

#### ***Site and Streetscape Lighting:***

1. *Lighting fixtures should be an integral component of the overall architectural design and character of all buildings. Human-scale, pole-mounted light fixtures should be used to effectively illuminate streets and sidewalks in the commercial district. Additional lighting, such as building-mounted fixtures provided by individual commercial establishments, is also encouraged. Applications for development in the commercial district shall include a lighting plan. Lighting fixture designs for both pole-mounted and building-mounted luminaries should be compatible with existing street light fixtures placed by SHA along Silver Hill Road.*
2. *One consistent type of ornamental pole and luminary should be used throughout the commercial district. Light fixtures should be constructed of attractive, durable materials and be easy to maintain. If the Design Review Committee specifies a model number, all future development and redevelopment should use the same model fixture.*
3. *Pedestrian-scale light fixtures should be a combination of low-level and intermediate height landscape lights. The maximum height of the pedestrian-scale light fixtures should not exceed 15 feet.*

4. *Exterior lighting fixtures should direct light to specific locations and away from adjoining properties and employ glare reduction techniques.*

**Response:** New pedestrian scale lighting, light poles, commercial and retail-use lighting fixtures will be based upon a photometric study, been provided per the approved Design Plan standards. Refer to the site's Landscape and Lighting Plan for details.

**Conformance to the 2014 Southern Green Line Sector Plan and Sectional Map Amendment (Sector Plan):**

**Response:** The 2014 Southern Green Line Sector Plan establishes development policies and design standards for new development that are more permissive than those of the Suitland M-U-TC Zone in terms of building height and building setback from the street. The sector plan also recommends retaining the Suitland M-U-TC Zone but outlines specific recommendations to amend the Suitland M-U-TC Development Plan that includes replacing the M-U-TC development concept with the sector plan future land use map, and revisions to the applicability section, setback, parking, and height and bulk requirements. Except for additional use restriction that is also applicable to the Suitland M-U-TC area, no additional development standards have been established through this Sector Plan that is applicable to this Project. The proposed uses in this application are permitted uses in accordance with the Sector Plan.

**2005 Approved Countywide Green Infrastructure Plan:**

The site is not located within the 2017 Approved Countywide Green Infrastructure Plan.

**Woodland Conservation:**

No woodlands are present onsite. The site has been previously graded per permit #21048-2018. The subject property is exempt from the requirement to provide a Tree Conservation Plan and a Natural Resource Inventory, and an exemption letter was issued by M-NCPPC on October 30, 2019.

At the time of the site visit, on April 12, 2022, for purposes of the Natural Resource Inventory the site had been vegetatively stabilized in accordance with FSC #133-15-05. An Application for Woodland Conservation Letter of Exemption (WSCO-Ex) S-002-2022 was approved by the M-NCPPC Environmental Planning Section on December 12, 2021.

**2008 Public Safety Facilities Master Plan:**

A review of the *Approved March 2008 Public Safety Facilities Master Plan* reveals that the proposed site is within Police District III. The subject property is located in the far southwest portion of this district. Also, the 2008 Public Safety Facilities Master Plan (Map 4) indicates that the subject

property is within the five (5) minute response time for fire and emergency management services from the Silver Hill Station. Additionally, this functional plan encourages incorporating crime prevention elements through environmental design, such as safe pedestrian and vehicular access and parking management, surveillance and private security, and an overall quality environment that ensures resident safety on the property and in the building. The site will be developed in accordance with many of these crime prevention strategies, such as safe and limited pedestrian and vehicular access, convenient parking, and sufficient lighting.

**2009 Master Plan of Transportation:**

According to the *2009 Master Plan of Transportation* the site is adjacent to two master plan roadway facilities: Silver Hill Road (MD Route 458) and Suitland Road (MD Route 218). Adequate rights-of-way consistent with master plan recommendations are currently in place along these two roadway sections.

**G. Relationship to Requirements of the Subdivision ordinance:**

**Section 24-121 Planning and Design Requirements:**

As described below, the proposed Project satisfies each of the requirements which govern the Planning Board's approval of Preliminary Plan applications listed in Sections 24-121.

The requirements of Section 24-121 are:

*(a) The Planning Board shall require that proposed subdivisions conform to the following:*

*(1) All lots shall be designed to be located wholly within the County and platted in conformance with all of the requirements of the Zoning Ordinance applicable to the subject property.*

**Response:** The proposed lots and parcel are wholly within Prince George's County, and will be platted in accordance with all applicable requirements.

*(2) In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten Year Water and Sewerage Plan.*

**Response:** This standard is not applicable to Suitland Town Center.

*(3) When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an*

*interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.*

**Response:** This standard is not applicable to the proposed mixed-use Suitland Town Center development.

- (4) *Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.*

**Response:** This standard is not applicable to the proposed mixed-use Suitland Town Center development.

- (5) *The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning.*

**Response:** The proposal conforms to the 2006 *Approved Suitland Mixed-Use Town Center Development Plan's* recommendation of creating a mixed-use center containing neighborhood-serving retail, higher density residential offering more housing choices, public open space, civic uses, and safe connections to nearby employment uses and open space amenities.

- (6) *When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle.*

**Response:** This Section is not applicable. No land associated with the proposed Suitland Town Center mixed-use development proposal has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in a reservation, pursuant to Division 7 of the Zoning Subtitle.

- (7) *Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board.*

**Response:** This standard is not applicable. The Preliminary Plan of Subdivision does not propose the creation of any outlots.

- (8) *Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation.***

**Response:** The proposed plan is designed to meet or exceed County and State design standards.

- (9) *Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the Planning Board.***

**Response:** Not applicable to the proposed Town Center mixed-use design plan.

- (10) *Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption.***

**Response:** As noted above, the site is relatively flat, so no excessive grading will occur. A stormwater management concept plan is in progress and will be submitted to the County's Department of Public Works and Transportation.

- (11) *Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable.***

**RESPONSE:** There are no unique or special natural features (i.e., streams, wetlands, etc.) located within the bounds or in the vicinity of the subject property.

- (12) *Lot size averaging may be permitted for preliminary plans accepted prior to July 1, 2006 in accordance with the Zoning Ordinance when the Planning Board finds that:***

- (A) *The subdivision design provides for better access, protects or enhances historic resource or natural features and amenities, or otherwise provides for a better environment than that which could be achieved by the exclusive use of standard lots.***
- (B) *The subdivision design provides for an adequate transition between the proposed sizes and locations of lots and the lots, or lot size standards, of any adjacent residentially zoned parcels.***
- (C) *The subdivision design, where applicable, provides for an adequate transition between the proposed natural features of the site and any natural features of adjacent parcels.***

**Response:** This standard does not apply to this instant mixed-use Town Center development.

**(13) Generally, lots, except at corners, should have access to only one (1) street.**

**Response:** All lots within the proposed development, aside from corner lots, have access to only one (1) street.

**(14) If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections and Enforcement, shall be responsible for the maintenance of the entrance feature or gateway sign.**

**Response:** All signage will comply with the Town Center Mixed-Use signage standards. The storefront window signs that may be proposed will be the responsibility of future tenants to abide by the signage standards.

**(15) The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Permitting, Inspections and Enforcement or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.**

**Response:** A stormwater management concept plan will be submitted to the Department of Permitting, Inspections and Enforcement for review.

**(16) Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25.**

**Response:** No woodlands are present onsite. The site has been previously graded per permit #21048-2018. At the time of the site visit, on April 12, 2022, for purposes of the Natural Resource Inventory the site had been vegetatively stabilized in accordance with FSC #133-15-05. The Natural Resources In Inventory Plan NRI-082-2022 was approved on April 29, 2022.

**(17) Historic resources should be preserved.**

**AND**

- (18) Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate.**

**Response:** There are no onsite or adjacent historic or archaeological resources that are impacted by the proposed mixed-use development. A Historic Preservation Archaeology Pre-Submittal Checklist is enclosed in this submission.

- (19) Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots.**

**Response:** This preliminary plan does not propose any condominium townhouses; therefore, this standard does not apply.

**Section 24-122.01 Adequacy of public facilities.**

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.**

**Response:** The subdivision of this property satisfies the requirements for the adequacy of public facilities. The property is in water/sewer category W-3, S-4, and designed to connect to existing public water and sewer lines. The property is within Tier 1 of the Sustainable Growth Act, which designates lots to be served by public sewer.

**Section 24-123. General requirements.**

- (a) The Planning Board shall require that preliminary plan conform to the following:**
- (1) The rights-of-way of all highways, streets, and transit facilities shown on the General Plan, functional master plans, and area master plans shall be shown on the preliminary plan and, when reserved or dedicated, shown on the final plat.**

**Response:** Existing rights-of-way of all adjoining roads are shown on the proposed Preliminary Plan 4-20039.

- (6) Land for bike trails and pedestrian circulation systems shall be shown on the preliminary plan and, where dedicated or reserved, shown on the final plat**

*when the trails are indicated on a master plan, the County Trails Plan, or where the property abuts an existing or dedicated trail, unless the Board finds that previously proposed trails are no longer warranted.*

**Response:** This standard is not applicable to the proposed mixed-use Suitland Town Center development.

**Section 24-124. Adequate roads required:**

*(a) Before any preliminary plan may be approved, the Planning Board shall find that:*

- (1) There will be adequate access roads available to serve traffic which would be generated by the proposed subdivision, or there is a proposal for such roads on an adopted and approved master plan and construction scheduled with one hundred percent (100%) of the construction funds allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, and/or such roads are incorporated in a specific public facilities financing; and*
- (2) implementation program as defined in Section 27-107.01(186.1);*

**Response:** This standard does not apply to the proposed Suitland Town Center mixed-use development.

**Section 24-130 Stream, wetland, and water quality protection and stormwater management**

*(a) Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.*

**Response:** There are no streams or wetlands on the property. Stormwater management measures are proposed to provide for managing runoff and preserving and enhancing water quality and environmental quality.

*(b) The Planning Board shall require that proposed subdivisions conform to the following:*

- (1) The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.*
- (2) The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.*

- (3) *The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval*

**Response:** A Stormwater Management Concept Plan is pending approval. The subject property will be developed in accordance with this plan.

- (4) *Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.*

**Response:** The site is engineered using DPIE standards to ensure compliance to the Watershed guidelines and enhance the environmental envelope surrounding the stream.

- (5) *Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state fully possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.*

**Response:** The subject property is not located in the Chesapeake Bay Critical Area. Therefore, this standard does not apply.

- (c) *The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.*

**Response:** The proposed development will comply with this standard at the time of the final plat.

#### **H. Previous Approvals:**

**Preliminary Plan of Subdivision 4-15005:** Compliance with the 21 conditions associated with the 4-15005 case matter was discussed and approved by the Planning Board in the prior Preliminary Plan of Subdivision 4-15005 in their resolution of approval PGCPB No: 15-124 for the subject property conditions, *highlighted in italic bold.*

1. *Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised to make the following technical corrections:*
  - a. *Revise the PPS to reorient Lots 18 through 24, Block E, so that they are parallel with the townhouse sticks for Lots 12–17 and 25–30, Block E, instead*

*of perpendicular, or revise the PPS to demonstrate adequate buffering between Lots 18–24, Block E, and the proposed apartment housing for the elderly.*

- b. Remove all right-of-way dedication along the northern side of Parcel A, Block J.*
- c. Separate Parcel A, Block E and Parcel A, Block F such that land area designated for open space is in a designated parcel and distinct from land area designated for private alleys.*
- d. Add appropriate plat references for previous Suitland Road right-of-way dedication and provide the existing right-of-way width on the plan.*
- e. Replace all development standards from the PPS plan, except the following:*

**Townhouse Lots:**

***Interior Lot:***

***Minimum Lot Size: \*960 square feet***

***Minimum Lot Width: 16 feet***

***End-Unit Lot:***

***Minimum Lot Size: 1,190 square feet***

***Minimum Lot Width: 21 feet***

***Maximum Number of Townhouses in a Stick: 11***

**Single-Family Detached Lots:**

***Minimum Lot Size: 8,180 square feet***

***Minimum Lot Width: 47 feet***

***\* No more than seven (7) interior townhouse lots may be less than the minimum size standard for interior lots of 960 square feet, and no less than 912 square feet.***

**Response:** All nine of the proposed lots exceed the above minimum design requirement.

- f. Revise the applicants Recreational Facility Cost Estimate dated October 15, 2015 to exclude the Urban Park located on Block I and any proposed facilities on Block G, and add the parcel numbers to the table, adjusting the total cost estimate and “Value Above Requirement” calculation, provide the dimensions of the pools and place it as an insert on the PPS.*
- g. Increase lineweight of public right-of-way dedication areas.*

- h. Revise all plans showing the proposed layout to demonstrate the provision of a turnaround on Parcels C and F, Block D. Label alleys and the single private street.*
- i. Revise all plans showing the proposed layout to demonstrate no vehicular connection between the alley for the townhouse lots in Block E and the parking lot for the age-restricted multifamily building.*
- j. Add a note that states:*

*“At the time of final plat, the Applicant and the Applicant’s heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement (PUE) along all public streets and a 10’PUE along either side of all private roads, or a PUE acceptable to the applicable public utility providers as shown on a utility plan submitted with the final plat. Documentation shall be provided by the Applicant demonstrating the concurrence of the public utility providers.”*
- k. Revise all references to “90,000” proposed square feet of commercial retail use on the PPS to “80,331” square feet and all references to “45,000” proposed square feet of public space (arts center) to “50,000.”*
- l. Provide a revised Traffic Impact Study (TIS) Exhibit 8 which shows that Pod C as described in the TIS includes Parcel A, Block J and Parcel B, Block B.*
- m. Revise the density on the PPS to add separate columns for the proposed density for the 221 townhouses and single-family detached dwellings, and the proposed density for the 700 multifamily dwellings.*
- n. Revise Lot 43, Block E to show a minimum lot width of 21 feet.*

**Response:** The above 14 sub-conditions are incorporated within the prior Preliminary Plan of Subdivision 4-15005 site plan certified by M-NCPPC staff on December 12, 2017.

- 2. Development of this site shall be in conformance with Stormwater Management Concept Plan 21525-2015 00 and any subsequent revisions.*

**Response:** Development of the Suitland Town Center mixed townhouse and multifamily residential parcels and lots are proceeding in compliance with the stormwater management plan and approval letter Case 21525-2015 00 and any subsequent revisions.

- 3. At the time of final plat, the Applicant and the Applicant’s heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement (PUE) along all public*

*streets and a ten feet PUE along either side of all private roads, or a PUE acceptable to the applicable public utility providers as shown on a dry utility plan submitted with the final plat. Documentation shall be provided by the Applicant demonstrating the concurrence of the public utility providers.*

4. *Prior to signature approval of the PPS, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit a conceptual dry utility plan for the record.*

**Response:** The 4-20039 PPS plans denote all public utility easements (PUEs) along public and private roads.

5. *The Applicant and the Applicant's heirs, successors, and/or assignees shall construct the private on-site recreational facilities in accordance with the Park and Recreation Facilities Guidelines.*

**Response:** The Suitland Town Center development plans approved and certified within SP-150004 are currently under construction, are in full compliance with the above condition.

6. *Prior to the approval of the final plats for the townhouse or single-family dwelling unit lots, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit three original recreational facilities agreements (RFA) to the Development Review Division (DRD) for construction of the recreational facilities. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the liber/folio reflected on the final plat prior to recordation. The RFA shall include the following facilities associated with the townhouse and single family dwelling lots as reflected on the approved PPS:*

- a. *Two passive urban areas, one each in Blocks Parcels C and F*
- b. *One Open Play Area in Block D.*

**Response:** In compliance with this condition, the Recreational Facilities Agreement for the Suitland Town Center was recorded within the Land Records of Prince George's County in Liber 40608 folio 476 on February 23, 32018.

7. *Prior to approval of building permits for the townhouse or single-family dwelling unit lots, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the recreational facilities associated with those lots and parcels. The facilities bonded shall be in accordance with the recorded recreational facilities agreement referenced on the record plat for those lots.*

**Response:** The Suitland Town Center development plans approved and certified within SP-150004 are currently under construction, is in full compliance with condition 7.

8. *Prior to the approval of the final plats for the multifamily development on Parcel A, Block A or Parcels A and B, Block B, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit three original recreational facilities agreements (RFA) to the Development Review Division (DRD) for construction of the recreational facilities. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the liber/folio reflected on the final plat prior to recordation. The RFA shall include the following facilities associated with the multifamily dwellings as listed on the approved PPS:*
  - a. *Parcel A, Block A – One Fitness/Yoga Room, One Swimming Pool with deck.*
  - b. *Parcels A and B, Block B – One Fitness/Yoga Room, One Swimming Pool with deck.*

**Response:** In compliance with this condition, the Recreational Facilities Agreement for the Suitland Town Center was recorded within the Land Records of Prince George's County in Liber 40608 folio 476 on February 23, 2018.

9. *Prior to approval of building permits for the multifamily development on Parcel A, Block A and Parcels A and B, Block B, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of the recreational facilities on the associated parcels. The facilities bonded shall be in accordance with the recorded recreational facilities agreement referenced on the record plat for those parcels.*

**Response:** The Suitland Town Center recreation facilities improvements as approved in 4-15005 have already been designed, bonded, and permitted, and some of the items have already been constructed.

10. *Prior to approval of building permits, the Applicant and the Applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association (HOA) has been established and that the common areas approved on the PPS have been conveyed to the HOA.*

**Response:** Development of the Suitland Town Center development plans approved and certified and currently under construction is in full compliance with condition 10 above.

11. *Prior to approval of building permits, the Applicant and the Applicant's heirs, successors, and/or assignees shall convey to the homeowners association (HOA) land. Land to be conveyed shall be subject to the following:*

- a. *All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.*
- b. *The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.*
- c. *Any disturbance of land to be conveyed to a HOA shall be in accordance with an approved permit site plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.*
- d. *Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a HOA.*

*The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division in accordance with the approved permit site plan.*

**Response:** The Suitland Town Center development plans approved and certified within SP-150005 and currently under construction are in full compliance with condition 11 a. – d. above.

12. *Prior to approval of any building permit for Parcel A, Block H for a use other than apartment housing for the elderly, the permit plan shall conform to the trip cap approved with this PPS or a new PPS with a new determination of the adequacy of transportation facilities shall be required.*
13. *Prior to approval of building permits, in conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2014 Approved Southern Green Line Sector Plan and Sectional Map Amendment, the permit plan shall demonstrate the following improvements within the dedicated public right-of-way, unless modified by DPIE or DPW&T:*
  - a. *A five-foot-wide bicycle lane along Huron Avenue in the southbound direction from Suitland Road to Porter Avenue.*
  - b. *Standard sidewalks with ADA accessible curb ramps along all rights-of-way within the subject site.*
  - c. *118 street lights throughout the subject site.*

- d. *204 shade trees in the public right-of-way.*

*The following minimum improvements shall be demonstrated on the Special Permit on-site:*

- a. *28 indoor bicycle parking racks.*
  - b. *10 outdoor bicycle parking racks at locations convenient to building entrances.*
  - c. *21 benches throughout the subject site.*
  - d. *21 trash receptacles throughout the subject site..*
14. *Prior to the approval of building permits, 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/MDSHA, 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, or demonstrate that these specific improvements are included in a council resolution for a TIF bond or other financing sources (including General Obligation Bonds) for infrastructure improvements:*

a. *Intersection of Lacy and Lewis Avenues:*

- (1) *Install one curb ramp that meets ADA guidelines at the northeast corner of the intersection, unless modified by DPW&T;*
- (2) *Install new high-visibility crosswalk markings at north and east legs of intersection, unless modified by DPW&T;*
- (3) *Install standard sidewalks along the northeast corner of the intersection, unless modified by DPW&T.*

b. *Intersection of Homer and Porter Avenues:*

- (1) *Install curb ramps at all corners that meet ADA guidelines, unless modified by DPW&T;*
- (2) *Install high-visibility crosswalk pavement markings on all legs of intersection, unless modified by DPW&T;*

- (3) *Install 250 linear feet of standard five-foot wide sidewalk on the north side of Homer Avenue, west of Porter Avenue, unless modified by DPW&T;*
- (4) *Install 150 linear feet of standard five-foot-wide sidewalk on the south side of Homer Avenue, west of Porter Avenue, unless modified by DPW&T.*

c. **Intersection of Huron and Porter Avenues:**

- (1) *Install 2 curb ramps that meet ADA guidelines on the northwest and southwest corners of the intersection, unless modified by DPW&T;*
- (2) *Install high visibility crosswalk pavement markings on the west leg of the intersection, unless modified by DPW&T;*
- (3) *Install 150 linear feet of standard five-foot wide sidewalk on the north side of Huron Avenue, west of Porter Avenue, unless modified by DPW&T;*
- (4) *Install 30 linear feet of standard five-foot-wide sidewalk on the south side of Huron Avenue, west of Porter Avenue; unless modified by DPW&T.*

d. **Intersection of Suitland and Silver Hill Roads:**

- (1) *Update all crosswalk pavement markings, unless modified by MDSHA;*
- (2) *Replace all red brick pavement crosswalk, unless modified by MDSHA.*

e. **Huron Avenue:**

- (1) *Install a five-foot wide bicycle lane Bicycle Lane along Huron Avenue in the northbound direction, between Suitland Road and Porter Avenue, unless modified by DPW&T.*

f. **Homer Avenue:**

- (1) *Install Share the Road Signage on Homer Avenue.*

g. **Suitland Road:**

- (1) *Install high-visibility pavement markings crossing Suitland Road at existing crossing, unless modified by MDSHA;*

- (2) *Install rectangular rapid flashing beacon and appropriate signage in each direction of Suitland Road at crossing, unless modified by MDSHA.*

**Response:** Development of the Suitland Town Center mixed townhouse and multifamily residential parcels and lots are adequate transportation facilities will be available to serve the proposed development approved in the previous Preliminary Plan 4-15005, will satisfy the Adequate Public Facilities Ordinance of Prince George's County; as such, the Suitland Town Center development plans approved and certified within SP-150005 and currently under construction are in full compliance with conditions 12, 13, and 14 above.

15. *Prior to signature approval of the PPS, the Applicant and the Applicant's heirs, successors, and/or assignees shall provide a revised BPIS exhibit that illustrates in detail the location and limits of all off-site BPIS improvements, including all off-site sidewalk construction, ADA ramps, pedestrian signals, crosswalk improvements, pavement markings and signage.*

**Response:** The above conditions are incorporated within the revised BPIS approved for the prior Preliminary Plan of Subdivision 4-15005 site plan certified by M-NCPPC staff on December 12, 2017.

16. *Prior to approval of the final plat, the Applicant, their heirs, successors and or assignees shall vacate the dedicated public rights-of-way as reflected on the approved PPS, in accordance with Section 24-112 of the Subdivision Regulations.*

**Response:** The Suitland Town Center final plats and development plans approved and certified within plans associated with PPS 4-15005 and SP-150004 are currently under construction are in full compliance with condition 16.

17. *Total development within the subject property shall be limited to uses which generate no more than 364 AM peak-hour trips and 446 PM peak-hour trips. Any development generating an impact (net new trips) greater than that identified herein above shall require a new PPS with a new determination of the adequacy of transportation facilities.*

**Response:** The development proposal under the current PPS application 4-21003 will result in trips that will exceed those stipulated under Condition 17 of PPS 4-15005. The Applicant has submitted a Transportation Pre-Submittal Checklist for the uses proposed under the current application, and this Checklist has been approved. A Traffic Impact Study is being prepared to address the Adequacy of Transportation Facilities for the uses proposed under the current PPS application 4-21003.

18. *At the time of final plat approval, the Applicant shall dedicate the following public rights-of-way, as shown on the approved preliminary plan of subdivision:*

- a. *40 feet from centerline along Suitland Road.*

- b. 90-foot right-of-way for Street 'G' between Street 'B' and Suitland Road, within the boundary of the PPS.*
  - c. 60-foot right-of-way for Street 'A.'*
  - d. 60-foot right-of-way for Street 'B.'*
  - e. 50-foot right-of-way for Street 'C.'*
  - f. 50-60-foot right-of-way for Street 'D.'*
  - g. 50-foot right-of-way for Street 'E.'*
  - h. 50-foot right of way for Street 'G' from Street 'B' to Street 'E.'*
  - i. 5 feet of right-of-way for Lewis Avenue along Parcel A and Lots 1–9, Block D.*
  - b. Parcels A and B, Block B – One Fitness/Yoga Room, One Swimming Pool with deck.*
- 19. The Applicant, their heirs, successors and or assigns shall dedicate public right-of-way in accordance with the approved PPS in phase with development for Street 'A' with the platting of Parcel A, Block A and additional right-of-way dedication along Street 'G' with the platting of Parcel A, Block B.*

**Response:** The Suitland Town Center final plats: 5-20030, 5-18063, 5-18062, 5-18060, 5-18058, 5-18057, 5-18056, 5-18064, 5-18061, 5-18059, and 5-17155; and development plans approved and certified within plans associated with PPS 4-15005 and SP-150004 are currently under construction, are in full compliance with the right-of-way dedications defined within the above conditions 18 and 19.

- 20. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency OR demonstrate that these specific improvements in a council resolution for a TIF bond or other financing sources (including General Obligation Bonds) for infrastructure improvements:*
- a. Chelsea Way and MD 458:*
    - (1) Construction of this intersection to include:*

- *A left and three through lanes on the northbound approach. (MD 458)*
  - *A left and a right turn lane on the eastbound approach.*
  - *Two through and a shared through and right-turn lane on the southbound approach (MD 458)*
- (2) *Conduct a traffic signal warrant study and install a traffic signal if deemed warranted and approved by SHA.*

**Response:** A Signal Warrant Analysis has been submitted to the SHA and its approval is pending.

21. *Prior to signature approval of the PPS and certification of the special permit site plan, the two plans shall be reconciled and found to be conforming.*

**Response:** The Suitland Town Center final plats and development plans approved and certified within plans associated with PPS 4-15005 and SP-150004 are currently under construction are in full compliance with the above condition 21.

**I. Conclusion:**

In light of the analysis and findings herein, the Applicant submits that the proposed mixed-use town center implements the purposes of the M-U-TC Zone and is consistent with various recommendations in both the General Plan for Prince George's County and the *2006 Approved Suitland Mixed-Use Town Center Development Plan*; and the February 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*, that anticipates the development of the subject property as an important part of the effort to revitalize the Suitland focus area. The proposal is also consistent with recommendations in other County functional master plans and will remain compatible with surrounding land uses. As such, the Applicant respectfully requests approval of the Preliminary Plan of Subdivision 4-20039 for Towne Square at Suitland Federal Center.

Please call me if additional information is required.

Sincerely,



Arthur J. Horne, Jr.

AJH/fms