

ITEM: 5

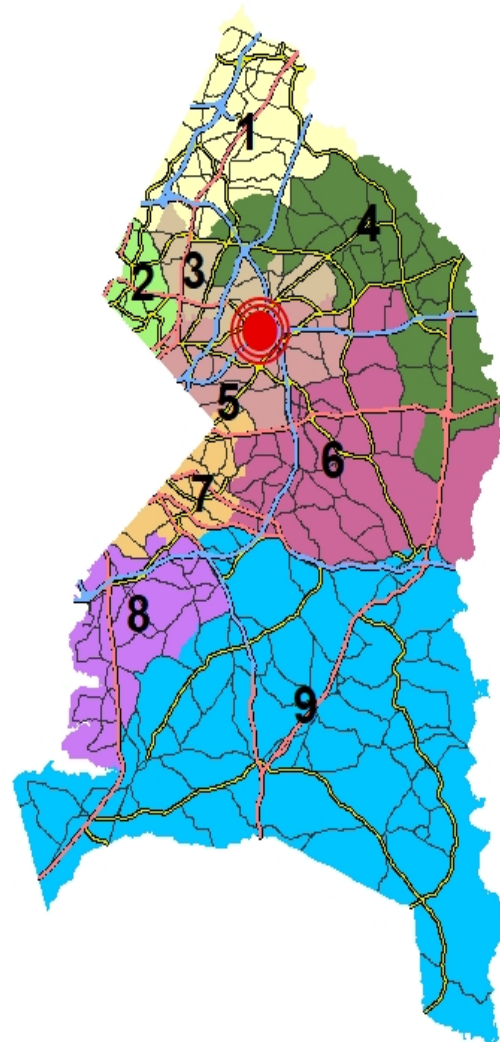
CASE: MR-1930F

MANDATORY REFERRAL REVIEW

PROPOSED WMATA REGIONAL OFFICE BUILDING

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

GENERAL LOCATION MAP



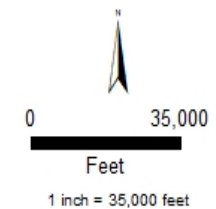
GENERAL LOCATION MAP

Legend

-  Site Location
-  Major Roads

Councilmanic Districts

- | | |
|---|---|
|  1 |  6 |
|  2 |  7 |
|  3 |  8 |
|  4 |  9 |
|  5 | |



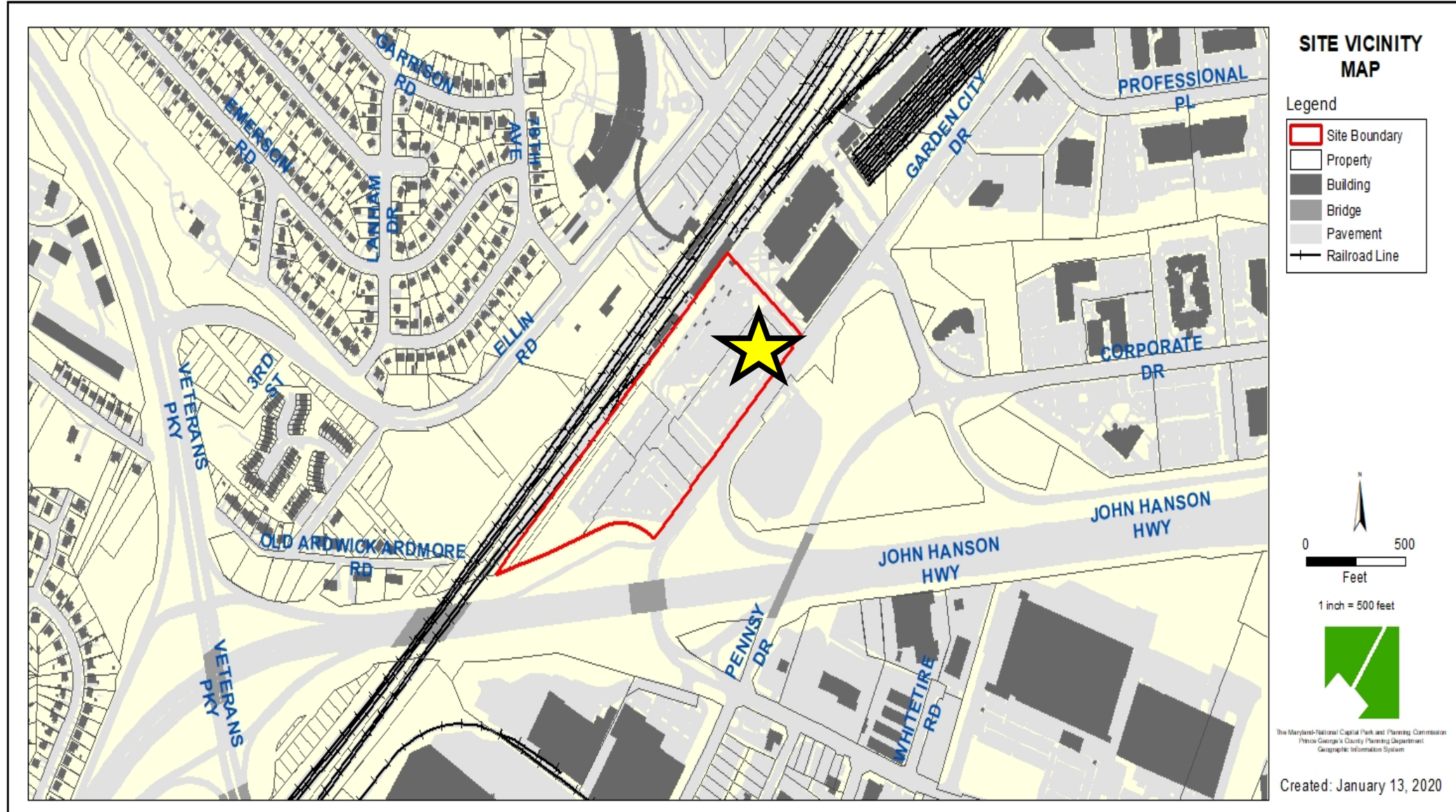
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: January 13, 2020

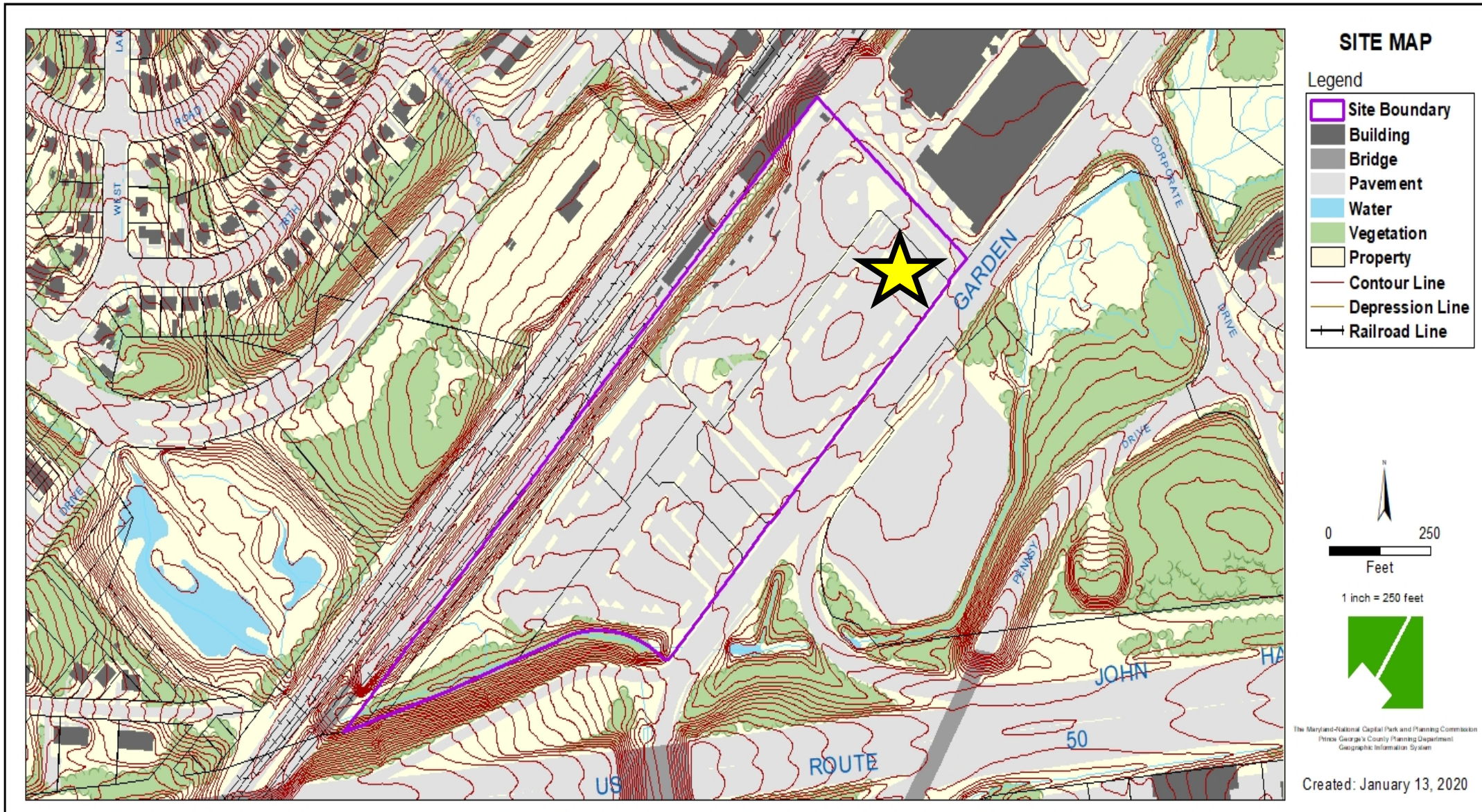
AERIAL VIEW OF PROJECT SITE



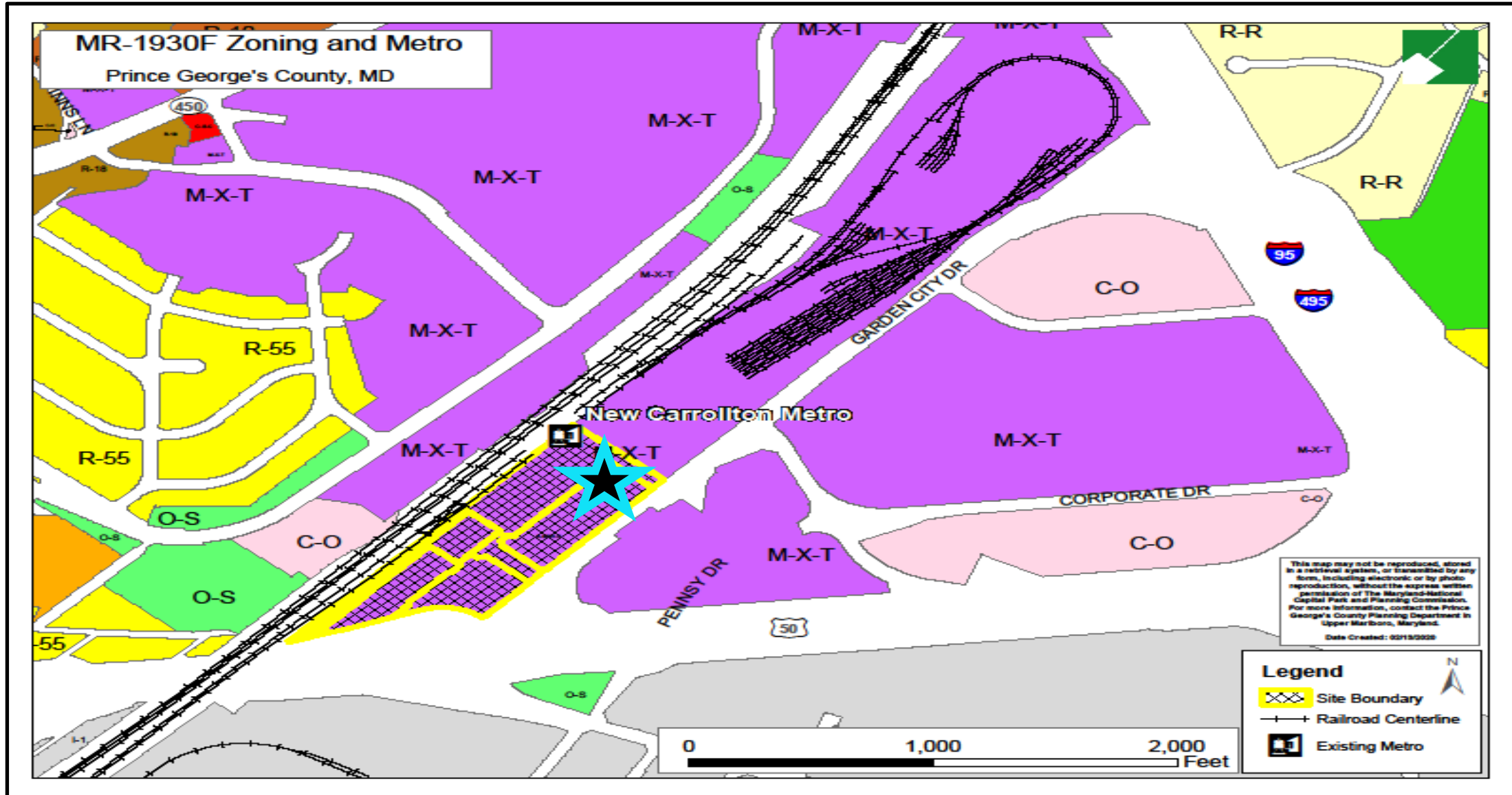
PROJECT VICINITY MAP



PROJECT SITE – NATURAL FEATURES

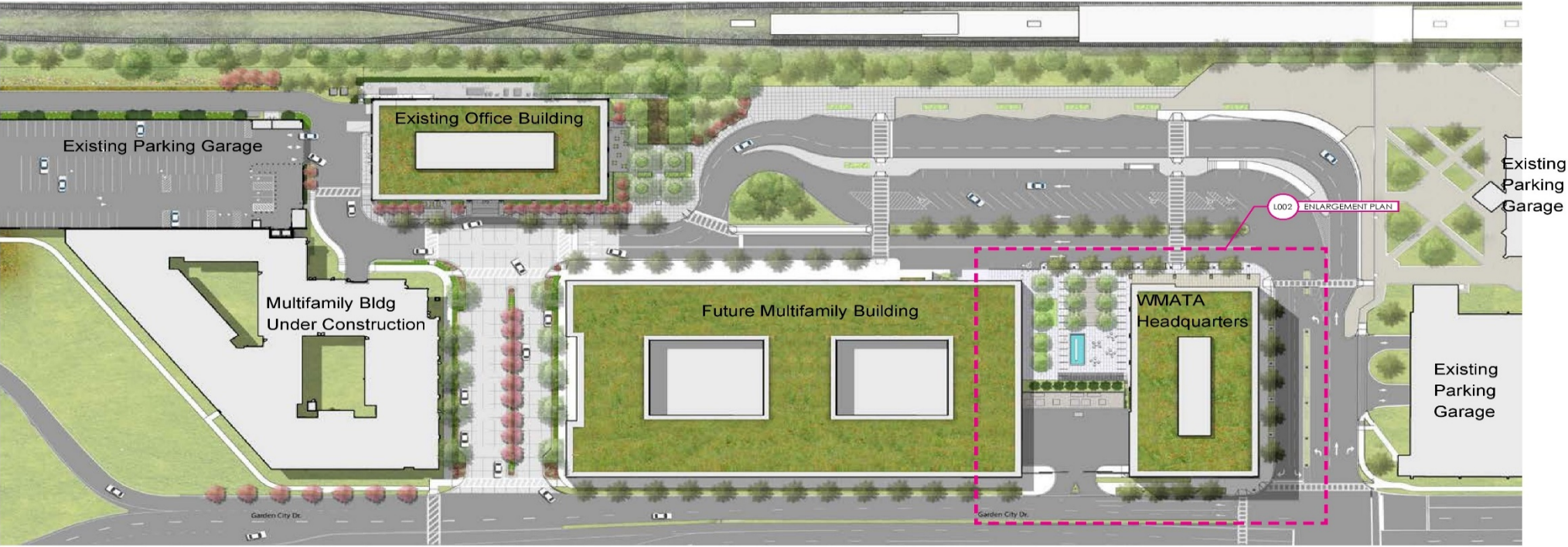


EXISTING ZONING

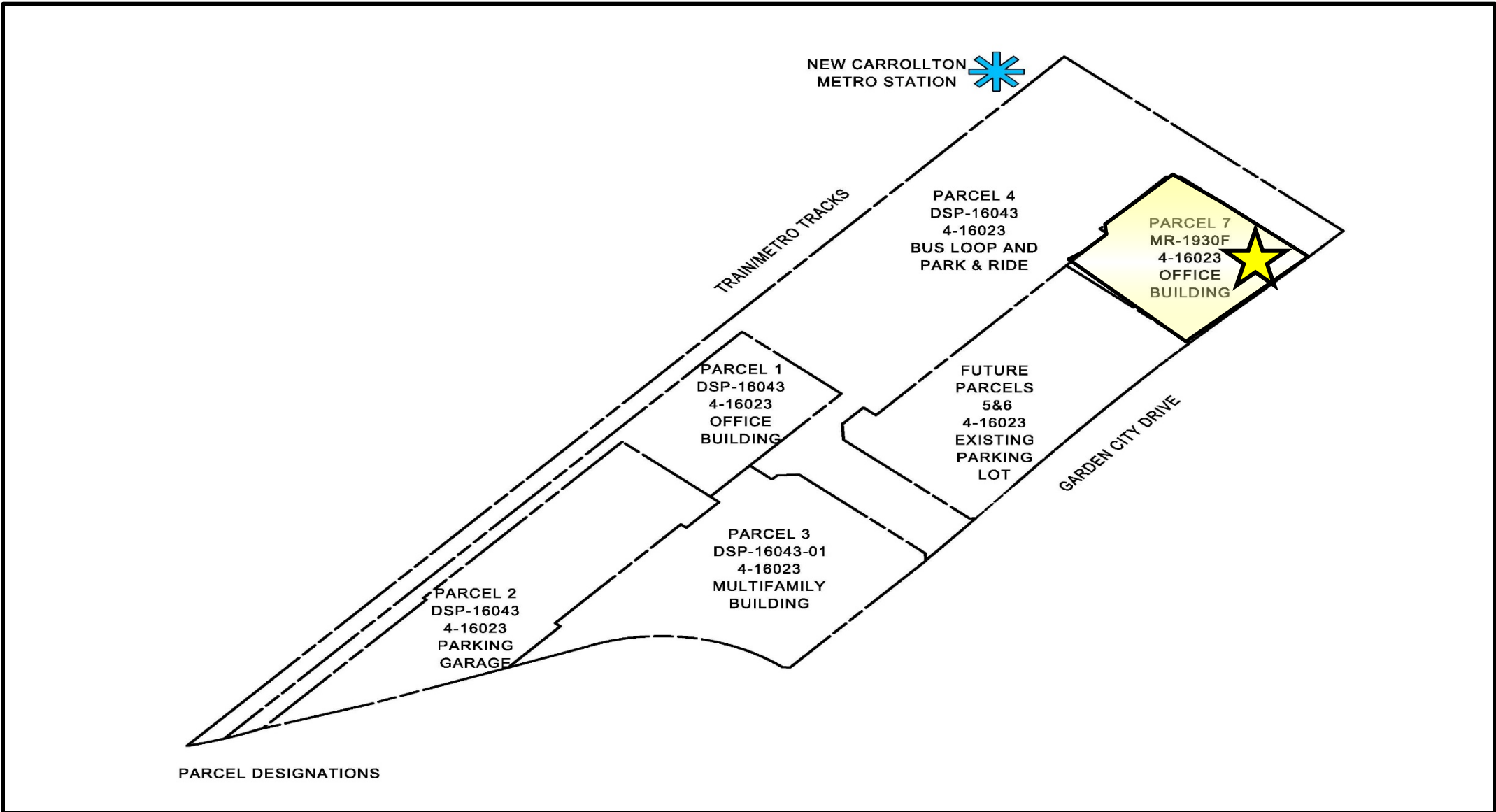


PROPOSED SITE PLAN

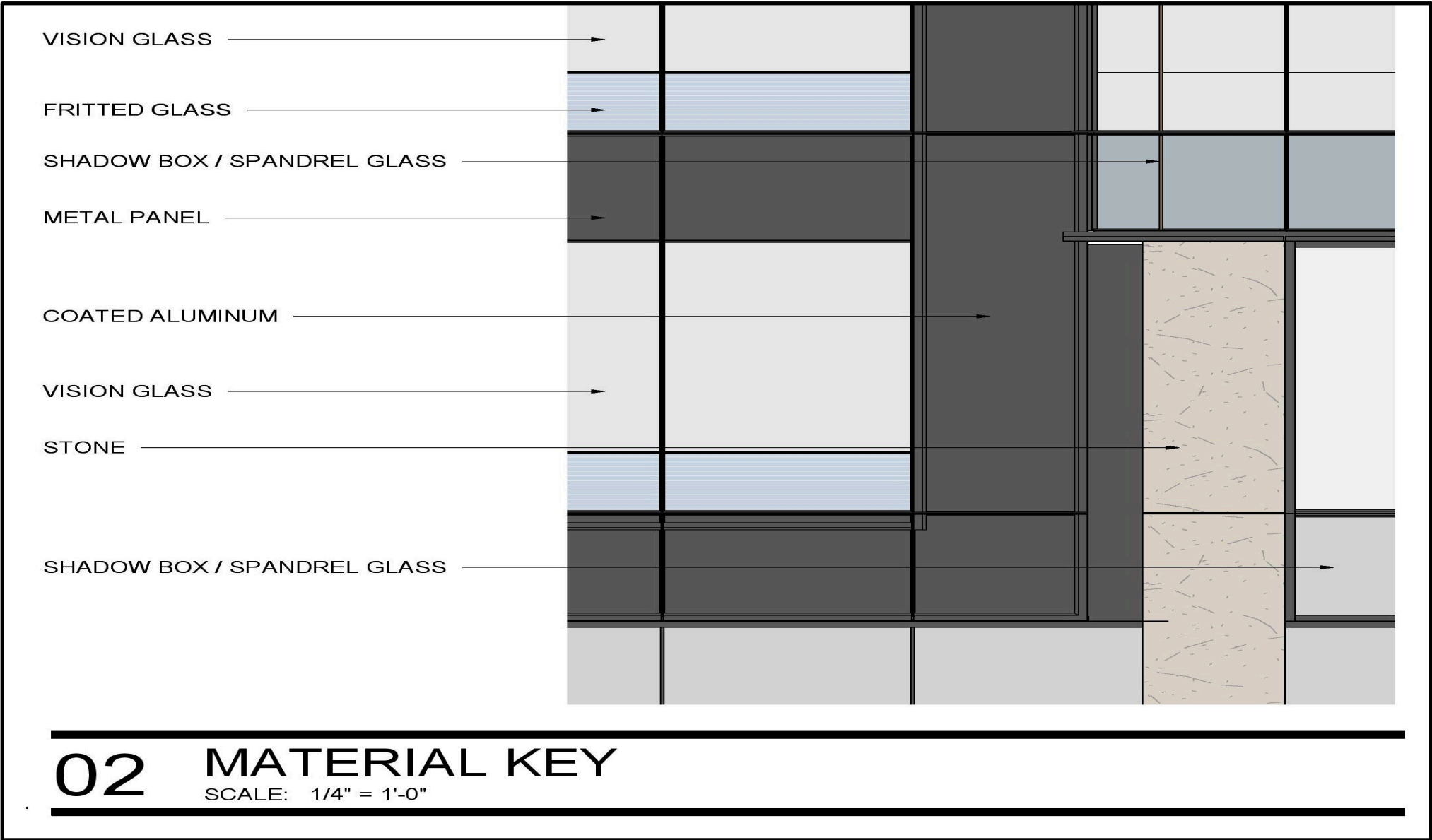
SITE PLAN



WMATA OFFICE BUILDING SITE AND PRIOR APPROVALS



BUILDING MATERIALS



02 MATERIAL KEY

SCALE: 1/4" = 1'-0"

EXTERIOR VIEW NORTHWEST



PARK EXTERIOR VIEW



NORTH APPROACH EXTERIOR VIEW



EXTERIOR VIEW SOUTH

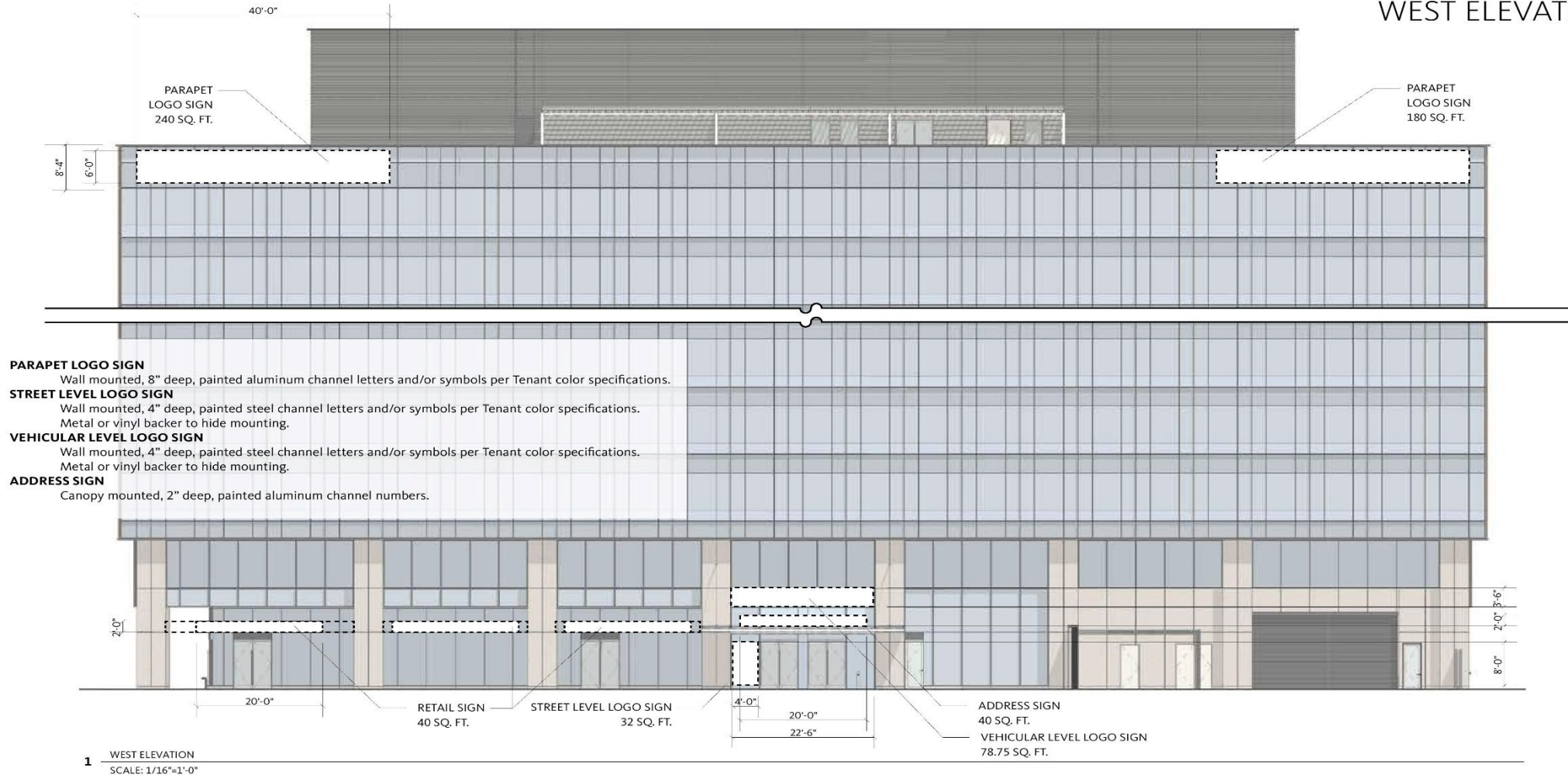


EXTERIOR VIEW NORTH



EXTERIOR BUILDING SIGNAGE

WEST ELEVATION

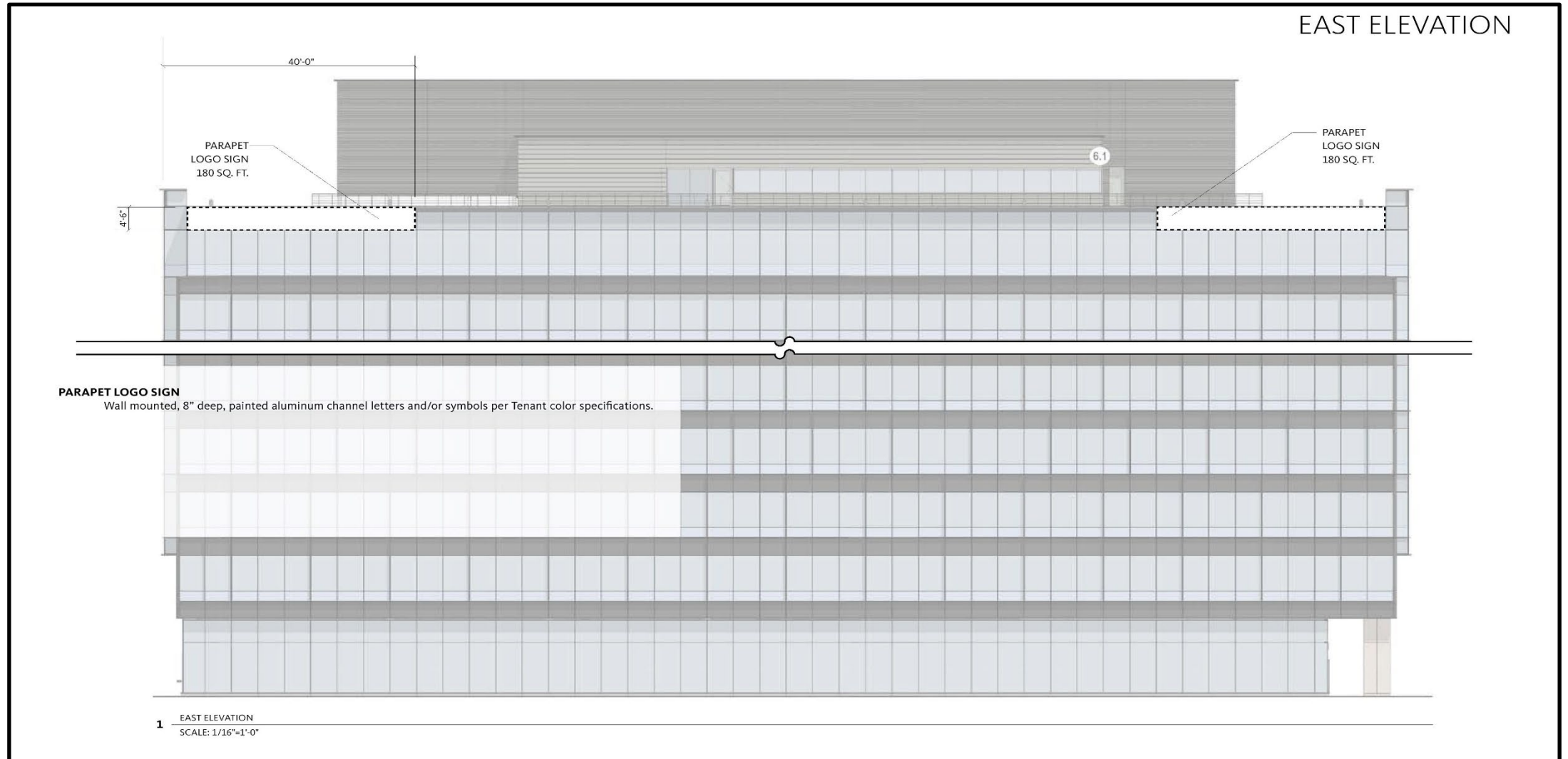


Gensler

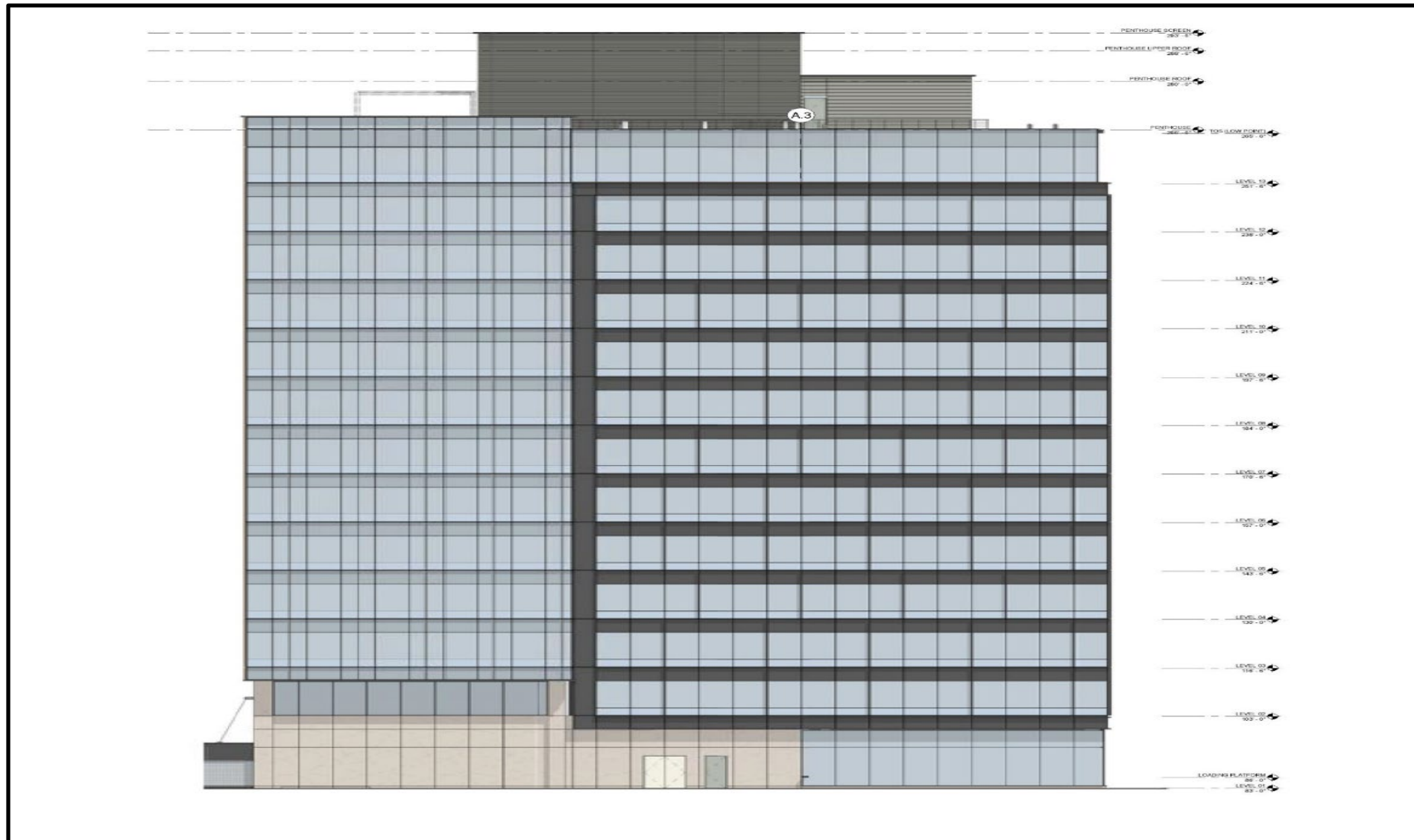
4700 GARDEN CITY DR. | EXTERIOR SIGNAGE STUDY | PN 09.8997.000

JANUARY 15, 2020 | 7

EXTERIOR BUILDING SIGNAGE



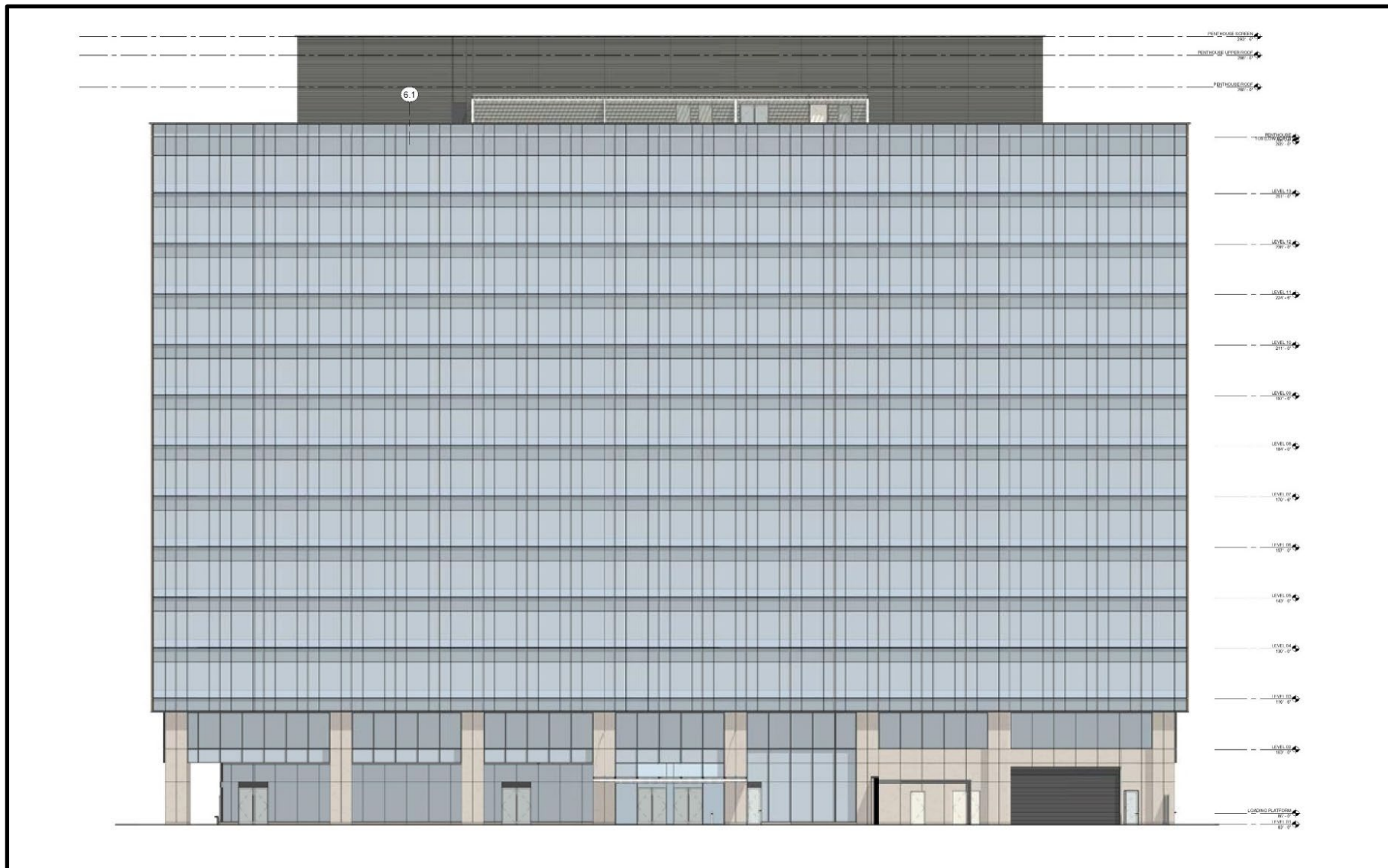
SOUTH BUILDING ELEVATION



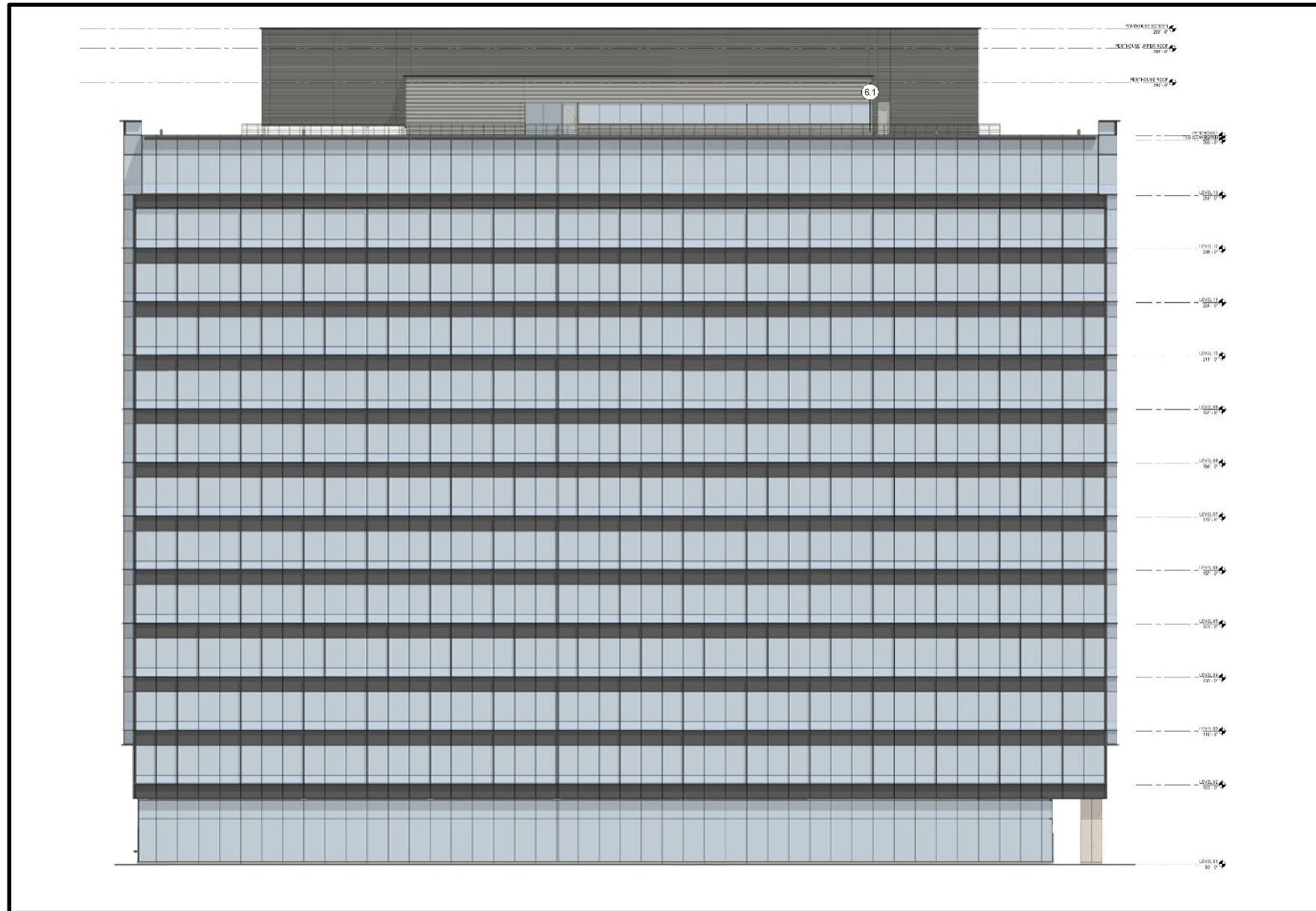
NORTH BUILDING ELEVATION



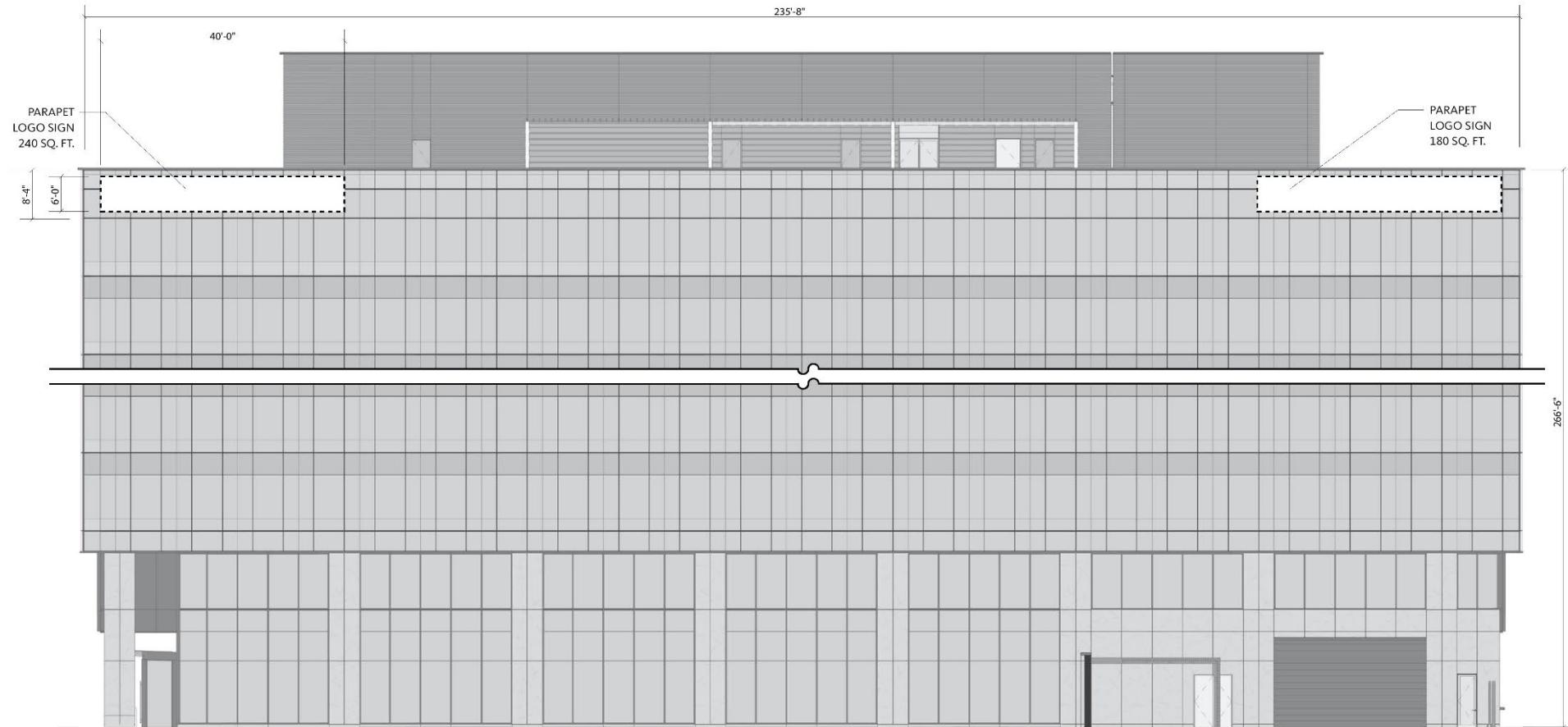
WEST BUILDING ELEVATION



EAST BUILDING ELEVATION

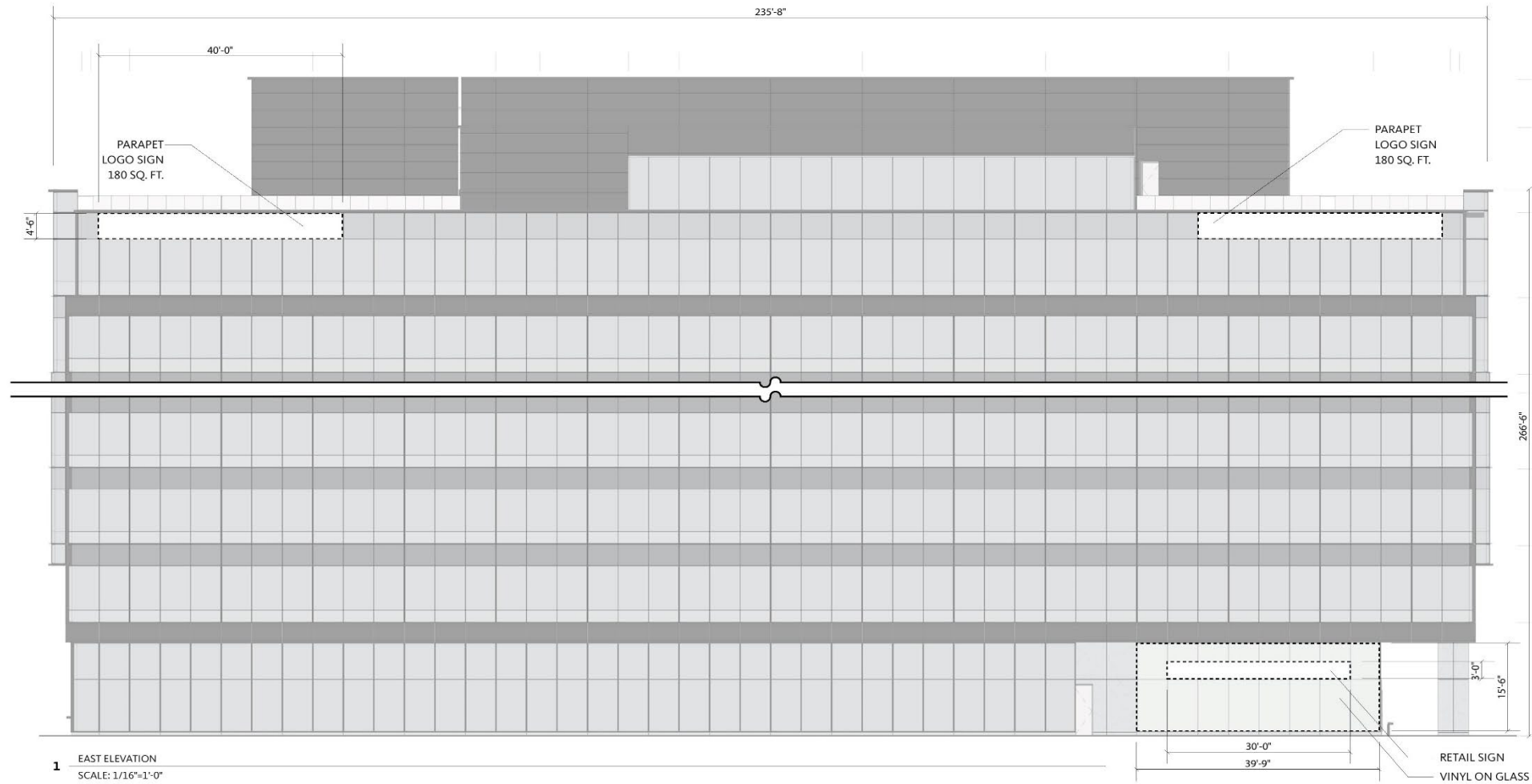


EXTERIOR SIGNAGE : WEST BUILDING ELEVATION

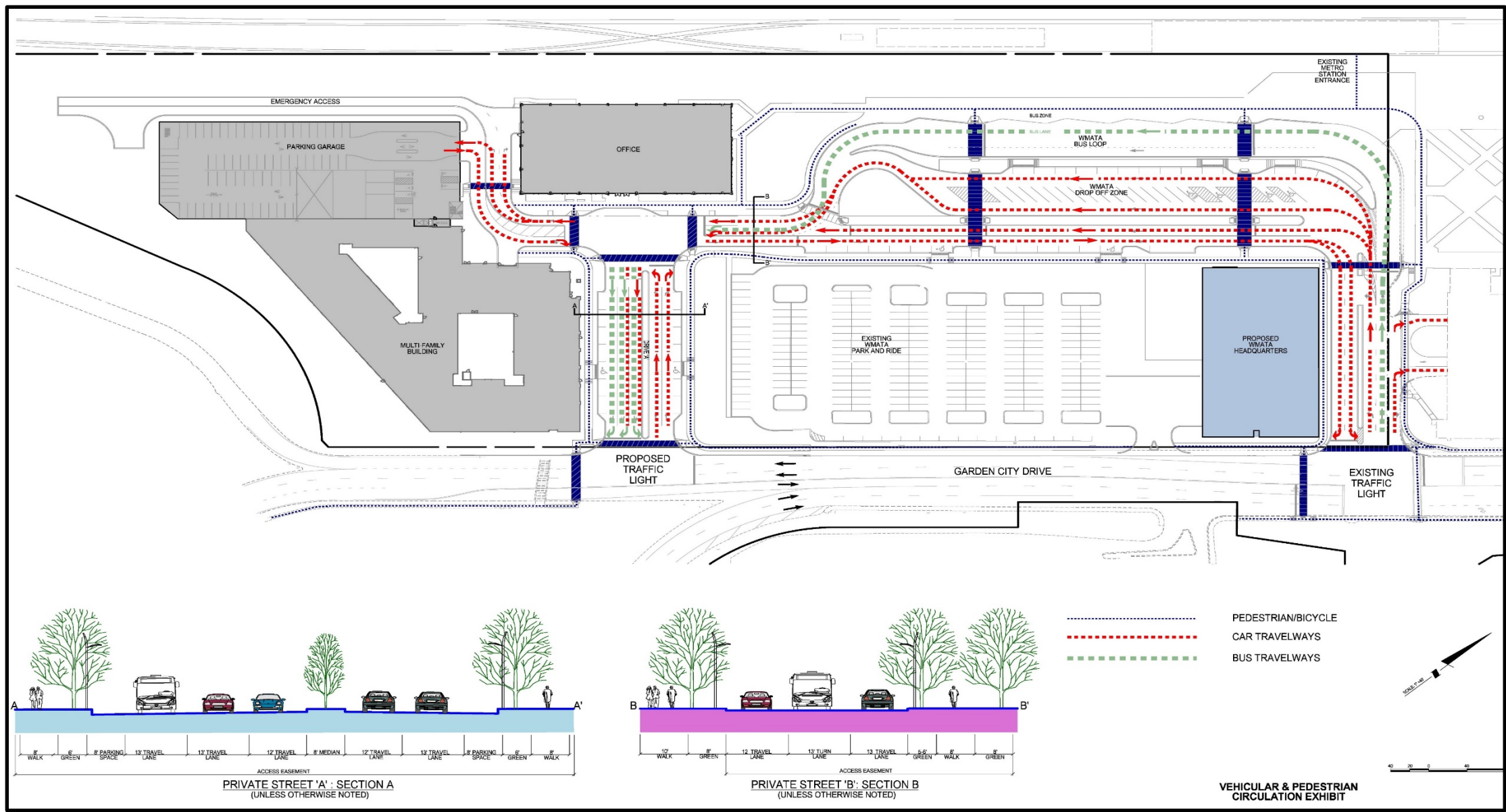


1 WEST ELEVATION
SCALE: 1/16"=1'-0"

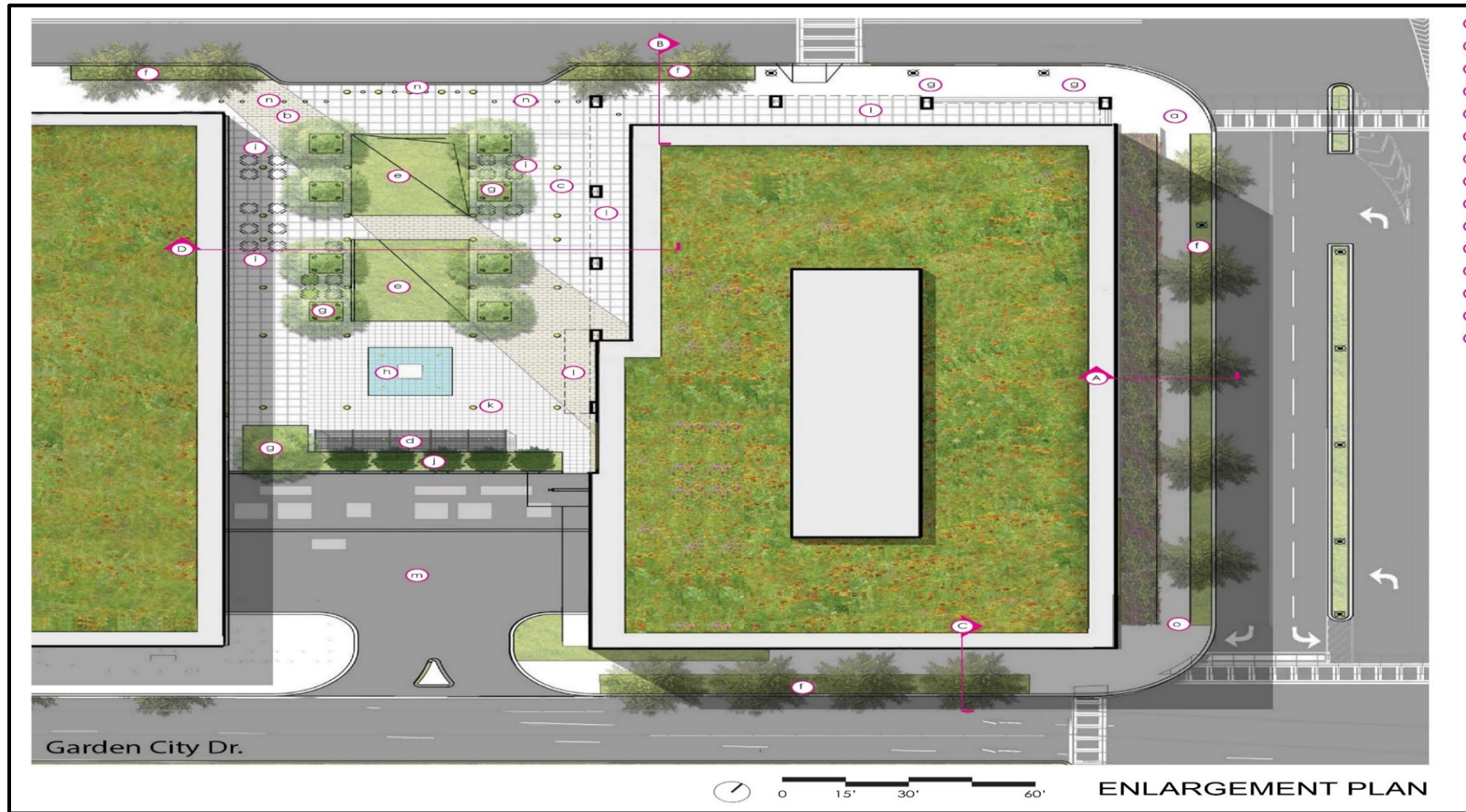
EXTERIOR SIGNAGE : EAST BUILDING ELEVATION



CIRCULATION PLAN



BUILDING PLAZA PLAN



PLAZA VIEW



STAFF RECOMMENDATIONS

WMATA should provide additional design details to show how the public plaza and building loading and service area will be appropriately separated and screened.

WMATA should incorporate additional streetscape elements into the site to enhance that will help enliven the site and contribute to the future success of the town center development

WMATA should provide additional bicycle racks at the new building. As a leader in regional transportation services, WMATA has a great opportunity with this high-visibility project to provide and showcase urban design elements and amenities that encourage multimodal transportation at the New Carrollton Metro Station.

During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution and noise.

The applicant should provide additional site amenities such as bicycle repair stations, water bottle filling stations, or art sculptures in the public plaza and streetscape surrounding the building.

The photometric plans should be updated to include all streetscape lighting.