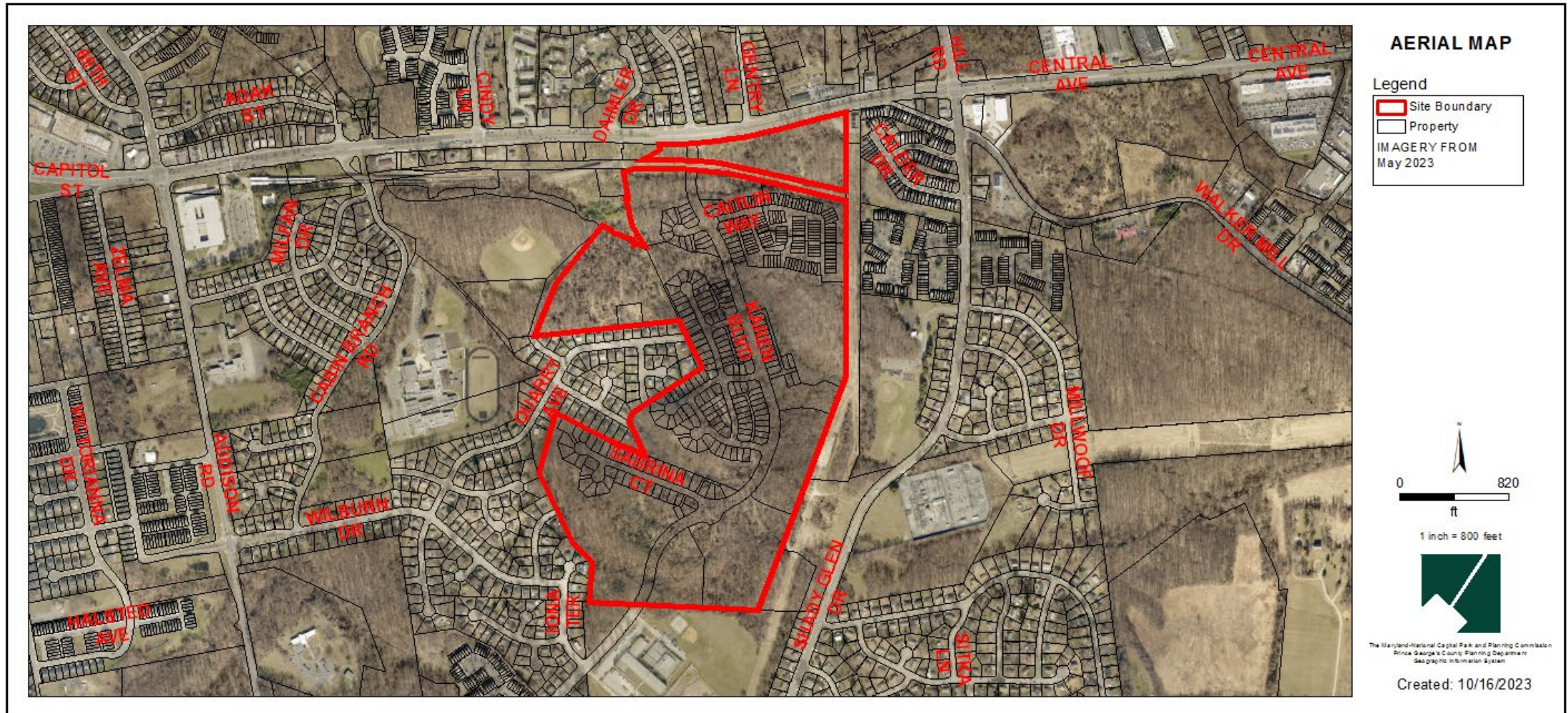


GLENWOOD HILLS

Detailed Site Plan

Companion Case: TCP2-038-2023

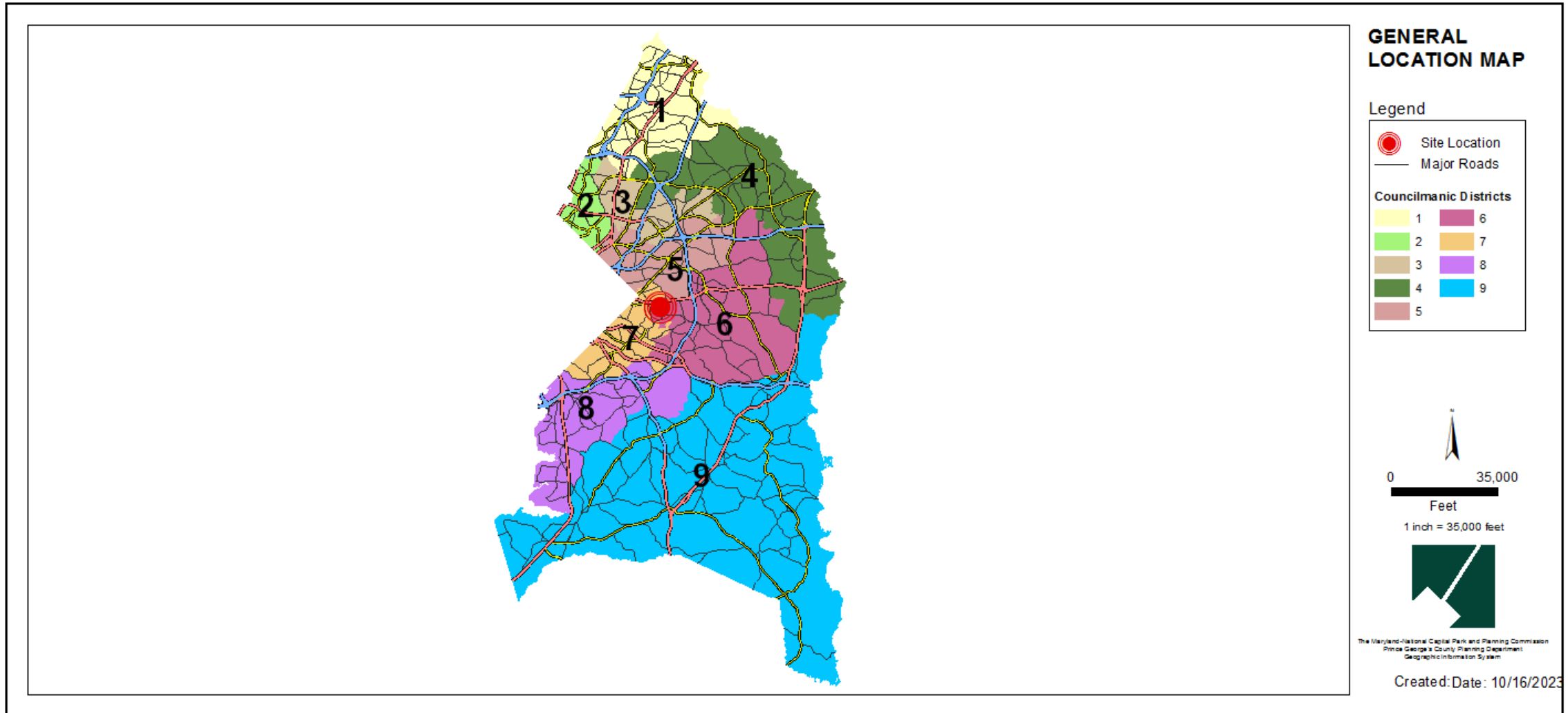
Staff Recommendation: APPROVAL with conditions



GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A



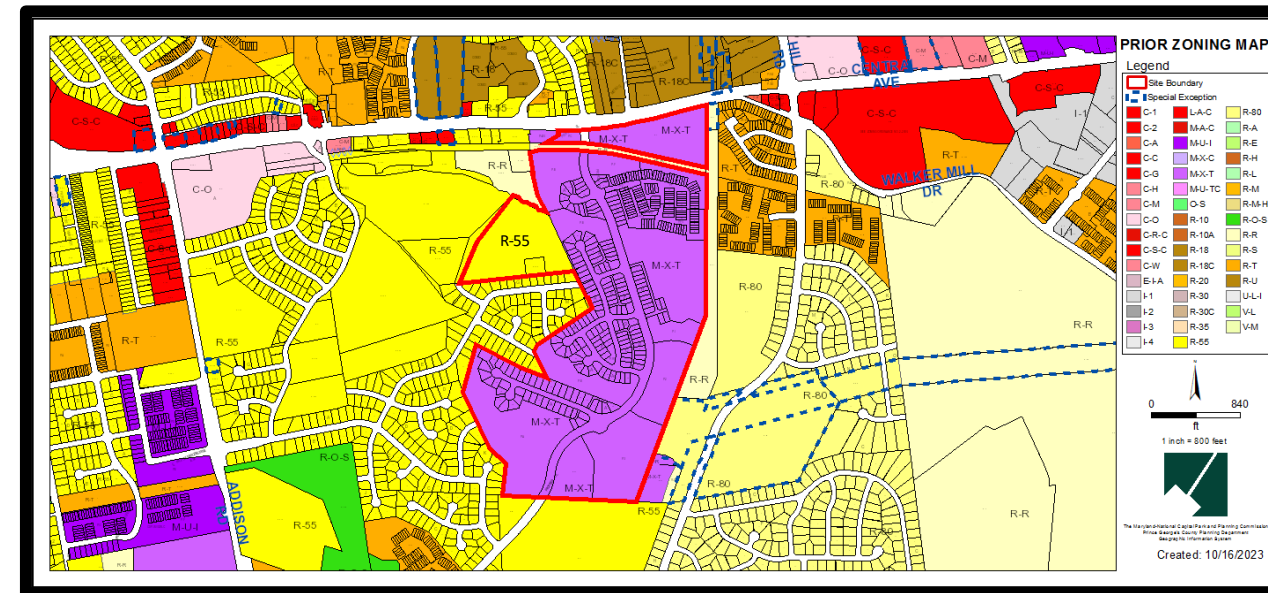
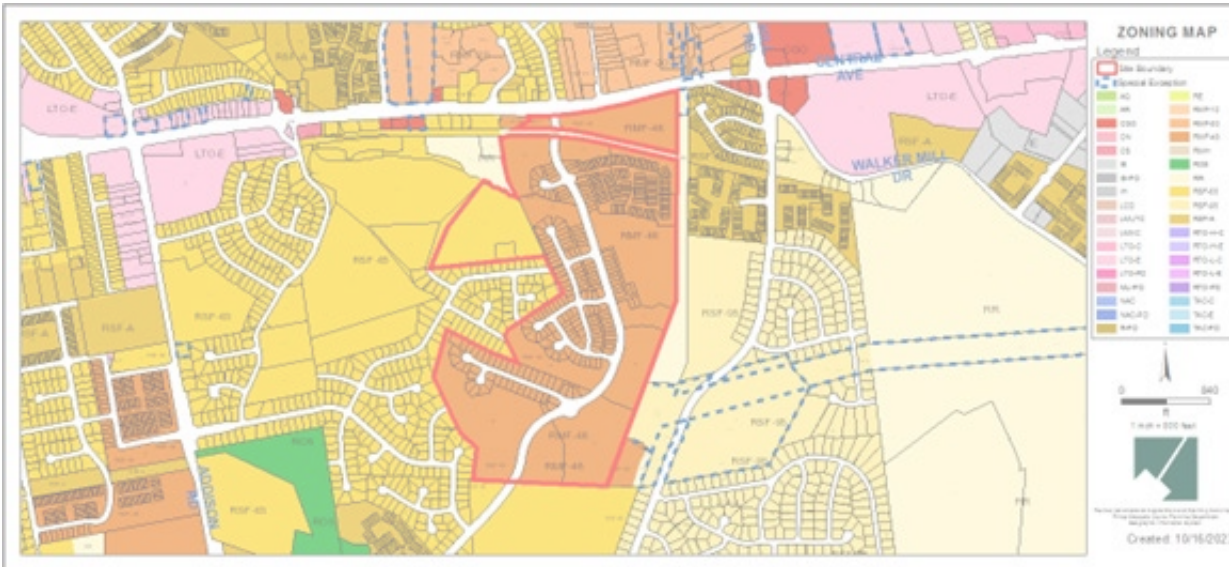
ZONING MAP (CURRENT & PRIOR)

Property Zone: R-55/M-X-T/M-I-

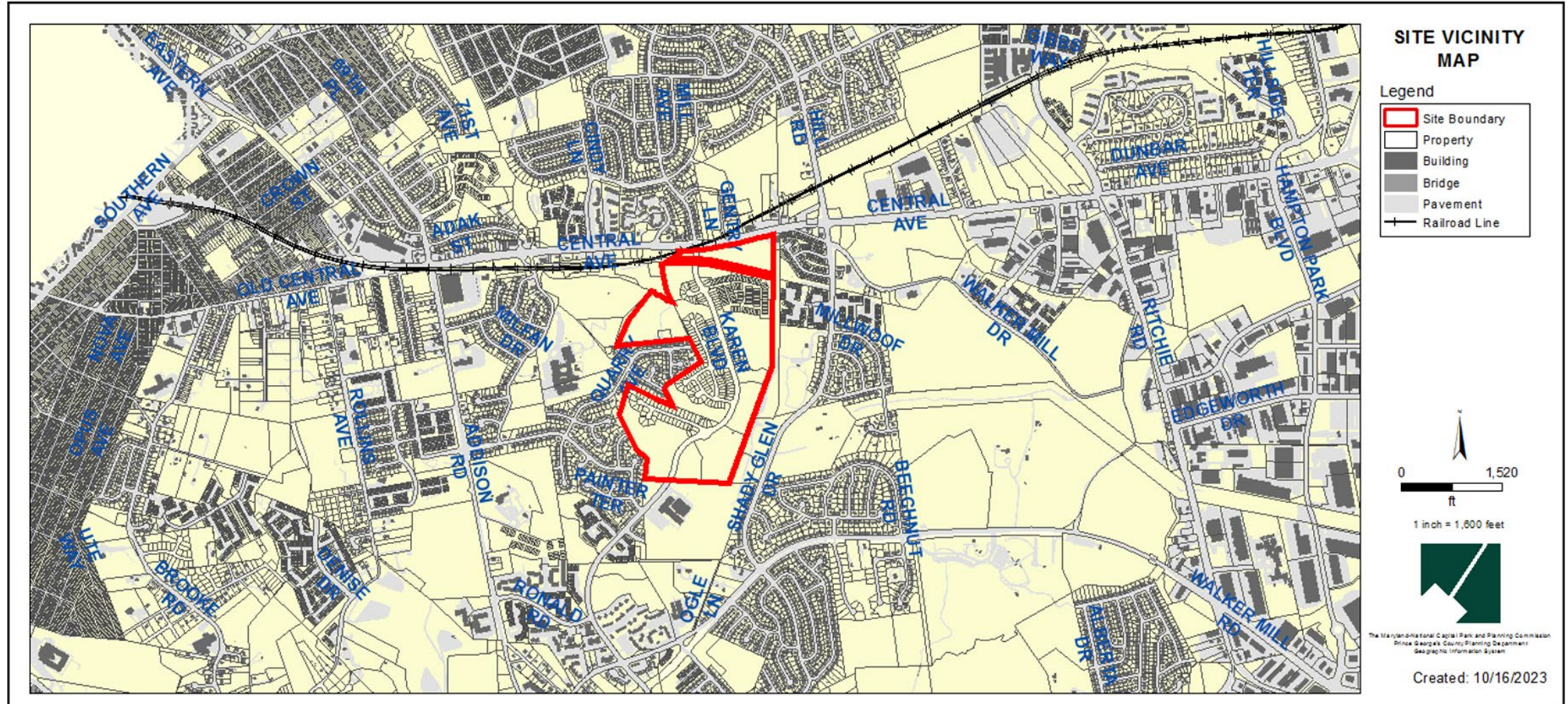
O

CURRENT ZONING MAP

PRIOR ZONING MAP

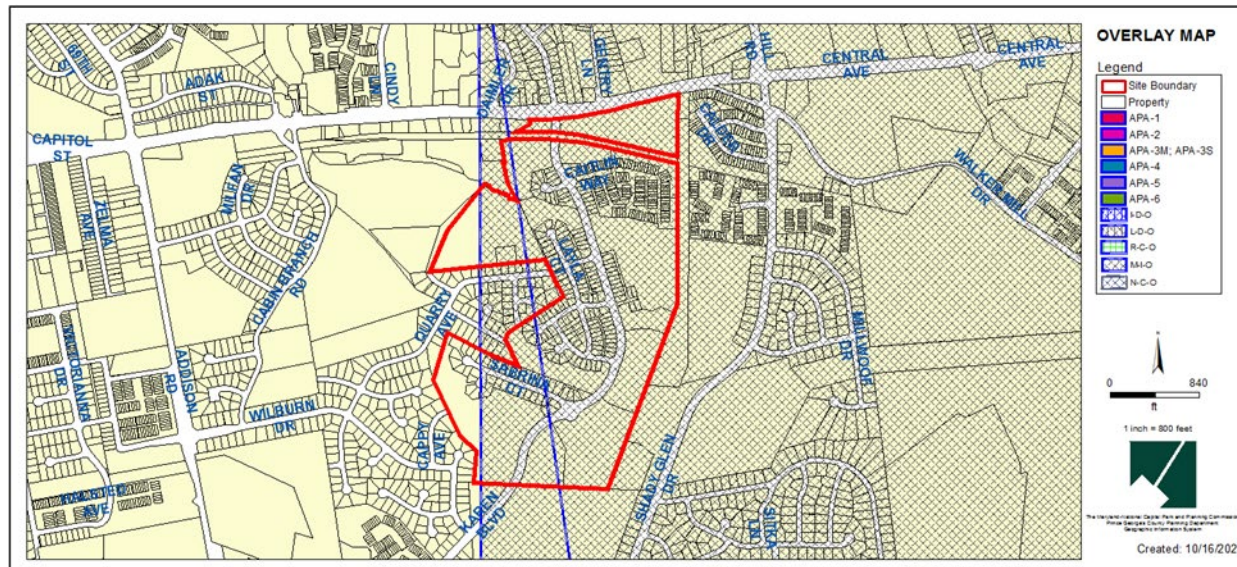


SITE VICINITY MAP

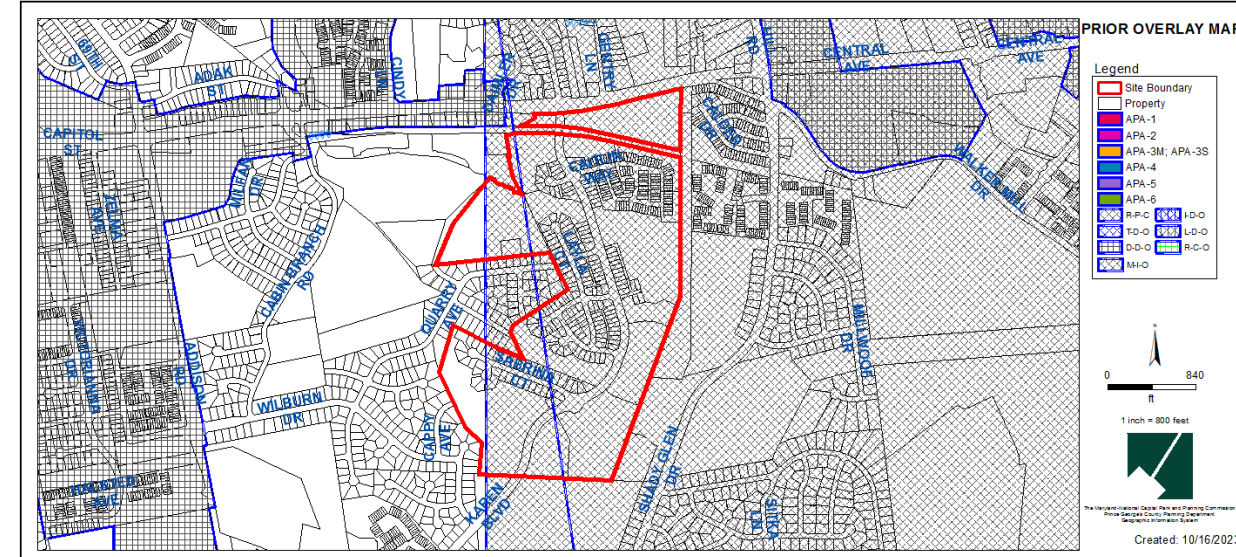


MILITARY INSTALLATION OVERLAY MAP

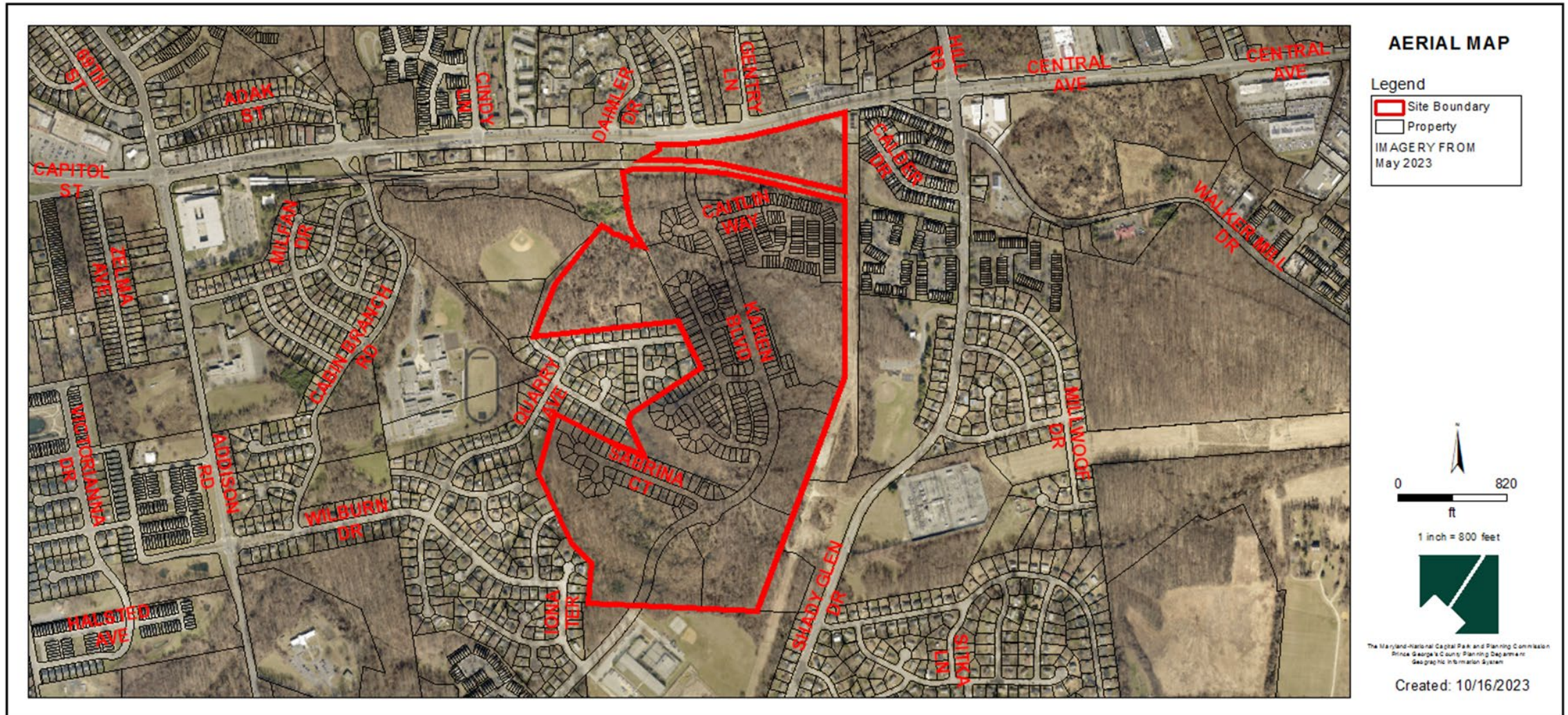
CURRENT OVERLAY MAP



PRIOR OVERLAY MAP



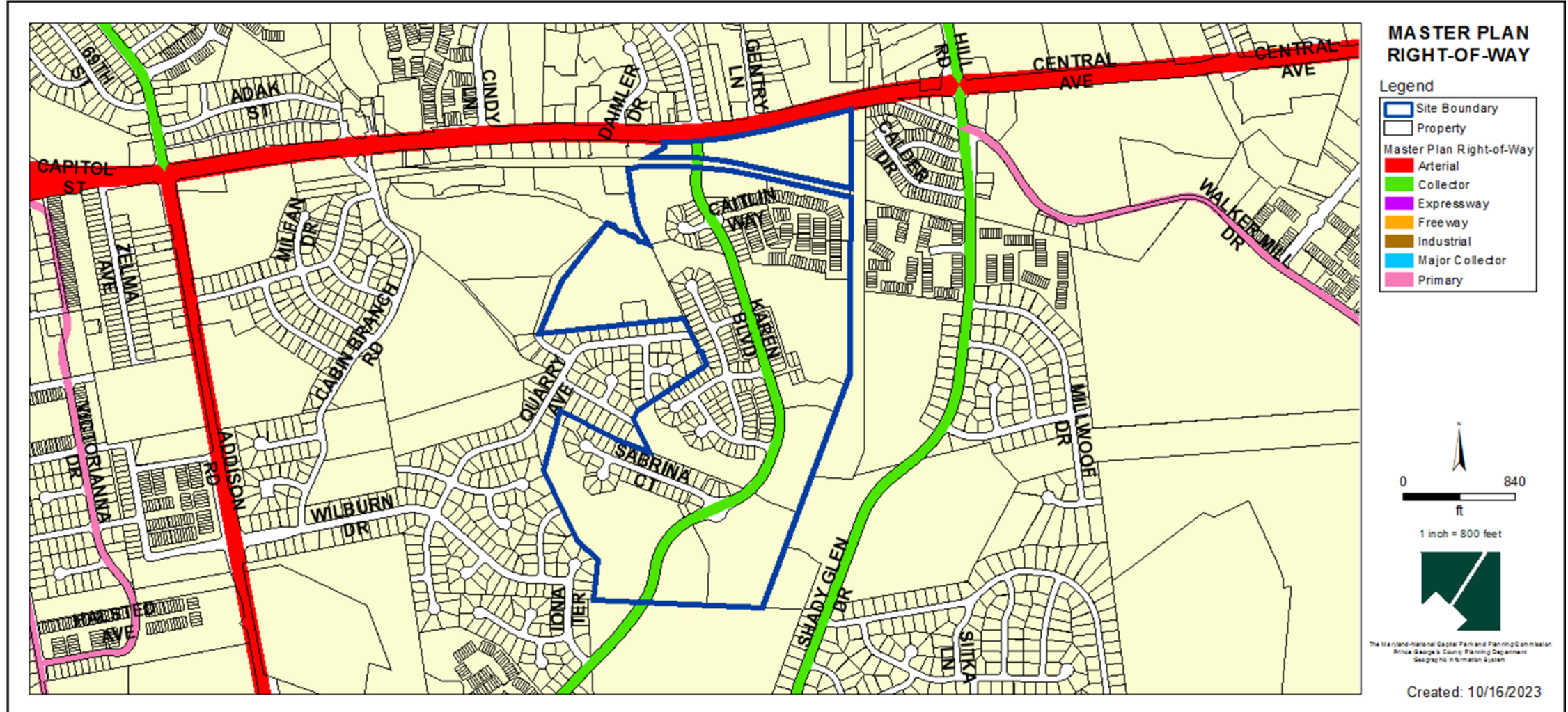
AERIAL MAP



SITE MAP

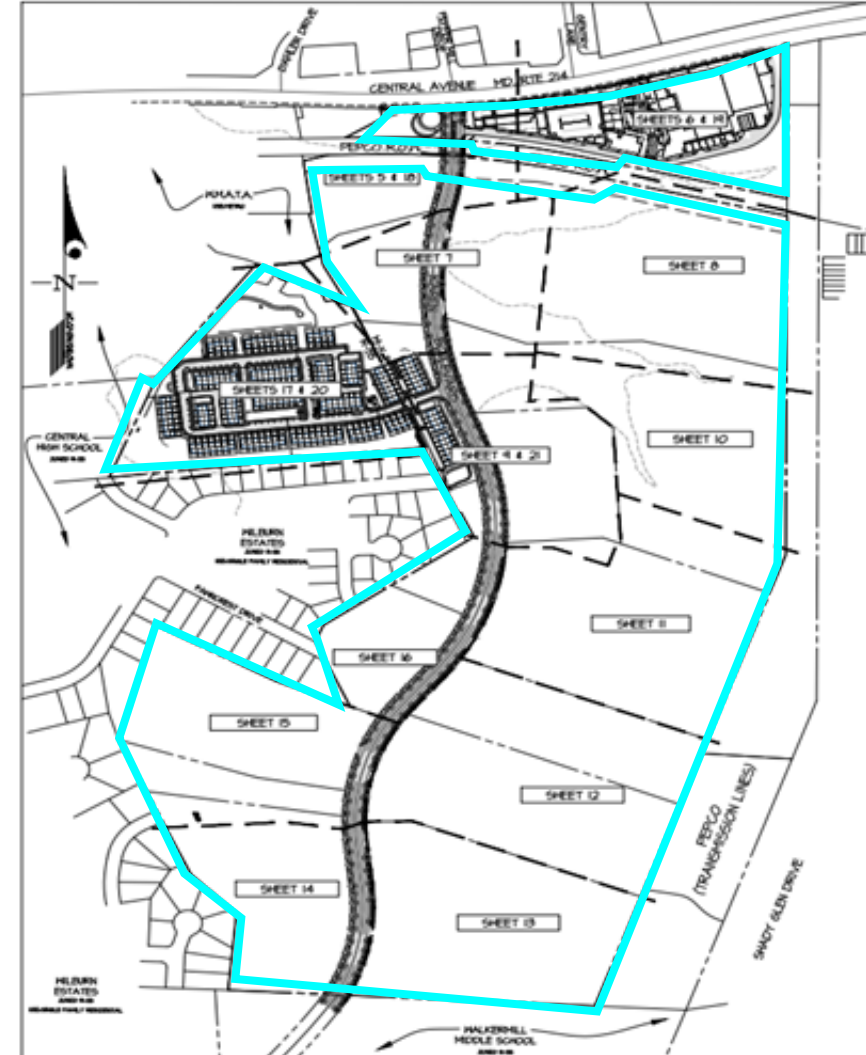


MASTER PLAN RIGHT-OF-WAY MAP





Illustrative Site Plan (Industrial Area is Infrastructure Only)



Detailed Site Plan

DESIGN FEATURES



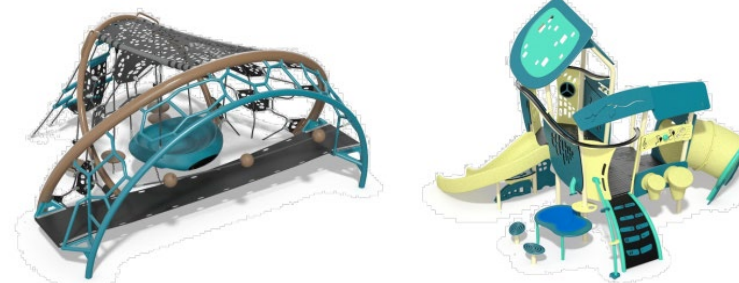
East Building-View from Plaza Looking East



Townhouse Community Open Space



Shelter



Landscape Structures

OPEN SPACE



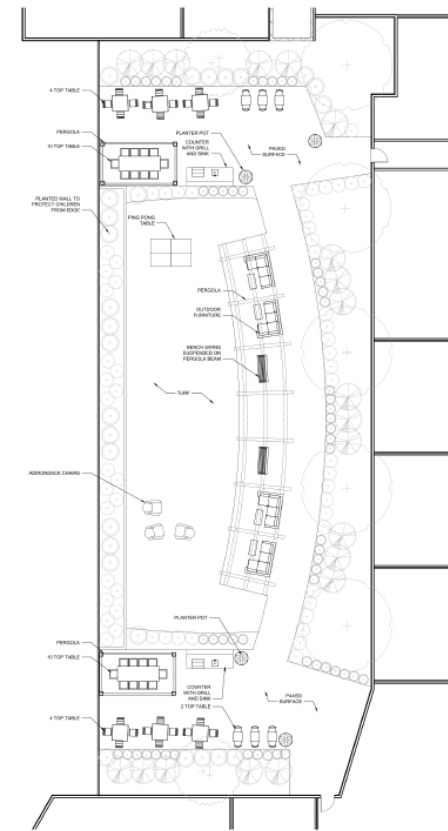
ASPEN MODEL



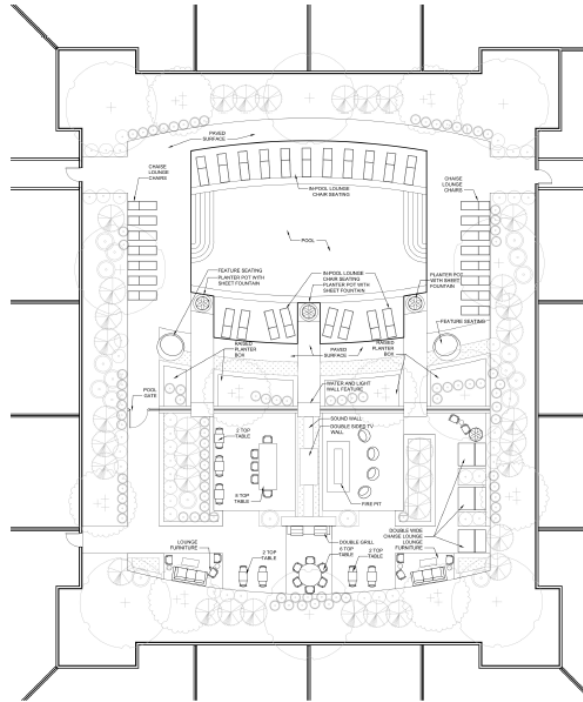
BIRCH MODEL



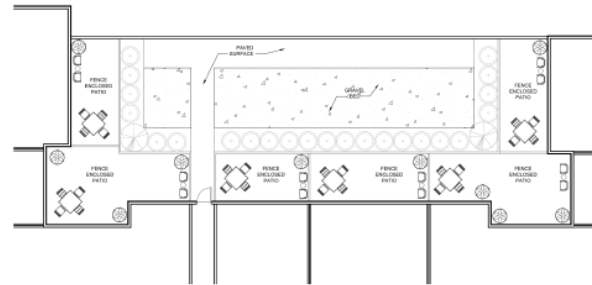
COURTYARD PLANS



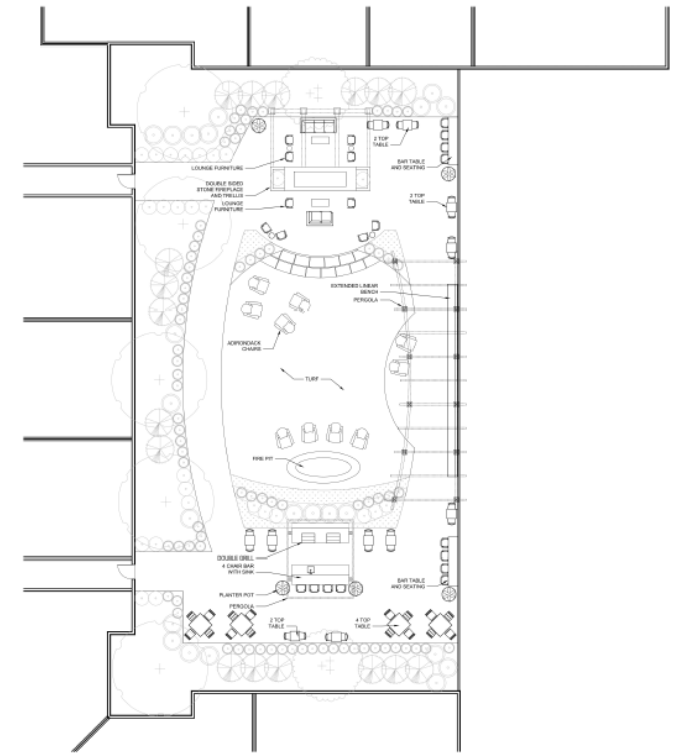
1 EAST BUILDING - COURTYARD PLAN - WEST
SCALE: 1/8"=1'-0"



2 EAST BUILDING - COURTYARD PLAN - CENTRAL
SCALE: 1/8"=1'-0"



1 EAST BUILDING - COURTYARD PLAN - NORTH
SCALE: 1/8"=1'-0"

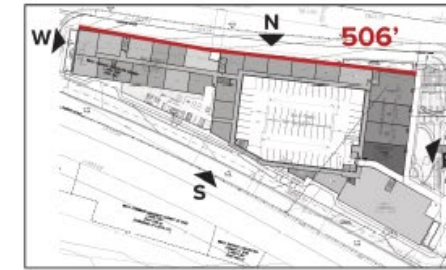


2 EAST BUILDING - COURTYARD PLAN - EAST
SCALE: 1/8"=1'-0"

PARCEL B - MIXED-USE BUILDING ELEVATIONS AND SIGNAGE



TOTAL SIGN AREA = 5 SF x 506
TOTAL SIGN AREA = 2,530 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 1,906 SF



PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

Projecting Sign

Building Mounted Sign

Parking Entrance

Window Graphics

RETAIL SIGNAGE

Tenant ID

Tenant Blade

Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

AW 201

PARCEL B - MIXED-USE BUILDING ELEVATIONS AND SIGNAGE



North Elevation - WEST BLDG.
Scale: 3/32" = 1'



West Elevation - WEST BLDG.
Scale: 3/32" = 1'

TOTAL SIGN AREA = 5 SF x 506'
TOTAL SIGN AREA = 2,530 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 1,906 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

Projecting Sign

Window Graphics

Building Mounted Sign

Parking Entrance

RETAIL SIGNAGE

Tenant ID

Tenant Blade

Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

AWG 2002

PARCEL B - MIXED-USE BUILDING ELEVATIONS AND SIGNAGE

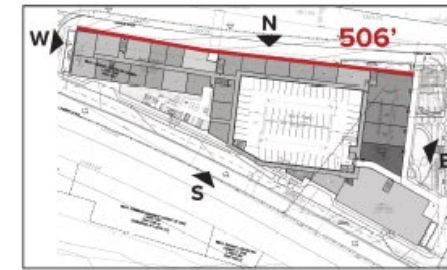


South Elevation - WEST BLDG.
Scale: 3/32" = 1'



South Elevation - WEST BLDG.
Scale: 3/32" = 1'

TOTAL SIGN AREA = 5 SF x 506
TOTAL SIGN AREA = 2,530 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 1,906 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

- Projecting Sign
- Window Graphics
- Building Mounted Sign
- Parking Entrance

RETAIL SIGNAGE

- Tenant ID
- Tenant Blade
- Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

- Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

AW-203

PARCEL B - MIXED-USE BUILDING ELEVATIONS AND SIG



South Elevation - WEST BLDG.
Scale: 3/32" = 1"



East Elevation - WEST BLDG.
Scale: 3/32" = 1"

TOTAL SIGN AREA = 5 SF x 506

TOTAL SIGN AREA = 2,530 SF

TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 1,906 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

- Projecting Sign
- Window Graphics
- Building Mounted Sign
- Parking Entrance

RETAIL SIGNAGE

- Tenant ID
- Tenant Blade
- Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

- Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

APP-204

PARCEL B - MIXED-USE BUILDING ELEVATIONS AND SIGNAGE

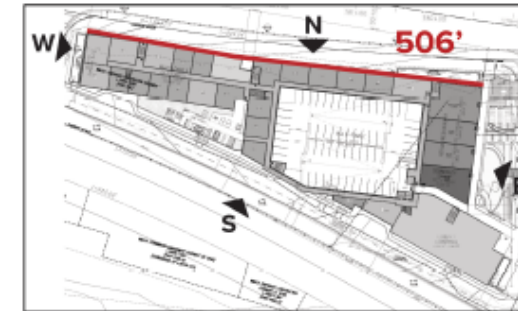


North Courtyard Elevation - WEST BLDG.
Scale: 3/32" = 1'



South Courtyard Elevation - WEST BLDG.
Scale: 3/32" = 1'

TOTAL SIGN AREA = 5 SF x 506
TOTAL SIGN AREA = 2,530 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 1,906 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

Projecting Sign Window Graphics

Building Mounted Sign

Parking Entrance

RETAIL SIGNAGE

Tenant ID

Tenant Blade

Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

PARCEL C - MIXED-USE BUILDING ELEVATIONS AND SIG

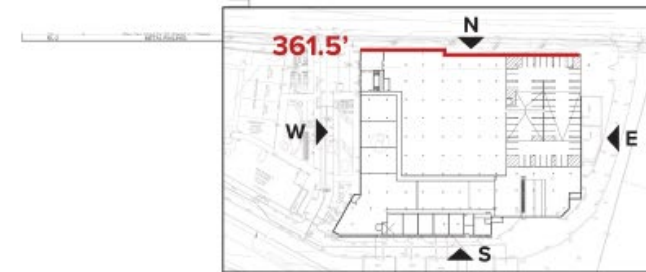


West Elevation - EAST BLDG.
Scale: 3/32" = 1'



West Elevation - EAST BLDG.
Scale: 3/32" = 1'

TOTAL SIGN AREA = 5 SF x 361.5 FT
TOTAL SIGN AREA = 1807.5 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 845 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

Projecting Sign

Window Graphics

Building Mounted Sign

Parking Entrance

RETAIL SIGNAGE

Tenant ID

Tenant Blade

Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

PARCEL C - MIXED-USE BUILDING ELEVATIONS AND SIGNA

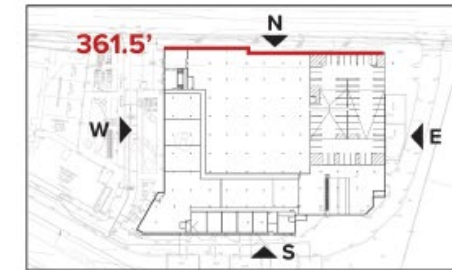


North Elevation - EAST BLDG.
Scale: 3/32" = 1'



North Elevation - EAST BLDG.
Scale: 3/32" = 1'

TOTAL SIGN AREA = 5 SF x 361.5 FT
TOTAL SIGN AREA = 1807.5 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 845 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

Projecting Sign

Window Graphics

Building Mounted Sign

Parking Entrance

RETAIL SIGNAGE

Tenant ID

Tenant Blade

Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

PARCEL C - MIXED-USE BUILDING ELEVATIONS AND SIGNAGE

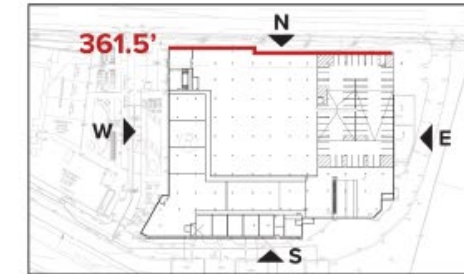


East Elevation - EAST BLDG.
Scale: 3/32" = 1'-0"



East Elevation - EAST BLDG.
Scale: 3/32" = 1'-0"

TOTAL SIGN AREA = 5 SF x 361.5 FT
TOTAL SIGN AREA = 1807.5 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 845 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

Projecting Sign Window Graphics
Building Mounted Sign
Parking Entrance

RETAIL SIGNAGE

Tenant ID
Tenant Blade
Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

PARCEL C - MIXED-USE BUILDING ELEVATIONS AND SIGNA

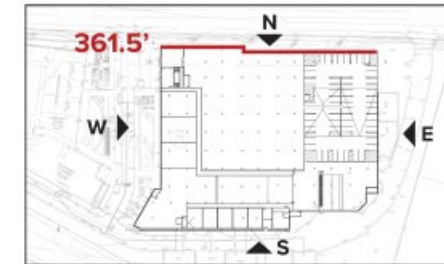


South Elevation - EAST BLDG.
Scale: 3/32" = 1'



South Elevation - EAST BLDG.
Scale: 3/32" = 1'

TOTAL SIGN AREA = 5 SF x 361.5 FT
TOTAL SIGN AREA = 1807.5 SF
TOTAL SIGN AREA SHOWN ON BUILDING ELEVATIONS = 845 SF



FRONTAGE

PROJECT SIGNAGE

Address ID

RESIDENTIAL SIGNAGE

Projecting Sign

Window Graphics

Building Mounted Sign

Parking Entrance

RETAIL SIGNAGE

Tenant ID

Tenant Blade

Window Graphics (Not counted towards total sign area. Diagram indicates where window graphics should go and are NOT intended to show anticipated amount, only 25% of glazing area is to be covered by window graphics)

OTHER SIGNAGE

Mural (Diagram indicates where murals should go and are NOT intended to show anticipated amount. If mural contains text, text should only be a max of 200 sf)

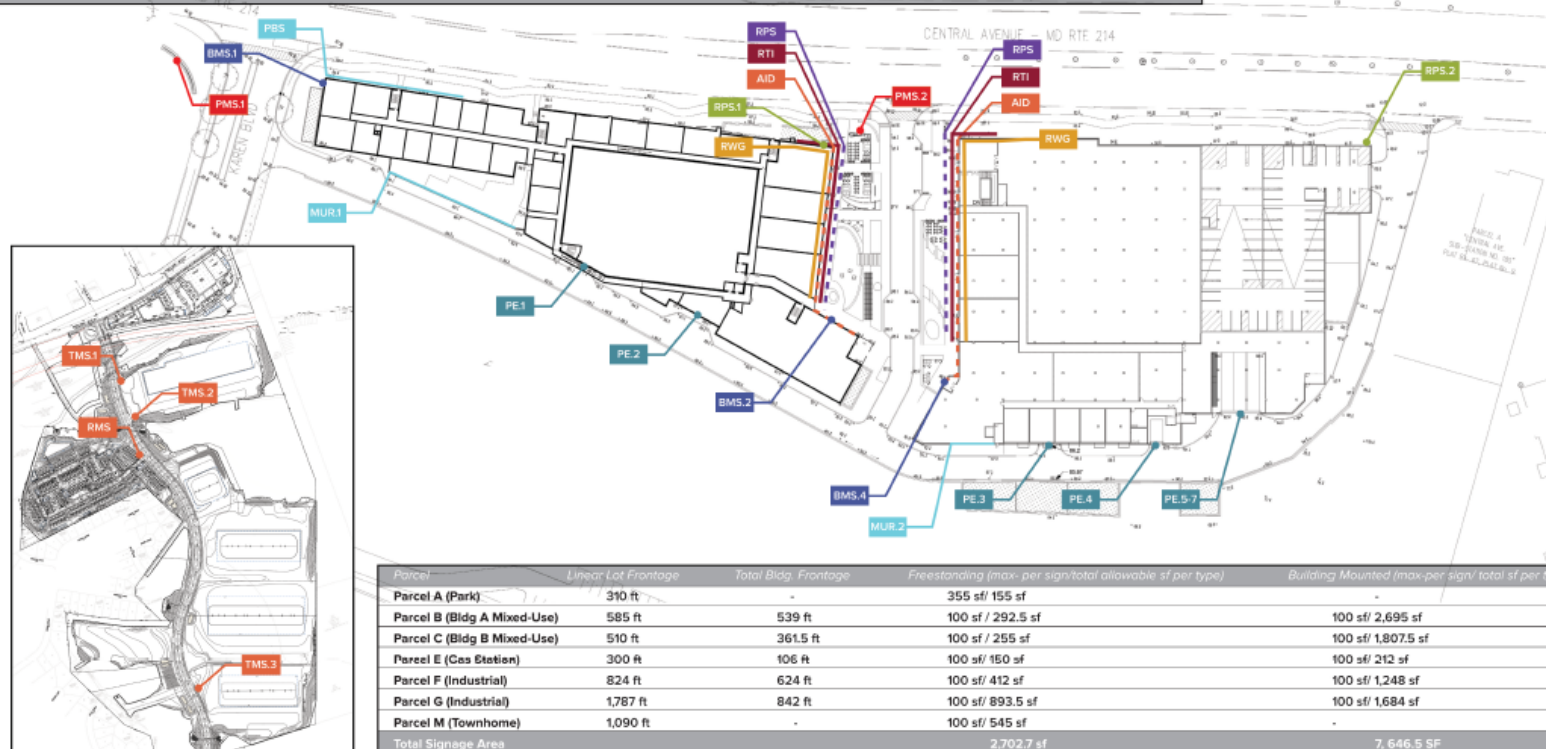
SIGNAGE SCOPE SUMMARY

SIGNAGE SCOPE SUMMARY CHART					
Designation	Qty	Type	Maximum Area Per Sign	Maximum Area Per Sign - Allowed	Additional Request Per Sign
PMS	2	Project Monument Sign*	355 sf*	200 sf	155 sf
RMS	1	Residential Monument Sign	100 sf	200 sf	-
TMS	3	Tenant Monument Sign	100 sf	200 sf	-
Total Site Signage Area					855 sf
AID	10	Address ID*	4 sf	-	-
RPS	2	Residential Projecting Sign*	85 sf*	50 sf	35 sf
BMS	4	Building Mounted Sign*	100 sf*	50 sf	50 sf
PE	7	Parking Entrance*	50 sf*	50 sf	-
RTI	9	Retail Tenant ID*	100 sf*	100 sf	-
RPS	7	Retail Projecting Sign	15 sf	-	-
RWG	10±	Retail Window Graphics	25% glazing area	-	-
MUR	2	Mural	200 sf	100	100 sf
PBS	1	Painted Building Sign	1,076 sf	-	1,076 sf
Total Building Signage Area					2,751 sf
TOTAL PROJECT SIGNAGE AREA					3,606 sf

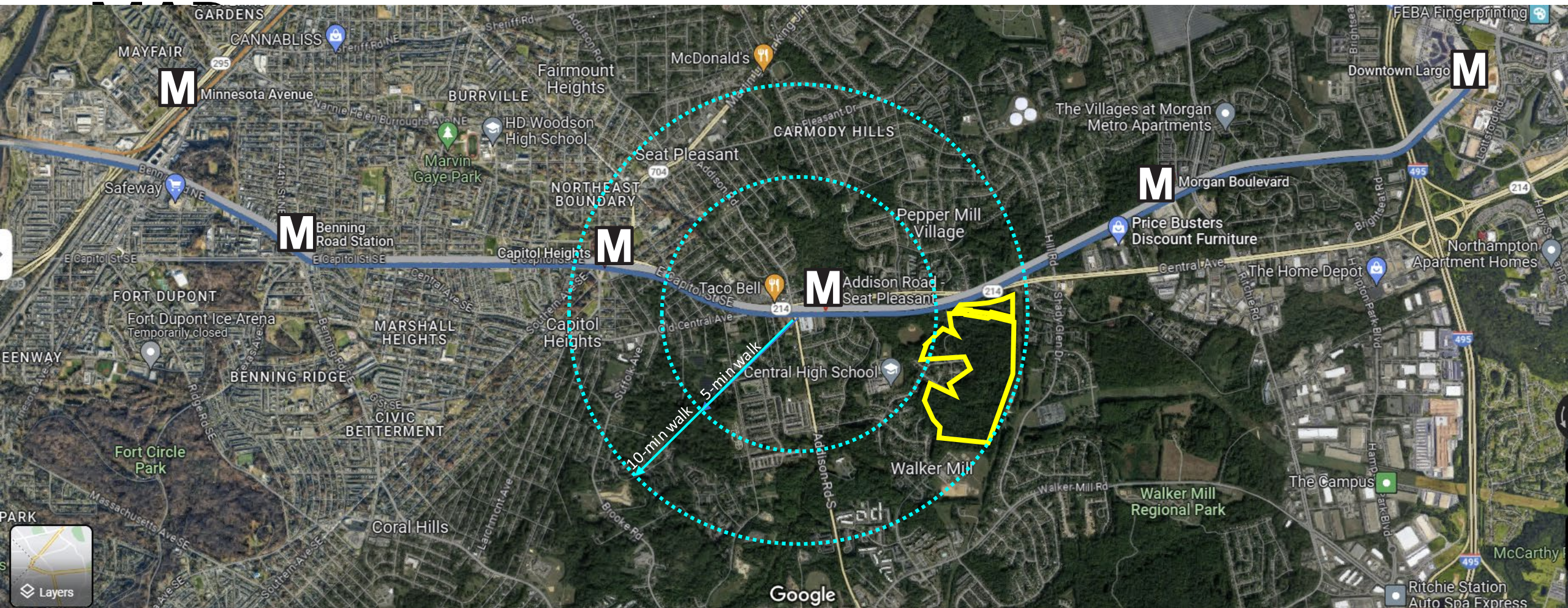
See sign type chart for details.

* Quantities not shown in location plan

* Not all instances of sign type use maximum area allotted per sign



BLUE LINE CORRIDOR

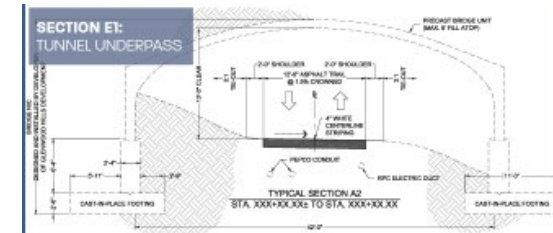
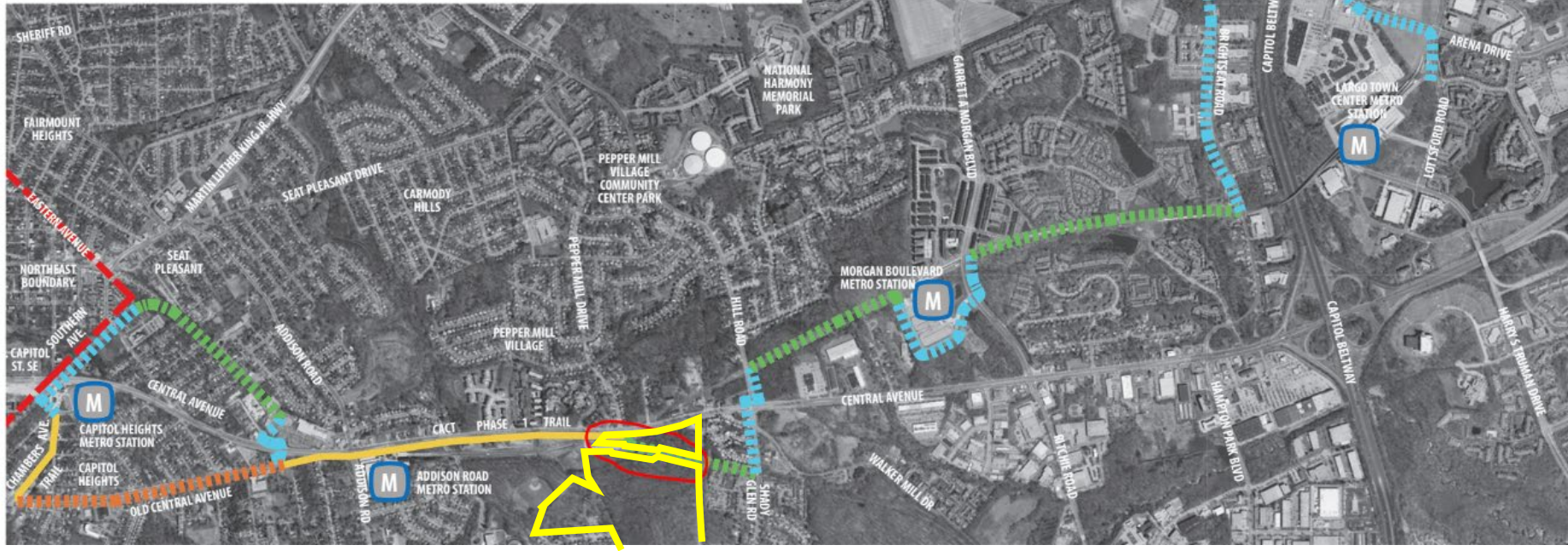


CENTRAL AVENUE CONNECTOR TRAIL

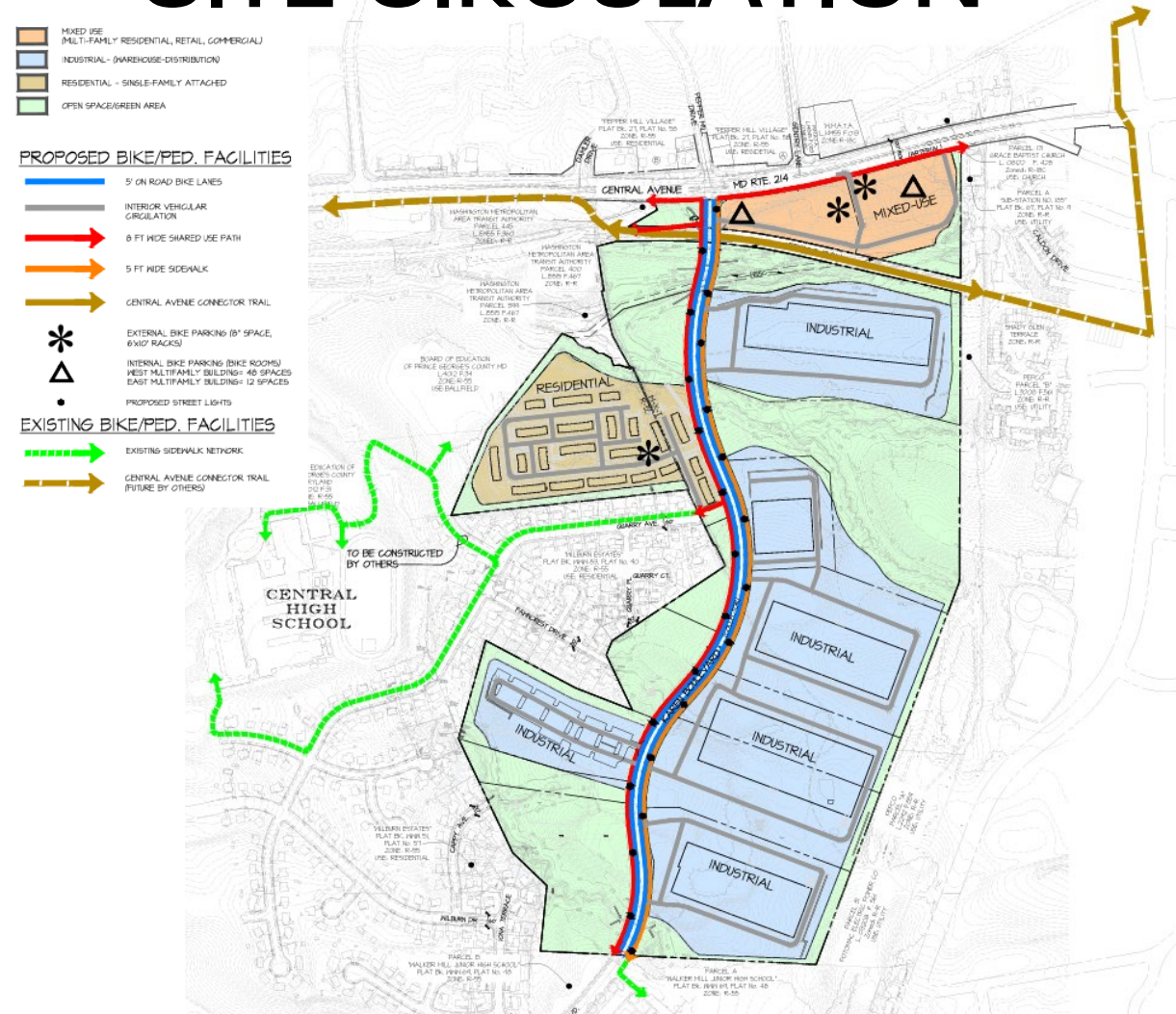
Central Avenue Connector Trail

Phase II - Capitol Heights Loop, Old Central Avenue and Trail to Largo Town Center

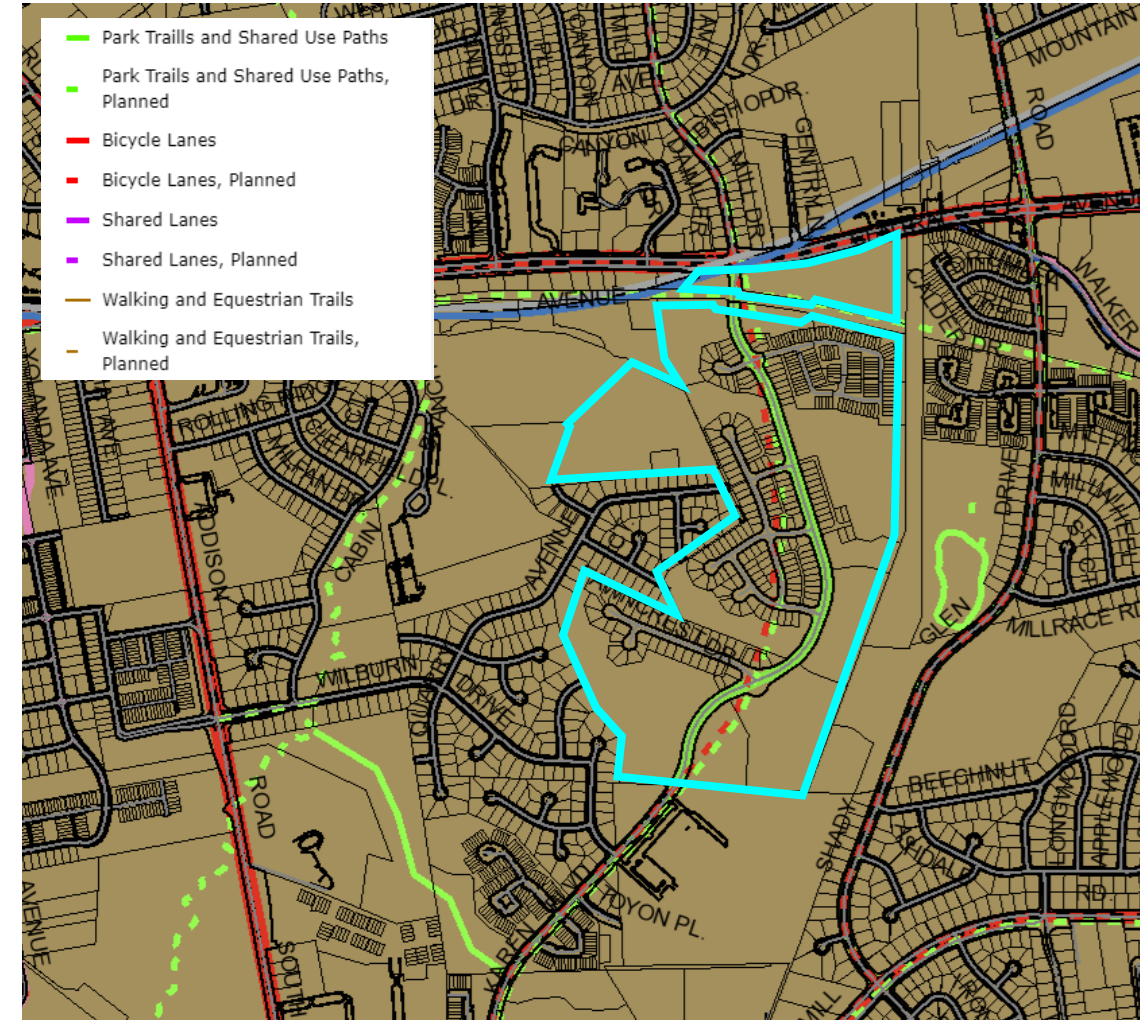
- Future Trails Adjacent to CACT Phase II
- Proposed Trail Adjacent to Road
- Proposed Trail Within Natural Area
- Old Central Avenue Trail
- WMATA Blue/Silver Line Metro Station



SITE CIRCULATION* *Industrial development is not included in this DSP*

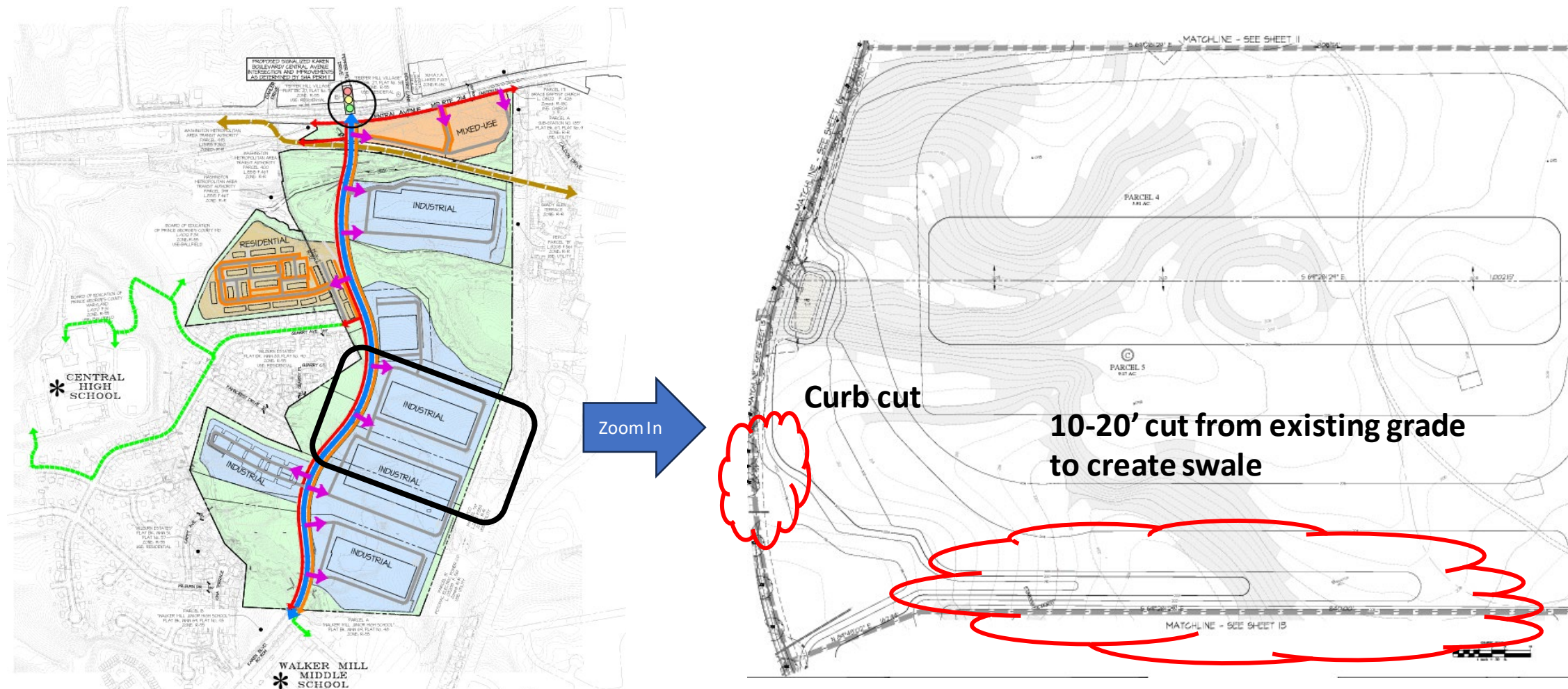


Bike/Ped Circulation

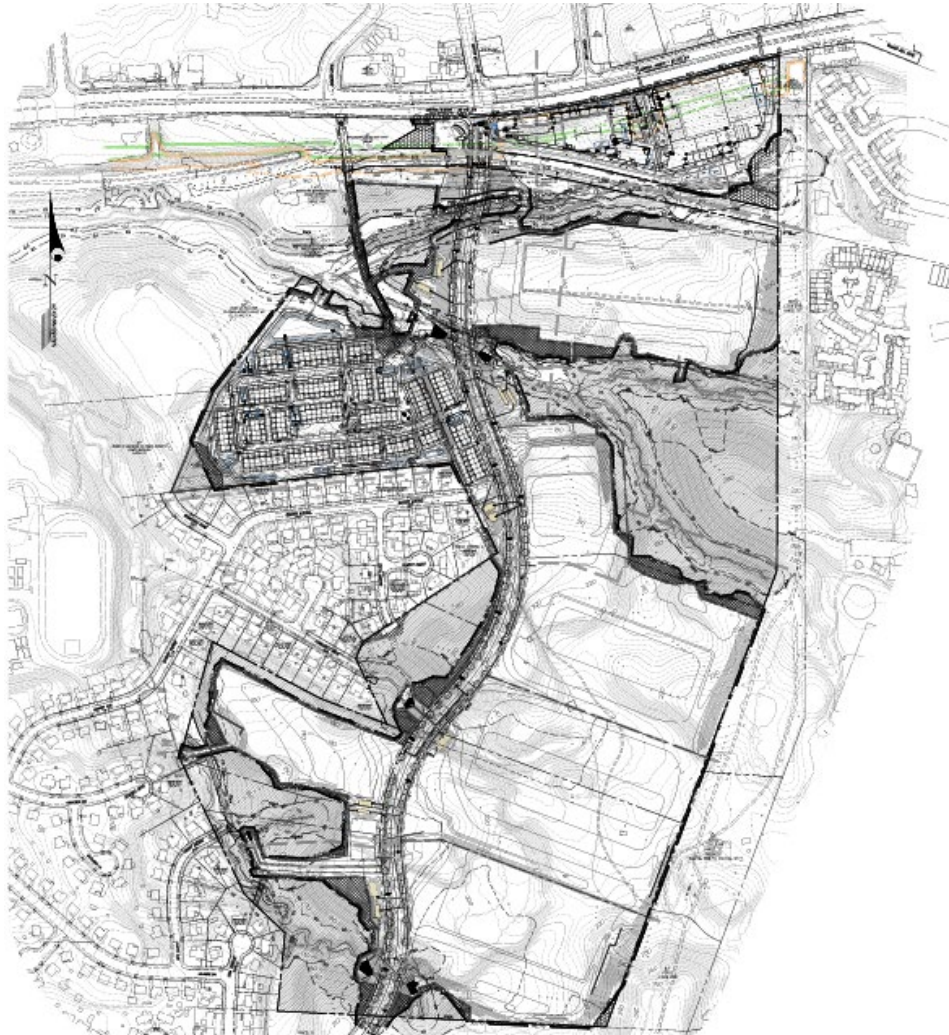


Master Plan of Transportation (MPOT)

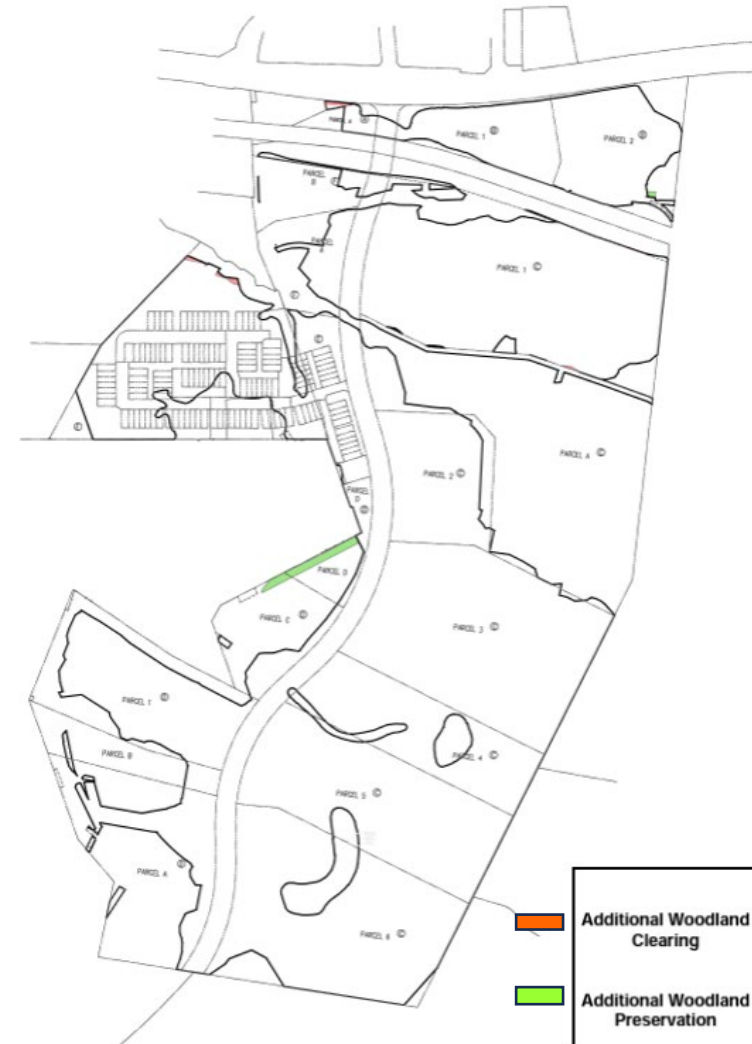
CROSS ACCESS – PROPOSED DRIVEWAY & GRADING



TYPE II TREE CONSERVATION PLAN



Type II Tree Conservation Plan



Revision Exhibit from Type I to II

STAFF RECOMMENDATION

APPROVAL with conditions

- Note on plan regarding grading and driveway cross access
- Marked crosswalk throughout the site
- Comply with CSP conditions

Major Issues:

- Cross access for the future non-residential use

Applicant Required Mailings:

- Information Mailing: 11/17/2021
- Acceptance Mailing: 9/15/2023

<https://youtu.be/Og5ZVd7QQ0w>