The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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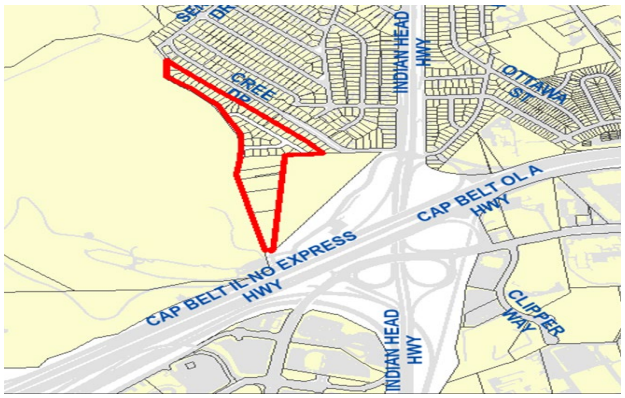
Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Detailed Site Plan DSP-24012
Departure from Design Standards DDS-24004
Alternative Compliance AC-25004
National View

REQUEST	STAFF RECOMMENDATION
A mixed-use development of 1,010 multifamily dwellings; 485 elderly housing units; 33,698 square feet of commercial/retail space; 1,350 square feet of office space; and a day care center for 150 children	With the conditions recommended herein: • APPROVAL of Detailed Site Plan DSP-24012 • APPROVAL of Departure from Design Standards DDS-24004 • APPROVAL of Alternative Compliance AC-25004 • APPROVAL of Type 2 Tree Conservation Plan TCP2-013-2025

Location: On the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210	
Gross Acreage:	20.09
Zone:	RMF-48/IDO
Prior Zone:	M-X-T/I-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	1,495
Gross Floor Area:	1,326,116 sq. ft.
Planning Area:	76A
Council District:	08
Municipality:	Forest Heights
Applicant/Address: Harbor View Development LLC c/o Rashid Salem 2311 Wilson Boulevard, Floor 3 Arlington, VA 22201	
Staff Reviewer: Te-Sheng (Emery) Huang **Phone Number:** 301-952-4534 **Email:** Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	11/20/2025
Planning Board Action Limit:	Indefinite*
Staff Report Date:	11/06/2025
Date Accepted:	03/31/2025
Informational Mailing:	08/16/2024
Acceptance Mailing:	03/28/2025
Sign Posting Deadline:	10/21/2025

*See page 3 of the technical staff report for Planning Board action, in accordance with Code requirements.

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

Table of Contents

EVALUATION CRITERIA 3

FINDINGS 4

1. Request 4
2. Development Data Summary 4
3. Location 8
4. Surrounding Zoning 8
5. Previous Approvals 9
6. Design Features 9

COMPLIANCE WITH EVALUATION CRITERIA 19

7. Zoning Map Amendment (Basic Plan) A-10055-C 19
8. Prince George's County Zoning Ordinance 24
9. Conservation Plan CP-21006 44
10. Conceptual Site Plan CSP-21004 44
11. Preliminary Plan of Subdivision 4-22060 47
12. Certificate of Adequacy ADQ-2022-067 50
13. 2010 Prince George's County Landscape Manual 53
14. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance 57
15. Prince George's County Tree Canopy Coverage Ordinance 58
16. Referral Comments 58
17. Community feedback: 63

RECOMMENDATION 63

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-24012
Departure from Design Standards DDS-24004
Alternative Compliance AC-25004
Type 2 Tree Conservation Plan TCP2-013-2025
National View

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this technical staff report. In accordance with Section 27-285(c)(2) of the prior Prince George's County Zoning Ordinance, under which this application is being reviewed, the applicant has provided a waiver specifying an indefinite time period for action to be taken on this detailed site plan.

EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-48 (RMF-48) Zone and is partially subject to the Intense Development Overlay (IDO) Zone associated with the Chesapeake Bay Critical Area (CBCA). It was previously located within the Mixed Use–Transportation Oriented (M-X-T) Zone and the I-D-O Zone under the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(b) of the Prince George's County Zoning Ordinance, projects which received development approvals under the prior Zoning Ordinance or prior Prince George's County Subdivision Regulations may proceed to the next steps in the approval process under the provisions of the prior Zoning Ordinance. The subject property received prior development approvals for a Conceptual Site Plan (CSP-21044), a Conservation Plan (CP-21006), and a Preliminary Plan of Subdivision (4-21051). Accordingly, this application is being reviewed pursuant to the prior Zoning Ordinance. Staff considered the following in reviewing this detailed site plan:

a. Zoning Map Amendment (Basic Plan) A-10055-C;

b. The prior Prince George's County Zoning Ordinance for the Mixed Use–Transportation Oriented (M-X-T) Zone and the Intense Development Overlay (I-D-O) Zone of the Chesapeake Bay Critical Area (CBCA);

c. Conceptual Site Plan CSP-21004;

d. Conservation Plan CP-21006;

e. Preliminary Plan of Subdivision 4-22060;

f. The 2010 *Prince George's County Landscape Manual;*

g. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

h. The Prince George's County Tree Canopy Coverage Ordinance;

i. Referral comments; and

j. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

1. Request: This detailed site plan (DSP) is for the proposed mixed-use development of 1,010 multifamily dwellings; 485 elderly housing units; 33,698 square feet of commercial/retail space; 1,350 square feet of office space; and a day care center for 150 children in 6 buildings, with associated infrastructure improvements.

2. Development Data Summary:

	EXISTING	**EVALUATED**
Zone (s)	RMF-48/ I-D-O	M-X-T/ I-D-O
Use(s)	Single-family detached home/vacant	Multifamily Residential/Commercial, Retail/ Office/Day Care
Gross tract acreage	20.09	20.09
On-site within CBCA Area	1.73	1.73
Floodplain Acreage	0	0
Net tract area	20.09	20.09
Lots	54	0
Parcels	7	18* (Parcels 1-7 and A-K)
Gross floor area	1,441 sq. ft (Two residential homes to be razed)	**1,326,116 sq. ft.** Residential: 917,698 sq. ft. Commercial/retail: 33,698 sq. ft. Office: 1,350 sq. ft. Day Care: 4,482 sq. ft. (The total square footage of the entire National View Development is 1,928,244 sq. ft., which includes 602,128 sq. ft of parking garages).
Dwelling Units	2	1,495 (including 485 elderly housing units)**
Studio	-	245
1-Bedroom	-	757
2-Bedroom	-	319
2-Bedroom - Internal	-	67

	EXISTING	EVALUATED
3-Bedroom	-	123
3-Bedroom - Internal	-	4

Notes: *A condition is included herein requiring the applicant to add bearings and distances for all property lines to Sheet C-202.

**Footnote 7 of Section 27-547, Use Permitted, of the prior Zoning Ordinance notes, "The maximum number and type of dwelling units should be determined at the time of CSP approval." Per approval of CSP-21004, the maximum number of elderly housing units is 485. A condition is included herein requiring the applicant to revise the site plan demonstrating conformance to CSP-21004, relative to the number of elderly housing units.

Floor Area Ratio (FAR) in the M-X-T Zone

Base FAR Permitted	0.40
Total FAR Permitted*	1.75
Total FAR Proposed**	1.52

Notes: *The applicant uses the optional method of development for the subject DSP, in accordance with Section 27-545 of the prior Zoning Ordinance, as discussed below in Finding 8.

****Pursuant to Section 27-548(e) of the prior Zoning Ordinance, the proposed FAR shall be calculated based on the entire property (20.09 net acres), as approved with CSP-21004. Pursuant to Section 27-107.01(91) of the prior Zoning Ordinance, FAR is defined as "The ratio of the "Gross Floor Area" of all "Buildings" or "Structures" on a "Lot" to the area of that "Lot." The total square footage of the entire National View development is 1,326,116. As a result, the FAR for the entire project is approximately 1.52. A condition is included herein to correct the FAR in General Note 2 to be 1.52.

Parking Spaces

In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the Mixed Use – Transportation Oriented (M-X-T) Zone is to be calculated by the applicant and submitted for the Planning Board's approval, at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance.

The applicant provided three parking analysis documents that detail the methodologies described in the prior and current Zoning Ordinances, dated August 16, 2024, August 14, 2025, and November 5, 2025, respectively. Based on the prior Zoning Ordinance, the overall parking requirement, based on all proposed uses, would result in a total of 2,477 spaces. Based on the study, the peak parking demand was determined to be between midnight and 4:00 a.m., resulting in a base parking requirement of 2,340 spaces.

As outlined in Section 27-574(b), a parking reduction is allowed, based on a mix of uses and proximity to transit within the M-X-T Zone and a Metro planned community. Using the Institute of Transportation Engineers (ITE) methodology, a reduction for internal trip capture, based on the mixed uses within the development, was calculated to be 23 percent. However, the applicant proposed a conservative factor and applied a 10 percent reduction, resulting in 2,106 spaces. In addition, due to the proximity to transit facilities, an additional 20 percent transit reduction was applied, resulting in a total of 1,685 required parking spaces required for the site. The development proposal includes a total of 1,763 spaces, providing a surplus of 78 spaces, and exceeds the required parking.

While this application is being evaluated pursuant to the prior Zoning Ordinance, requirements for the Zoning Ordinance effective after April 1, 2025 are informative, with respect to current requirements, and offer a comparative analysis. Using the current requirements would indicate that 1,282 spaces are sufficient for the same mix of uses, after applying the proposed reduction rates. The number of parking spaces, included in this DSP, also meets this requirement.

Based on this method, staff recommend the applicant revise the Parking and Loading Table on Sheet C-301 of the site plan to reflect the proposed number and type of dwelling units and the total square footage of nonresidential uses and the requirements of the prior Ordinance as described above and pursuant to the table below. Information regarding the minimum requirement of handicap parking spaces, in accordance with Section 27-566(b) of the prior Zoning Ordinance, is missing on the submitted plan. A condition is included herein requiring the applicant to note the required and provided handicap parking spaces and indicate the location of these spaces on the plan.

Building	**Land Use***	**Requirements (min.)****	**Provided*****
A	Multifamily Residential - 214 units (14 studio, 123 1-BR units, 50 2-BR units, and 27 3-BR units)	173	279
	Commercial/Retail - 3,189 sq. ft.		
B	Multifamily Residential – 361 units (29 studio, 199 1-BR units, 87 2-BR units, and 46 3-BR units)	292	505 (150 compact spaces)
	Commercial/Retail – 22,199 sq. ft.		
C	Multifamily Residential – 435 units (30 studio, 265 1-BR units, 86 2-BR units, and 54 3-BR units)	345	624 (185 compact spaces)
	Commercial/Retail – 8,310 sq. ft.		
	Municipal Office – 1,350 sq. ft.		
D, E, F	Elderly Housing – 485 units	296	342 (35 compact spaces)
	Day Care for 150 children		
On-street Parking	-	-	13****
	Total	1,106	1,763*****

Notes: *The dwelling types in the Parking Table on Sheet C-301 are incorrect. A condition is included herein requiring to the applicant to revise the dwelling types and the total square footage of nonresidential uses, to be consistent with the GFA Summary Table on the coversheet of the plan set.

**The minimum number of parking spaces for each building is determined based on the Institute of Transportation Engineers (ITE) for estimating parking demand across various land uses.

***The applicant has submitted Departure from Design Standard DDS-24004 for a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Zoning Ordinance. This is discussed below in Finding 8.

****Sheet C-301 shows 16 on-street parking spaces are provided. However, the submitted plan only shows 13 spaces, which is conditioned herein for clarification and correction.

****The submitted plan does not include any electric vehicle (EV) charge stations. Staff recommend a condition, included herein, requiring the applicant to note on the plan that at least 10 percent of the proposed parking spaces in each building will be EV-ready parking spaces.

Loading Spaces

Pursuant to Section 27-582(a) of the prior Zoning Ordinance, 10 loading spaces are normally required for the uses proposed in the subject DSP. Per Section 27-583(a) of the prior Zoning Ordinance, however, the number of off-street loading spaces required in a M-X-T Zone are to be calculated by the applicant and submitted to the Planning Board for approval, at the time of DSP. The number of loading spaces normally required may be reduced by the number of spaces determined to be unnecessary through the use of shared loading spaces. The applicant proposes nine loading spaces, as some of the spaces can be readily shared by two or more uses. Staff reviewed the location of the spaces, the uses they will serve, and time and duration of the usage and recommend approval of nine loading spaces.

Building	Requirements*		Provided**
A	Multifamily Residential - 214 units 1 space: 100 to 300 dwelling units	1	1
	Commercial/Retail - 3,189 sq. ft.	1	
	Subtotal	2	
B	Multifamily Residential – 361 units	1	3
	Commercial/Retail – 22,199 sq. ft.	2	
	Subtotal	3	
C	Multifamily Residential – 435 units	2	2
	Commercial/Retail – 8,310 sq. ft.	1	
	Municipal Office – 1,350 sq. ft.	0	
	Subtotal	3	
D	Elderly Housing – 227 units	1	1
	Day Care for 150 children	0	
	Subtotal	1	

Building	Requirements*		Provided**
E	Elderly Housing – 181 units	1	1
F	Elderly Housing – 97 units	0	1
	Total	10	9

Notes: *Loading space requirements, per Section 27-582(a), include:

(1) **Multifamily dwelling units**: 0 spaces for 0 to 100 units; 1 space per 100 to 300 units; and 1 additional space for each 200 units (or fraction) above 300 units

(2) **Retails sales and services:** 0 spaces for 0 to 2,000 square feet; 1 space for 2,000 to 10,000 square feet; 1 space for 10,000 to 100,000 square feet; and 1 space for each additional 100,000 square feet

(3) **Daycare for children:** No requirements

(4) **Office space:** 0 spaces for 0 to 10,000 square feet; 1 space for 10,000 to 100,000 square feet; and 1 space for each additional 100,000 square feet.

The number of required loading spaces in the Loading Table on Sheet C-301 is incorrect, which is conditioned herein to be corrected.

**The submitted plans show the size of the provided loading spaces meet the required size of 12 feet by 33 feet.

Bicycle Spaces
Sheet C-307 indicates seven short-term external bicycle parking locations. Each location includes two bicycle racks for four spaces. Therefore, 28 short-term bicycle parking spaces are included throughout the site. Details of the bicycle racks are shown on Sheet L-123. Sheet C-307 also indicates the location of a bikeshare station located on the north side of Private Road B. The Parking and Loading Table on Sheet C-301 notes 334 long-term bicycle parking spaces included in this DSP. However, the location of these long-term spaces is not shown on the plans, which is conditioned herein requiring the applicant to add such information to the plan.

3. **Location:** The site is located on the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210, and adjacent to Bald Eagle Road. The northwest corner of the property and lands further to the northwest are within the Intense Development Overlay (I-D-O) Zone associated with the Chesapeake Bay Critical Area (CBCA).

4. **Surrounding Zoning:** The subject property is bounded to the west by Oxon Cove Park and Oxon Hill Farm, located on National Park Service (NPS) land in the Reserved Open Space (ROS) Zone (previously the R-O-S Zone), with a portion subject to the Resource Conservation Overlay (R-C-O) Zone associated with the CBCA. To the north and northeast of the property are single-family detached dwellings within the Town of Forest Heights, located in the Residential, Single-Family-65 (RSF-65) Zone (previously the One-Family Detached Residential (R-55) Zone) with a portion subject to the Intense Development

Overlay (IDO) Zone (previously the I-D-O Zone) associated with the CBCA. To the east of the property is woodland in the Agricultural and Preservation (AG) Zone (previously the Open Space (O-S) Zone), with Bald Eagle Road and the interchange of I-95/495 and MD 210 beyond. To the south of the property is I-95/495, with development in the Industrial, Employment (IE) Zone (previously the Planned Industrial/Employment Park (I-3) Zone) and the edge area of the Regional Transit-Oriented, Low-Intensity (RTO-L-E) Zone (previously the M-X-T Zone) beyond. Development in the IE Zone consists of a park-and-ride lot, an office building, and the Tanger Outlet Mall, while development in the RTO-L-E Zone consists of a gas station, parking lots, and the MGM Hotel and Casino (part of National Harbor).

5. **Previous Approvals:** Zoning Map Amendment (Basic Plan) A-10055-C was approved by the Prince George's County District Council on October 26, 2021 (Zoning Ordinance No. 6-2021), to rezone the subject property from the R-55 and Rural Residential (R-R) Zones to the M-X-T Zone.

   Conservation Plan CP-21006 was approved by the Prince George's County Planning Board on June 16, 2022 (PGCPB Resolution No. 2022-64) for the 1.73-acre portion of the property which is in the I-D-O Zone. The CP preserves the area of the site within the I-D-O Zone as open space, which contains a 12-foot-wide shared-use path, a stormwater management (SWM) facility, existing utility easements, utility connections, and a picnic pavilion.

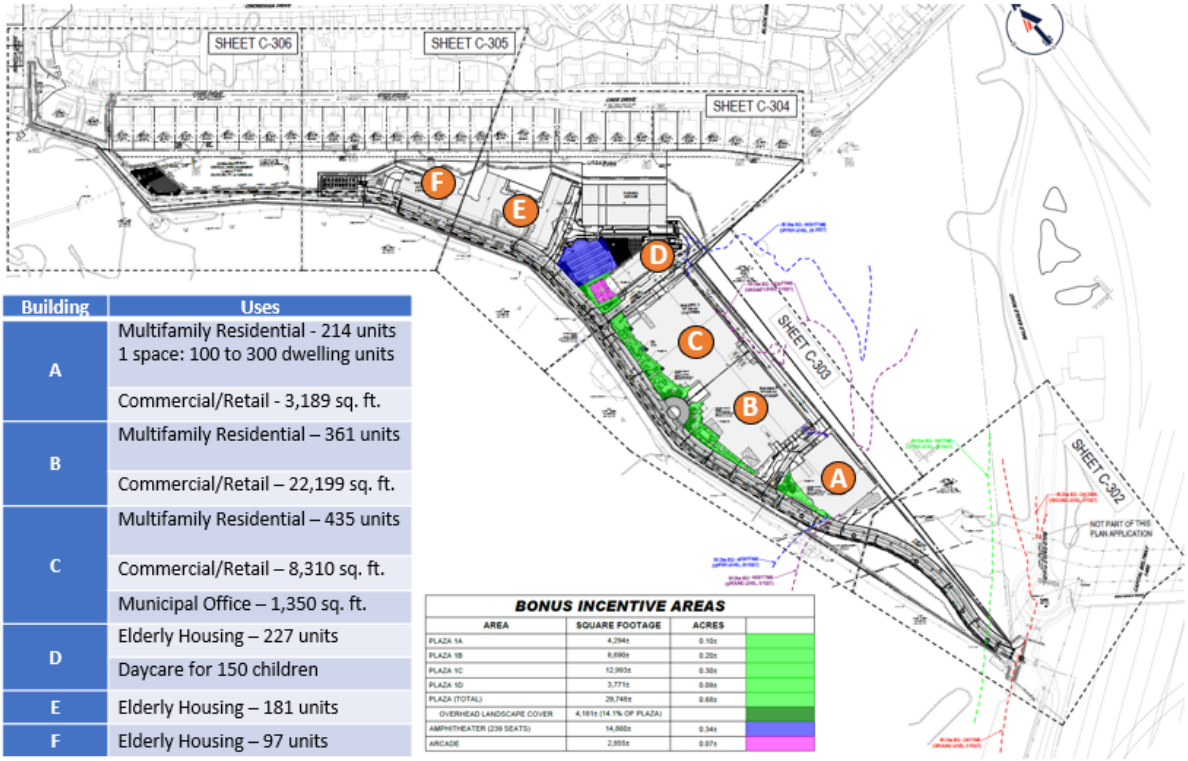
   Conceptual Site Plan CSP-21004 was approved by the Planning Board on June 16, 2022 (PGCPB Resolution No. 2022-65) for development of up to 289,000 square feet of office and commercial development and a range of 1,465 to 1,870 multifamily dwelling units, including up to 485 units reserved for elderly housing.

   Preliminary Plan of Subdivision (PPS) 4-22060 was approved for the subject property by the Planning Board on September 7, 2023 (PGCPB Resolution No. 2023-89), for 19 parcels to support the proposed development of 71,918 square feet of commercial development and 1,562 multifamily dwelling units, including 362 dwelling units reserved for elderly housing. Of the 19 parcels, Parcels 1–4 are for mixed-use development; Parcels 5–7 are for elderly housing; and Parcels A–L are to be used as private street, alley, and open space parcels, which will be conveyed to a community association.

   Certificate of Adequacy ADQ-2022-067 was approved by the Planning Director on July 19, 2023. This ADQ is valid for 12 years from the date of approval of the associated PPS 4-22060, subject to the additional expiration provisions of Section 24-4503(c) of the Prince George's County Subdivision Regulations. Regarding elderly housing, Condition 8 specifies a minimum of 362 multifamily housing units to be occupied by elderly persons, unless the overall unit count is respectively reduced.

6. **Design Features:** The narrow, triangular subject property is located on the west side of Bald Eagle Drive, with direct vehicular access to the site via this roadway. Private Road A, which lines the western property line and terminates at Building F, provides access to the six proposed buildings (Buildings A through F) and a parking structure. From north to south, the property width increases, and the building footprints become larger. Buildings A, B, and C occupy the southern portion of the site, with a private driveway behind Buildings B and C and Private Road B, between Buildings A and B. Moving further to the north are Buildings D and E and a parking structure behind them, with a private driveway between

them. Between Buildings C and D is Private Road C. In the northern part, outside the I-D-O Zone, is Building F, which is connected to Building E. The northernmost tip of the site is located in the I-D-O Zone and is preserved as open space, with a 12-foot-wide shared-use path running through it. No new development activities are proposed within the CBCA portion of the site, other than what was approved with Conservation Plan CP-21006. A sidewalk, located on the north side of Private Road A, stretches south to north. While Private Road A terminates at Building F, this sidewalk continues north to Seneca Drive via the 12-foot-wide shared-use path, connecting to an off-site trail system. Linear open spaces, located between Private Road A and Buildings A, B, C, and D, are designed with various amenities and supportive features that encourage a vibrant streetscape within the development.



Building	Uses
A	Multifamily Residential - 214 units 1 space: 100 to 300 dwelling units
	Commercial/Retail - 3,189 sq. ft.
B	Multifamily Residential – 361 units
	Commercial/Retail – 22,199 sq. ft.
C	Multifamily Residential – 435 units
	Commercial/Retail – 8,310 sq. ft.
	Municipal Office – 1,350 sq. ft.
D	Elderly Housing – 227 units
	Daycare for 150 children
E	Elderly Housing – 181 units
F	Elderly Housing – 97 units

BONUS INCENTIVE AREAS

AREA	SQUARE FOOTAGE	ACRES	
PLAZA 1A	4,294±	0.10±	
PLAZA 1B	8,690±	0.20±	
PLAZA 1C	12,960±	0.30±	
PLAZA 1D	3,771±	0.09±	
PLAZA (TOTAL)	29,748±	0.68±	
OVERHEAD LANDSCAPE COVER	4,181± (14.1% OF PLAZA)		
AMPHITHEATER (239 SEATS)	14,860±	0.34±	
ARCADE	2,855±	0.07±	

Figure 1: Detailed Site Plan

Architecture

The subject DSP consists of six buildings and one parking structure, that collectively embody a contemporary urban style. This design approach is characterized by clean lines and modular façades, with flat roofs. The architectural concept emphasizes modern aesthetics through varied building heights and a diverse material palette, supporting the mixed-use nature of the project. The exterior finishes incorporate a combination of brick, stone, and cementitious panels in multiple colors, creating visual interest and texture across the façades. Podium levels at the base of the buildings are designed to accommodate parking facilities and potential retail or amenity spaces, fostering active street-level engagement and enhancing the pedestrian experience. To mitigate the perceived scale of the development, the design employs vertical articulation and stepped massing strategies. These elements break down the building volumes, contributing to a more human-scale environment and promoting walkability throughout the site.

Construction of the development will be phased, as shown on Sheet A-100. The following is a parcel-by-parcel description of the development proposal.

Parcel 1: Building A (Phase 5)
Building A is the first building upon entering the subject site. The 13-story building (approximately 140 feet in height) features an L-shaped design for the residential component, with a parking garage integrated into its base. As a result, the overall footprint of the building appears square. This building includes 214 multifamily units and 3,189 square feet of commercial/retail space.

Development Data Summary for Parcel 1

Use(s)	**Residential/Commercial, Retail**
Area	1.12 acres (or 48,787 sq. ft.)
Total Gross Floor Area (GFA)	**209, 290 sq. ft.**
Multifamily – 214 units	206,101 sq. ft.
Commercial, retail	3,189 sq. ft.

	Spaces Provided
Parking structure	279
Loading	1
Floor Area	115,104 sq. ft.

Parcel 2: Building B (Phase 4)
Building B is a 21-story building (approximately 225 feet in height) and contains a grocery store, with multifamily units above. Building B has an indoor pool at the amenity deck level (6th floor).

Development Data Summary for Parcel 2

Use(s)	**Residential/Commercial, Retail**
Area	1.64 acres (or 71,438 sq. ft.)
Total Gross Floor Area (GFA)	**371,901 sq. ft.**
Multifamily – 361units	249,702 sq. ft.
Commercial, retail	22,199 sq. ft.

	Spaces Provided
Parking-structure	505*
Loading	3
Floor Area	169,776 sq. ft.

Note: *150 out of the 505 spaces are compact spaces.

Parcel 3: Building C (Phase 2)
Building C, a 23-story building (approximately 245 feet in height), contains retail spaces on the first floor and multifamily units above. Building C has an indoor pool at the amenity deck level (6th floor).

Development Data Summary for Parcel 3

Use(s)	**Residential/Commercial, Retail/ Office**
Area	1.81 acres (or 78,843 sq. ft.)
Total Gross Floor Area (GFA)	**370,950 sq. ft.**
Multifamily – 435 units	361,290 sq. ft.
Commercial, retail	8,310 sq. ft.
Office	1,350 sq. ft.

	Spaces Provided
Parking-structure	624*
Loading	2
Floor Area	208,515 sq. ft.

Note: *185 out of the 624 spaces are compact spaces.

Parcel 4: Building D (Phase 1A)
Building D is a 14-story building (approximately 152 feet in height) and will be the first building constructed on the site. This building will be occupied by 227 elderly housing units located above a day care center for 150 children, with associated amenities. The combination of the two uses helps foster a natural interaction between generations, creating a dynamic environment where the very young and the elderly can engage. An amphitheater occupies the same parcel and is adjacent to Building D.

Development Data Summary for Parcel 4

Use(s)	**Residential/Day Care**
Area	1.03 acres (or 44,867 sq. ft.)
Total Gross Floor Area (GFA)	**181,017 sq. ft.**
Elderly Housing – 227 units	176,535 sq. ft.
Day Care (approx. 150 children)	4,482 sq. ft.

	Spaces Provided
Parking-structure	0
Loading	1
Floor Area	MI*

Note: *MI refers to missing information. A condition is included herein requiring the applicant to add the square footage of the proposed loading spaces to the GFA Summary Table on the coversheet of the plan set.

Parcel 5: Parking Garage (Phase 1B)
Parcel 5 will be developed with only a 4-story parking garage.

Development Data Summary for Parcel 5

Use(s)	**Parking**
Area	0.94 acres (or 40,946 sq. ft.)
Total Gross Floor Area (GFA)	**0 sq. ft.**

	Spaces Provided
Parking-structure	342
Loading	0
Floor Area	108,733 sq. ft.

Note: *35 out of the 342 spaces are compact spaces.

Parcel 6: Building E (Phase 3)
Parcel 6 will be developed with a 5-story building (approximately 44 feet in height). The courtyards in Building E, which will also be used by residents in Building F, will create a relationship between the residents of the buildings and enhance socializing, exercising and relaxing. Some units of Building E face southwest with a pool deck amenity, and some face northeast towards Forest Heights, offering residents a serene and private area to relax and socialize.

Development Data Summary for Parcel 6

Use(s)	**Residential**
Area	1.39 acres (or 60,548 sq. ft.)
Total Gross Floor Area (GFA)	**128,527 sq. ft.**
Elderly Housing – 181 units	128, 527 sq. ft.

	Spaces Provided
Parking-structure	0
Loading	1
Floor Area	MI*

Note: *MI refers to missing information. A condition is included herein requiring the applicant to add the square footage of the proposed loading spaces to the GFA Summary Table on the coversheet of the plan set.

Parcel 7: Building F (Phase 6)
Parcel 7 will be developed with a 5-story building (approximately 45 feet in height). The design of Building F is to be interconnected to Building E, sharing similar architectural features and materials, which makes both buildings appear to be a single unified structure.

Development Data Summary for Parcel 7

Use(s)	Residential
Area	1.39 acres (or 60,548 sq. ft.)
Total Gross Floor Area (GFA)	**64,431 sq. ft.**
Elderly Housing – 97 units	64,431 sq. ft.

	Spaces Provided
Parking-structure	0
Loading	1
Floor Area	MI

Note: *MI refers to missing information. A condition is included herein requiring the applicant to add the square footage of the proposed loading spaces to the GFA Summary Table on the coversheet of the plan set.

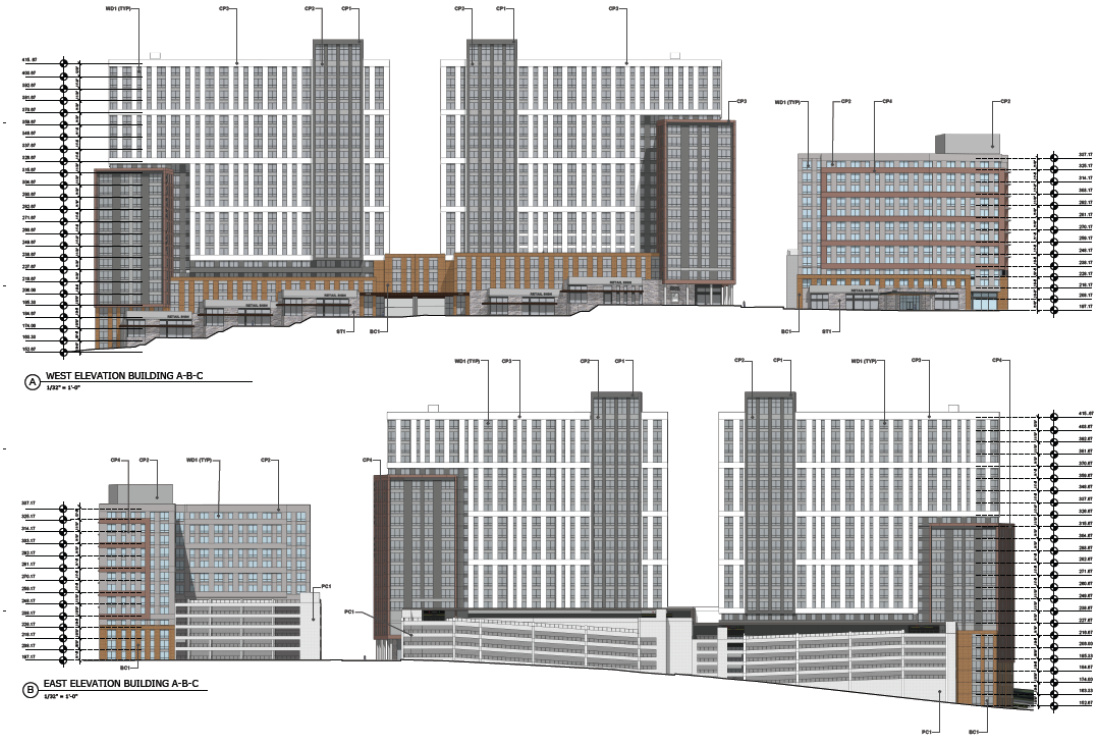


Figure 2: Architectural Elevations – Buildings A, B, and C

Figure 3: Architectural Elevations – Building D

Figure 4: Architectural Elevations – Buildings E and F

Recreational Facilities

PPS 4-22060 determined that the provision of recreational facilities is required for the proposed development to meet mandatory dedication of parkland. As such, the applicant provides various recreational facilities on-site for the subject development, to meet this requirement. A recreational facilities schedule is included on Sheet A-100B.

Various indoor amenities are included in the six buildings, including fitness centers, swimming pools, and amenity spaces. Buildings E and F also share a terrace with green space and a pool deck. The recreational facilities schedule for these locations does not include an itemized list of facilities for each designated location. Construction of this development project will be phased. Plans indicate that Building D, including its interior and exterior recreational facilities, will be the first to be constructed, as shown on Sheets A-100, A-100A, and A-100B. As a condition of approval, the applicant shall provide a detailed list of facilities for the amenity spaces within Building D on Parcel 4. This list must be provided, prior to certification. For the remaining buildings, itemized amenity details need to be submitted, prior to the respective construction phases. A condition is included herein requiring these submissions, which will be subject to review in future DSP amendments, and will provide required recreational facilities as new buildings are phased in.

The subject DSP includes a community garden on Parcel J and a dog park on Parcel I for future residents of the development. Detailed drawings of the two locations were submitted with this DSP on Sheets L-115 and L-116. Given that the value of the 18 planting beds edging is missing in the schedule, a condition is included herein for providing it. The fenced dog park includes benches and a dog waste station; however, it lacks essential features such as a water station for dogs and owners and shade areas for comfort, in accordance with the approved 2024 *Park and Recreation Facilities Design Guidelines* (pages 156–158). A condition is included herein requiring the applicant to provide a water station and shade areas in the proposed dog park.

A series of open spaces are also featured in this DSP, which are labelled as South Plaza (Plaza 1A) on Parcel 1, Central Plaza - Area 1 (Plaza 1B) on Parcel 2, Central Plaza - Area 2 (Plaza 1C) on Parcel 3, and North Plaza (Plaza 1D) and Amphitheater on Parcel 4. These spaces include a variety of seating and furniture types, a water feature on Plaza 1C, trash receptables, bike racks, and the Butler House commemorative historic exhibit on Plaza 1B, that is incorporated with a stepped seating area and interpretive signage. Given that the value of the water feature is missing from the schedule, a condition is included herein requiring the applicant to add this information to the schedule and add the detailed drawing of this feature to the plan. Recreational facilities in the northern portion of the property, which is located in the I-D-O Zone, include a 12-foot-wide shared-use path and benches along this path. However, a picnic pavilion, which was approved with CP-21006, is missing. A condition is included herein requiring the applicant to add the value of this picnic pavilion to the schedule and indicate it on the plan with details.

The outdoor plazas were previously proposed and reviewed with the approval of CSP-21004 (PGCPB Resolution No. 2022-65), for a density bonus, in accordance with Section 27-545(b)(6) of the prior Zoning Ordinance. This bonus request has been further evaluated with this DSP. The outdoor plazas are proposed to meet both mandatory dedication and M-X-T density bonus requirements. Per Section 27-545(a) of the prior Zoning Ordinance , the purpose of the M-X-T density bonus is: "(A) To make possible a livable environment capable of supporting the greater density and intensity of development

permitted; (B) To encourage a high degree of urban design; (C) To increase pedestrian-oriented activities and amenities; and (D) To provide uses which encourage a lively, twenty-four (24) hour cycle for the development." Meanwhile, mandatory dedication is satisfied through "suitable and adequate land for active or passive recreation [. . .] or the provision of recreational facilities," which are "superior, or equivalent." (See prior Subdivision Regulations Sections 24-134 and 24-135.) Outdoor plazas can meet both mandatory dedication and M-X-T bonus incentive requirements because the purposes outlined above are not in conflict, and there are additional requirements that apply to outdoor plazas that are utilized for a density bonus, as opposed to mandatory dedication alone. Specifically, to be utilized for a density bonus, these outdoor plazas must surpass what is normally provided to meet mandatory dedication requirements by being open to the public and achieving a "high degree of urban design" by including the specific elements listed in Section 27-545(b)(6)(A) of the prior Zoning Ordinance.

The proposed plazas meet the above specifications. They are designed to form a linear open space to support different activities and needs of people of different ages, as well as to accommodate various programmed events. The public will access these spaces through Private Road A proposed with this DSP. Sheet A-100A displays a list of facilities that will be available for the general public. Finally, the total number of dwelling units proposed with this DSP is 1,515. A condition is included herein requiring the applicant to revise this figure in the recreational facilities schedule and the total required value.

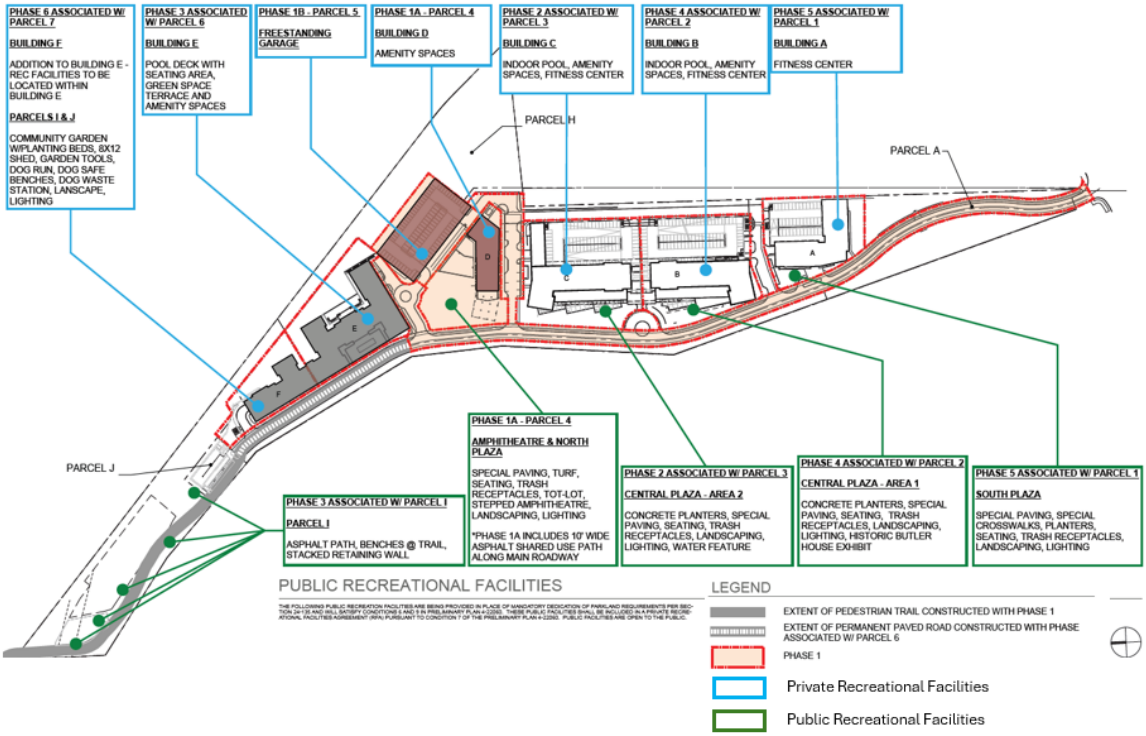


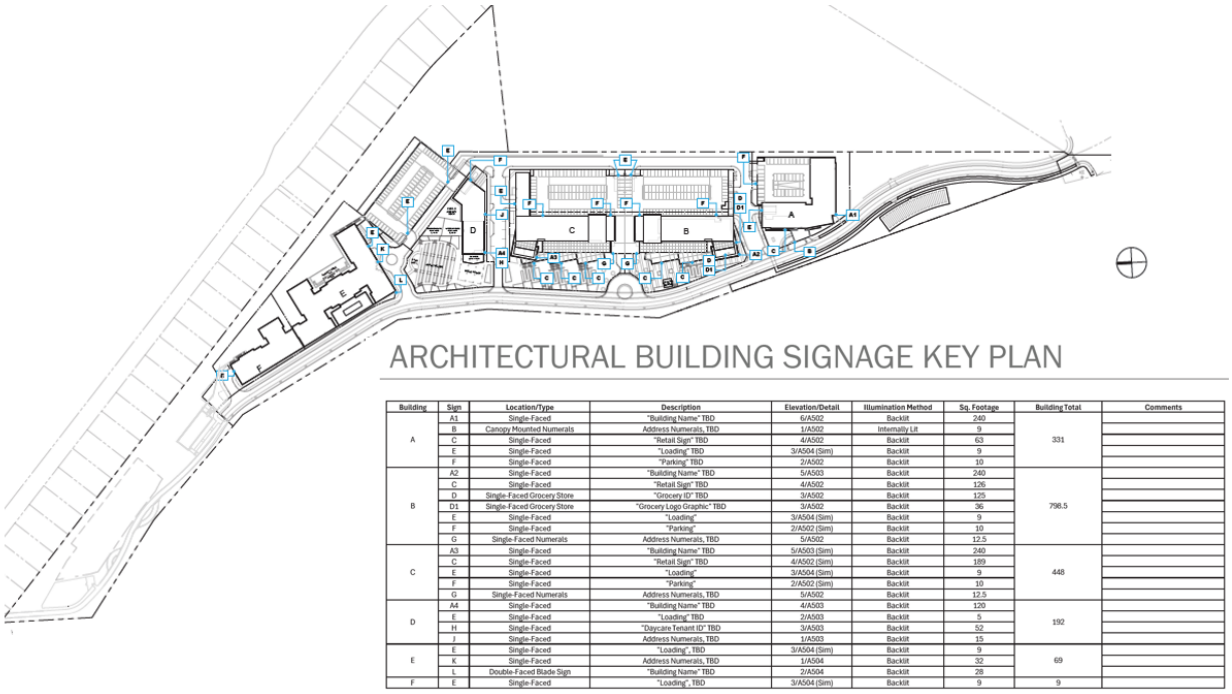
Figure 5: Location of Recreational Facilities

Signage

Sheet L-209 indicates the location of the four types of freestanding signs included in this DSP. A signage schedule is included on Sheet L-210. The signs consist of one primary freestanding monumental gateway sign, five directional signs, one wayfinding sign, and

one Butler House interpretive sign. Sheet A-501 indicates the location of a list of building-mounted signs, with a signage schedule. Dimensions and details of these signs are shown on Sheet A-502 through Sheet A-504.

Pursuant to Sections 27-613(f) and 27-614(e) of the prior Zoning Ordinance, the Planning Board must find that the proposed building and freestanding signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the M-X-T Zone development. A condition is included herein requiring the applicant to add the signage design standards to the plan to regulate the number, size, type, and design of all signage for the entire National View development, ensuring consistency with the overall aesthetic and character.



Building	Sign	Location/Type	Description	Elevation/Detail	Illumination Method	Sq. Footage	Building Total	Comments
A	A1	Single-Faced	"Building Name" TBD	6/A502	Backlit	240	331	
	B	Canopy Mounted Numerals	Address Numerals, TBD	1/A502	Internally Lit	9		
	C	Single-Faced	"Retail Sign" TBD	4/A502	Backlit	63		
	E	Single-Faced	"Loading" TBD	3/A504 (Sim)	Backlit	9		
	F	Single-Faced	"Parking" TBD	2/A502	Backlit	10		
B	A2	Single-Faced	"Building Name" TBD	5/A503	Backlit	240	798.5	
	C	Single-Faced	"Retail Sign" TBD	4/A502	Backlit	126		
	D	Single-Faced Grocery Store	"Grocery ID" TBD	3/A502	Backlit	125		
	D1	Single-Faced Grocery Store	"Grocery Logo Graphic" TBD	3/A502	Backlit	36		
	E	Single-Faced	"Loading"	3/A504 (Sim)	Backlit	9		
	F	Single-Faced	"Parking"	2/A502 (Sim)	Backlit	10		
	G	Single-Faced Numerals	Address Numerals, TBD	5/A502	Backlit	12.5		
C	A3	Single-Faced	"Building Name" TBD	5/A503 (Sim)	Backlit	240	448	
	C	Single-Faced	"Retail Sign" TBD	4/A502 (Sim)	Backlit	189		
	E	Single-Faced	"Loading"	3/A504 (Sim)	Backlit	9		
	F	Single-Faced	"Parking"	2/A502 (Sim)	Backlit	10		
	G	Single-Faced Numerals	Address Numerals, TBD	5/A502	Backlit	12.5		
D	A4	Single-Faced	"Building Name" TBD	4/A503	Backlit	120	192	
	E	Single-Faced	"Loading" TBD	2/A503	Backlit	5		
	H	Single-Faced	"Daycare Tenant ID" TBD	3/A503	Backlit	52		
	J	Single-Faced	Address Numerals, TBD	1/A503	Backlit	15		
E	E	Single-Faced	"Loading", TBD	3/A504 (Sim)	Backlit	9	69	
	K	Single-Faced	Address Numerals, TBD	1/A504	Backlit	32		
	L	Double-Faced Blade Sign	"Building Name" TBD	2/A504	Backlit	28		
F	E	Single-Faced	"Loading", TBD	3/A504 (Sim)	Backlit	9	9	

Figure 6: Location of Building-Mounted Signs

Lighting

The DSP proposes integrating 11 types of lighting throughout the site, to ensure appropriate lighting in the evening for the purpose of security and safety. These lighting types include light pole fixtures and building-mounted lighting. Staff find that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating site access, drive aisles, building entryways, and walking paths. All light fixtures will be full cut-off, to avoid light spilling over to adjacent properties.

Loading and Trashing Facilities

Both loading spaces and trash facilities included in this DSP are located internally to the proposed six buildings. Therefore, these facilities are not visible from the public rights-of-way (ROWs). Several transformers are located between Buildings A and B and north of Building F, with enclosures. A condition is included herein requiring the applicant to add the enclosure details to the plan and indicate where to find them.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10055-C:** A-10055-C was approved by the District Council on October 26, 2021 (Zoning Ordinance No. 6-2021), subject to five conditions. The conditions relevant to the review of this DSP are listed below, in **bold** text. Staff's analysis of the conditions follows each one, in plain text.

   1. **Prior to Conceptual Site Plan review and the issuance of any permit Applicant shall submit written evidence from the SHA indicating its approval of the proposed access to the property via the state-owned right of-way and with Mr. Lenhart's March 16, 2021 response to SHA's concerns with the Traffic Study (Exhibit 72).**

      Page 4 of PGCPB Resolution No. 2022-65 for CSP-21004 notes that the Maryland State Highway Administration (SHA) has determined that the roundabout proposed by the applicant for access is not only acceptable, but is the preferred option, and provides no further comments on this intersection. At the time of PPS 4-22060, ADQ-2022-067 was evaluated and determined that all intersections, impacted by this proposed development, will operate adequately under total traffic conditions.

   2. **The request will be subject to Conceptual and Detailed Site Plan approval in accordance with the strictures found in Part 3, Division 9 of the Zoning Ordinance (2019 Edition, 2020 Supplement). Additionally, special attention should be given to the development's compatibility with the surrounding area and any restrictions associated with the I-D-O Zone, as well as some appropriate recognition of the historic Butler House property.**

      Staff find the proposed development compatible with the surrounding area. The height of the proposed buildings ranges between 43 feet (five stories) and 246 feet (23 stories). These buildings are positioned to be set back at least 60 feet from the neighboring community's property line. The site sections (Sheets A-302 and A-303) show maximum building heights. The height of Buildings E and F, which are closest to the residential homes to the north, step down in height, The massing of the buildings are articulated with various building features to avoid creating a continuous mass. In addition, these buildings are designed inward facing and nonresidential uses are located interior to the site.

      Staff also find the proposed development to be compatible with all restrictions in the I-D-O Zone because the subject DSP does not propose any additional improvements in the portion of the subject property governed by the I-D-O Zone, other than those facilities already approved with CP-21006.

      Regarding the historic Butler House property, the applicant proposes to create a "Historic Commemoration Site" in the same location where the Butler House once stood, memorializing its history. This commemoration site includes a stepped seating area, a paved demarcation of the footprint of the Butler House, and interpretive signage that relates to the significance of the Butler House and Oxon Hill.

4. The following information shall be included on the Detailed Site Plans:

a. The proposed drainage system;

The DSP is in conformance with the approved SWM Concept Plan, 49501-2021-02, as noted in General Note 9 on the coversheet of the plan set, which includes the proposed drainage system.

b. All improvements and uses proposed on the property;

The submitted plan set shows all improvements and uses proposed on the property which includes, but is not limited to, the site plan, the landscape plan, the photometric plan, the signage package, and the architectural package.

c. The proposed floor area ratio of the project, and detailed description of any bonus incentives to be used; and

The proposed floor area ratio (FAR) of the project has been discussed above in Finding 2, and the detailed description of any bonus incentives used in this DSP is discussed below in Finding 8.

d. Supporting evidence which shows that the proposed development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program or within the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in a specific public facilities financing and implementation program, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plan approval, whichever occurred last.

PPS 4-22060 was approved by the Planning Board on September 7, 2023, along with ADQ-2022-067. The ADQ includes conditions of approval resulting in a finding that the development will be adequately served by transportation facilities with the construction of various improvements. The proposed development includes roadway improvements, to be evaluated at the time of permitting.

5. In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9 of the Zoning Ordinance (2019 Edition, 2020 Supplement), the Planning Board shall also find that:

a. The proposed development is in conformance with the purposes and other provisions of Part 10, Division 2, Subdivision 1 of the Zoning Ordinance (2019 Edition, 2020 Supplement);

The proposed development is in conformance with this condition, as discussed below in Finding 8.

b. The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

Although the proposed buildings are designed to be inward facing towards the proposed linear plaza along a proposed private road, the outward-facing façades of these buildings are designed with various architectural features that will physically and visually integrate with the existing adjacent residential development to the northeast of the subject property.

Staff find the proposed development will also catalyze and rejuvenate the surrounding community by featuring an array of commercial/retail uses, such as a grocery store, a day care center for children, a municipal police office, and various housing types consisting of market-rate and affordable units. In addition, the proposed development will result in major improvements to infrastructure, roads, water, sewer, and SWM. Specifically, a 10-foot-wide shared-use path runs along the entire east side of Private Road A within the subject development, supporting the future connection to the sidewalk along Bald Eagle Road. This DSP also includes a 12-foot-wide shared-use path in the northern portion of the property, which extends northward to Seneca Drive. Both pedestrian connections further integration of the subject development with adjacent communities.

c. The proposed development is compatible with existing and proposed development in the vicinity;

While the subject property abuts single-family detached homes to the northeast, it is also located in the vicinity of the MGM Hotel and Casino, Tanger Outlets, and the National Harbor. The proposed mixed-use development, which consists of residential and nonresidential uses, serves as a transitional hub between these off-site commercial centers and the surrounding residential neighborhoods. The nonresidential uses, such as a grocery store, retail shops, and a day care center for children, will be neighborhood-serving amenities, which are a short walk from the nearby residential areas. The western and southwestern boundaries of the subject property abut Oxon Cove Park and Oxon Hill Farm, which are located within the ROS and R-C-O Zones. These areas feature extensive woodlands with abundant tree coverage. The proposed buildings in this DSP are set back from the shared boundary with the park and farm, buffered by a proposed linear plaza (open space), Private Road A, and a landscaped strip along the western property line. This design approach facilitates a transitional integration of the proposed development with the adjacent natural and agricultural areas.

d. The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

The mix of uses included in this DSP consist of residential units of various types, office, commercial/retail uses, a day care center for children, and an office space. The arrangement and design of the proposed buildings, along with improvements of infrastructure, roads, water, sewer, and SWM, and the provision of public amenities, such as plazas, an amphitheater, and trails, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.

e. If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;

The subject DSP includes the entire development of National View. However, construction of the development will be phased, as shown on Sheet A-100. For example, Phase 1 includes construction of Private Road A (including the 10-foot-wide share-use path and street trees), Buildings D and E, and the plaza and amphitheater in front of the two buildings. Subsequent phases will be developed gradually, progressing outward from the center of the site. Each building at National View is designed as a self-sufficient entity, allowing for effective integration of subsequent phases. The area where each phased building is located and developed will also include essential features to support a degree of self-sufficiency. The construction time of some parcels is missing on Sheet A-100. A condition is included herein requiring the applicant to note the construction timing of those parcels.

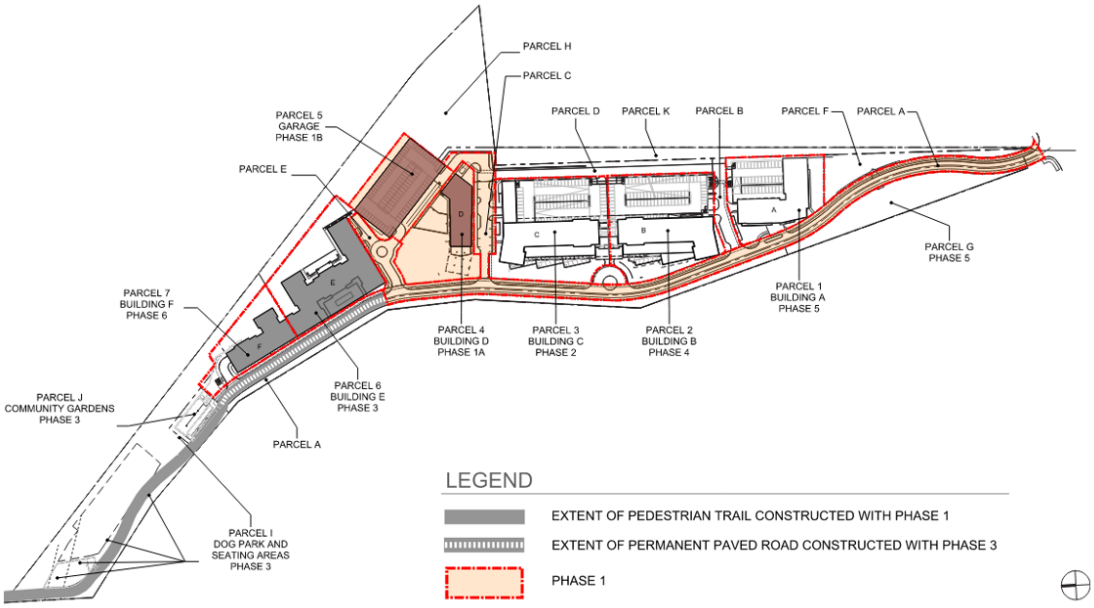


Figure 7: Building Phasing Plan

f. The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development and the immediate area and sidewalk improvements, internal pedestrian connections, connectivity with adjacent properties and other pedestrian-oriented development shall be evaluated;

Sheets C-307 and C-308 show the proposed pedestrian network, including internal pedestrian connections and connectivity with adjacent properties. The subject development has been designed to encourage pedestrian activity throughout the development and the immediate surrounding area. The site plan consists of a 10-foot-wide shared-use path along the entire limits of the east side of Private Road A, which widens to 12 feet at the termination of the roadway and connects to the adjacent neighborhood at Seneca Drive, consistent with prior approvals. The site plan also includes 8-foot-wide sidewalks along both sides of Private Roads B and C and along both sides of the driveway on Parcel E, leading to Building F, which further accommodates pedestrian movement through the site. Staff find the proposed network to be acceptable and recommend marked crosswalks and Americans with Disabilities Act (ADA) curb ramps crossing all intersections and driveway openings, which is conditioned herein.

g. On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and, in areas adjacent to existing homes or the adjacent park adequate attention has been paid to minimize any adverse impact of design or other amenities on these areas;

Various gathering places for people are located in front of the six proposed buildings. These places are designed with different types and textures of materials and incorporated with landscaping and screening throughout the entire site. Street furniture, including various types of seating, trash receptacle, and lighting, are integrated with design, with the intention of highlighting human scale and producing high-quality design. Any impact of the proposed development has been minimized on the adjacent existing homes, with the massing of development stepping away from it.

h. Applicant has submitted a noise study and shall use the appropriate noise and vibration mitigation measurements in developing the property; and

The Phase I and Phase II noise study, dated June 23, 2025, was submitted with the subject DSP. The noise contours are shown on Sheet C-301. Per the submitted noise study, none of the buildings within the National View development will be impacted by transportation noise levels above 65 dBA Leq during daytime or nighttime hours. To ensure interior noise levels below 45 dBA Leq within residential living units, a condition is included herein requiring the applicant to note on the plan that the standard

building construction offers 20 dBA of noise reduction, otherwise mitigation will be required, at the time of permitting. The rooftop amenity terrace on Building A will not be exposed to daytime noise levels above 65 dBA Leq, but will be exposed to future nighttime noise levels above 55 dBA Leq. A condition is included herein requiring the applicant to note on the plan that the rooftop amenity space on Building A will be closed and not in use during nighttime hours (10:00 p.m. to 7:00 a.m.). If this rooftop amenity space is intended for use during the nighttime hours, a condition is included herein requiring the applicant to label the detailed noise mitigation specification on the architectural elevations, certified by a professional engineer with competency in acoustic analysis, ensuring future nighttime noise levels below 55 dBA Leq. The remaining rooftop amenity spaces on Buildings B–F will not be exposed to future noise levels above 65 dBA Leq or 55 dBA Leq during daytime or nighttime hours, respectively. In addition, none of the ground-level outdoor activity areas will be exposed to future noise levels above 65 dBA Leq or 55 dBA Leq during daytime or nighttime hours, respectively.

i. On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24- 124(a)(8) of the County Subdivision Regulations, through participation in a road club).

This condition is not applicable because PPS 4-22060 was approved by the Planning Board on September 7, 2023 (PGCPB Resolution No. 2023-89) and included a certificate of adequacy, under which adequacy requirements were met.

8. Prince George's County Zoning Ordinance: The DSP application has been reviewed for compliance with the requirements of the M-X-T and I-D-O Zones and the site design guidelines of the prior Zoning Ordinance:

a. The subject application is in conformance with the requirements of Section 27-547 of the prior Zoning Ordinance, which governs uses in all mixed-use zones.

(1) The proposed commercial/retail, residential, office, and a day care for children uses are permitted in the M-X-T Zone and were shown on CSP-21004.

(2) Section 27-547(d) of the prior Zoning Ordinance provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:

(d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in

every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

(1) Retail businesses;

(2) Office, research, or industrial uses;

(3) Dwellings, hotel, or motel.

The applicable CSP-21004 proposed all three types of uses as required, including 1,010 multifamily dwellings; 505 elderly housing units; 33,698 square feet of commercial/retail space; 1,350 square feet of office space; and a day care center for 150 students. These proposed uses satisfy the mixed-use requirement of Section 27-547(d).

b. The DSP is consistent with Section 27-548, Regulations, of the prior Zoning Ordinance, as follows:

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR; and

(2) With the use of the optional method of development—8.00 FAR.

The applicant proposes to use the optional method of development for the subject DSP, in accordance with Section 27-545. The base FAR is 0.4 for the subject M-X-T-zoned property. Section 27-545(b)(4), Residential use, of the prior Zoning Ordinance notes that, "Additional gross floor area equal to a floor area ratio (FAR) of one (1.0) shall be permitted where twenty (20) or more dwelling units are provided." Accordingly, this DSP receives 1.0 additional FAR, as 1,515 residential units are proposed with this DSP.

Section 27-545(b)(1), Open arcade, of the prior Zoning Ordinance notes that:

"Three (3) gross square feet shall be permitted to be added to the gross floor area of the building for each one (1) square foot of open arcade provided. For the purpose of this incentive, an open arcade is a continuous, covered area (excluding areas covered by such things as canopies), located along the perimeter of a building and designed for pedestrian uses. The arcade shall adjoin a street, plaza, or court and, except for the

columns, piers, or arches which support the building or roof, the arcade shall be open to the street, plaza, or court. An open arcade shall have an unobstructed passageway at least ten (10) feet wide for its entire length. If an open arcade adjoins a street, it shall (at both ends) connect with other open arcades or be a part of a continuous sidewalk along the street."

In this DSP, the applicant includes an open arcade of approximately 2,855 square feet, as shown on Sheet C-301. This continuous, covered arcade is located on the ground-level of the front portion of Building D and is intended for pedestrian use. Three sides of it adjoin the proposed outdoor plaza that connects to proposed Private Road A. The arcade area is approximately 46 feet by 60 feet and is unobstructed, aside from structural columns supporting the building above. The minimum distance between the columns is approximately 17 feet. With the provision of this arcade, this DSP receives an additional approximately 0.01 FAR (or 8,565 square feet).

Section 27-545(b)(3), Theater, of the prior Zoning Ordinance notes that:

"Four (4) gross square feet shall be permitted to be added to the gross floor area of the building for each one (1) square foot of theater or other performing arts facility containing a minimum of one hundred fifty (150) seats."

This DSP also includes an open-air amphitheater of approximately 14,860 square feet, as shown on Sheet C-301. This amphitheater consists of 239 seats with a stage located in the northern portion of this area. These seats are arranged within five rows, integrated with trees and planting beds, facing a central stage area and accessed by side pathways and stairs. With the provision of this amphitheater, this DSP receives an additional approximately 0.07 FAR (or 59,440 square feet).

Section 27-545(b)(6), Outdoor plaza, of the prior Zoning Ordinance notes that:

"Eight (8) gross square feet shall be permitted to be added to the gross floor area of the building for every one (1) square foot of outdoor plaza provided. The plaza shall be open to the sky, except for street furniture, landscaping, or similar items, or any sun or rain shades (not including open arcades) which cover not more than twenty percent (20%) of the plaza area. The plaza shall reflect a high degree of urban design which encourages a variety of human activities, such as walking and sitting in a pleasant public space. The plaza, and any buildings on the south side of the plaza, shall be arranged and designed to admit sunlight to the plaza. The plaza shall contain extensive plantings, a range of seating options, other street furniture, and works of art or water features, such as statuary, fountains, and pools. The plaza shall be surfaced in textured concrete, masonry, ceramic paving units, wood, or other approved special

surfacing materials. Lighting shall be furnished, which provides for both safety and visual effect. The minimum size of a plaza shall be eighty (80) feet by one hundred (100) feet."

In this DSP, the applicant includes four open-air plazas (Plaza 1A through 1D) that form a large linear plaza of approximately 29,748 square feet through the proposed "woonerf treatment" areas, as discussed on page 9 of PGCPB Resolution No. 2022-65 for CSP-21004. Therefore, this linear plaza complies with the minimum size of 80 feet by 100 feet. However, details of the woonerf treatments areas are not specified in the plan. A condition is included herein requiring the applicant to add such details to the plan. These plazas are open to the sky and oriented west, in order to bring in sunlight. The plazas are designed to reflect a high degree of urban design and encourages a variety of social activities, such as walking and sitting in a pleasant public space. These plazas are not only integrated with extensive landscaping, but also provides a range of seating options, trash receptacles, a water feature, an historic Butler House commemoration site, and bike racks. Sheet A-103 includes an illustrative plaza water feature designed as a contemporary, tiered fountain composed of stacked geometric cubes, where water flows from the upper levels down to a rectangular stone basin, creating a dynamic layered visual against a stone wall backdrop. Staff find that this satisfies the requirement to provide a water feature within the plaza. A condition is included herein requiring the applicant to provide details of this feature, with dimensions and material information, because the plan set lacks detailed specifications for it. The surface of the plaza is designed with a variety of paving, such as scored or stamped concrete and unit pavers with special treatment. Lighting is incorporated to provide for both safety and visual effect, especially during the evening. With the provision of this plaza, this DSP receives an additional, approximately 0.27 FAR (or 237,984 square feet).

In summary, this DSP includes the four optional methods, as discussed above. The total FAR permitted for the subject DSP is approximately 1.75 (or 1,531,158 square feet). A condition is included herein requiring the applicant to correct the FAR credit calculation on the coversheet of the plan set to be 1.75. The total square footage of the development proposed with this DSP is 1,326,116 square feet (approximately 1.52 FAR), which is below the permitted FAR.

Optional Method	Bonus Incentives	Area (sq. ft.)	FAR Proposed
Open Arcade	1 sq. ft. for 3 sq. ft.	2,855	0.01 (8,565 sq. ft.)
Theater	1 sq. ft. for 4sq. ft., with a min. of 150 seats	14,860	0.07 (59,440 sq. ft.)
Residential use	1.0 FAR when 20 or more dwelling units are provided	-	1.0
Outdoor plaza	1 sq. ft. for 8 sq. ft.	29,748	0.27 (237,984 sq. ft.)
Plaza 1A	-	4,294	-

Optional Method	Bonus Incentives	Area (sq. ft.)	FAR Proposed
Plaza 1B	-	8,690	-
Plaza 1C	-	12,993	-
Plaza 1D	-	3,771	-
		Total Bonus Incentives Proposed	**1.35**
		Base FAR	**0.4**
		Total allowable FAR	**1.75**

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The uses proposed with this DSP will be located in more than one building and on more than one lot, as allowed.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

The DSP shows the dimensions for the location and height for the proposed development, except for the coverage. A condition is included herein requiring the applicant to add the lot coverage of the development to the general notes on the coversheet of the plan set.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

The landscaping, screening, and buffering issues have been reviewed along with this DSP. Finding 11 below provides a detailed discussion on the plan's conformance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

The FAR for the entire National View development is approximately 1.66, which is under the permitted 1.78 FAR. Detailed discussion has been addressed in Findings 2 and 8.b above.

(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

This DSP does not propose any private structures in the air space above, or in the ground below the surrounding public ROWs.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

The parcels in this DSP front a proposed private road, which will be constructed by the applicant, and connects to Bald Eagle Road, as approved with the PPS.

(h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive.

This requirement is not applicable because no townhouse units are being proposed with this DSP.

(i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.

The subject DSP includes six buildings. Only Buildings E and F are considered to be multifamily buildings, and their heights are approximately 44 and 45 feet, respectively. The remaining proposed buildings contain a mix of uses and are not just multifamily buildings.

(j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be

based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.

This requirement does not apply to this DSP amendment because the subject property was placed in the M-X-T Zone through A-10055.

c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the prior Zoning Ordinance, which requires additional findings for the Planning Board to approve a DSP in the M-X-T Zone, as follows:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

The proposed development is in conformance with the purposes of the M-X-T Zone, as stated in Section 27-542 of the prior Zoning Ordinance, as follows:

Section 27-542. Purposes.

(1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

The subject DSP promotes the orderly development of land through a mix-used development that is in proximity to a major interchange, I-95/I-495 and MD 210. The development, consisting of multifamily market-rate and senior housing units, an array of commercial/retail uses, a day care for children, and an office space, will contribute to a desirable living opportunity for County residents and bring a greater measure of tax- and employment-generating activities.

(2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;

The subject DSP is consistent with the urban design principles, policies, and strategies of the 2014 *Plan Prince George's 2035 Approved General Plan*, as it will provide connections to surrounding retail and civic uses and enhance the local economy. The property is in the area of the 2014 *Approved Eastover/Forest Heights/Glassmanor Sector Plan* (sector plan) and the 2000 *Approved Master Plan for The Heights and Vicinity Master Plan* (master plan). The sector plan has no specific land use recommendations on the subject property, specifically for Parcels 4, 5, 6, 7, J, and I. The master plan provides recommendations for quality residential infill development that is compatible with the surrounding established neighborhoods, to strengthen the character of the neighborhoods, specifically for Parcels 1, 2, and 3. In addition, this application is largely consistent with the recommendations of the sector plan and the master plan, with respect to the recommended urban design, historic resources, environmental considerations, connectivity and circulation, streetscape, and public facilities.

(3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;

The subject DSP application takes full advantage of the development potential inherent in the M-X-T Zone by placing a mix-used development in an underutilized and isolated wooded site. In addition, the development is in proximity to National Harber, MGM Hotel and Casino, and the Tanger Outlet mall, which are well-established destinations known for entertainment, retail, and tourism in the County.

(4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;

The subject DSP includes a mixture of residential and nonresidential uses that are in proximity to each other. This will reduce automobile dependence and encourage walking, cycling, and other sustainable modes of transportation within the site. Several bus routes operating along Oxon Hill Road near the subject property, across the Wilson Bridge, provide convenient public transit options for various travel purposes. In addition, the site's proximity to the I-95/I-495 and MD 210 interchange allows for short travel times and helps alleviate traffic congestion on local roads.

(5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the

interaction between the uses and those who live, work in, or visit the area;

The proposed development will introduce a mix of housing units, commercial and retail establishments, an office space for a municipal police department, and a day care for children to the site. Some of the commercial and retail establishments are expected to operate during late-night hours, while other businesses will remain open beyond the standard workday. Collectively, these uses will contribute to a vibrant, 24-hour environment. In particular, future residents and employees within the project are expected to patronize the planned commercial and retail establishments both during and after work hours, fostering an active and dynamic community atmosphere.

(6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;

The DSP proposes an appropriate horizontal and vertical mix of land uses distributed among six buildings along a proposed private road and throughout the site. The proposed uses will blend with nearby existing residential, commercial/retail, and open space uses.

(7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;

The building design in the National View development supports the goal of establishing dynamic and functional relationships among individual uses, while contributing to a distinctive visual character and identity. Strategically positioned, the building facilitates a smooth transition between different land uses and minimizes its impact on nearby residential areas. This is achieved through preservation of existing vegetation and the addition of perimeter landscaping, which together provide natural screening and enhance the site's integration with its surroundings.

(8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;

The proposed building will be designed with several green building techniques, as outlined on Sheet C-301. The submitted SWM concept plan shows stormwater to be directed into a combination of micro-bioretention facilities and underground storage.

(9) To permit a flexible response to the market and promote economic vitality and investment; and

The M-X-T Zone is one of the mixed-use zones that was created to allow flexibility to respond to the changing market. The proposed mixture of residential and nonresidential uses will not only bring new residents, but also promote economic vitality and additional investment to the area.

(10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.

Constrained by site configuration and topography, the freedom of architectural design enables the development to maximize land use, while managing to create a linear open space in front of the buildings, with various types of recreational facilities, as well as bring air and light to the site and improve the streetscape, as discussed in Finding 6 above.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;

The subject site was rezoned M-X-T through A-10055, not through a sectional map amendment, therefore this criterion is not applicable.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

This was addressed in staff's findings concerning Condition 5b of A-10055, as noted in Finding 7above.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

This was addressed in staff's findings concerning Condition 5c of A-10055, as noted in Finding 7 above.

(5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

This was addressed in Condition 5d of A-10055, as noted in Finding 7 above.

(6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;

This was addressed in staff's findings concerning Condition 5e of A-10055, as noted in Finding 7 above.

(7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;

This was addressed in staff's findings concerning Condition 5f of A-10055, as noted in Finding 7 above.

(8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and

This was addressed in staff's findings concerning Condition 5g of A-10055, as noted in Finding 7 above.

(9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending its finding during its review of subdivision plats.

The subject application is a DSP; therefore, this requirement does not apply.

(10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).

This was addressed in staff's findings concerning Condition 5i of A-10055, as noted in Finding 7 above.

(11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

This requirement is not applicable because the subject property is 20.09 acres and is not proposed as a mixed-use planned community.

d. Section 27-274(a) of the prior Zoning Ordinance provides site design guidelines for a DSP. The applicable design guidelines are described, as follows:

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structures;

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

The parking spaces included in this DSP are located within multiple parking structures, so there are no surface parking lots provided on-site. Buildings A, B, and C have a parking structure attached to the building, while Buildings D, E, and F share one freestanding parking structure. Construction of the structured parking spaces will reduce the provision of large, uninterrupted expanses of pavement used for

traditional surface parking lots. These spaces will provide convenient access to major destination points on the site. Street parking is also available along Private Streets B and C. The number of parking spaces provided is discussed above in Finding 2.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) Loading docks should be oriented toward service roads and away from major streets or public view; and

(ii) Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

The proposed development requires ten loading spaces, of which nine are provided, as staff determined that the number of loading spaces required can be readily shared by two or more uses within each building, in accordance with Section 27-583(b). Discussion on loading spaces is provided in Finding 6 above. These loading spaces are located internal to the associated buildings, with roll-up doors for delivery purposes. These loading spaces are clearly marked and separate from parking areas. No loading docks are included in this DSP.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

(ii) Entrance drives should provide adequate space for queuing;

(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;

(iv) Parking areas should be designed to discourage their use as through-access drives;

(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;

(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;

(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

The subject DSP includes a 10-foot-wide shared-use path along the entire limits of the east side of Private Road A, which widens to 12 feet at the termination of the roadway and connects to the adjacent neighborhood at Seneca Drive, consistent with prior approvals. The site plan also includes an 8-foot-wide sidewalk along both sides of Private Roads B and C and along both sides of the driveway on Parcel E, leading to Building E, which further accommodates pedestrian movement through the site. Staff find the proposed network to be acceptable and recommend marked crosswalks and ADA curb ramps crossing all intersections and driveway openings.

Vehicles are served via a private street network, with one access point along Bald Eagle Road. Vehicular and pedestrian circulation are marked and separated to ensure comprehensive and convenient access. Staff find circulation on-site to be sufficient.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site design's character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

Lighting for this DSP has been discussed in Finding 6 above, demonstrating adequate illumination for users and for the site in the evening.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

The property is situated behind wooded areas owned by NPS, which helps to naturally buffer and screen the site. By preserving trees along the eastern property line and incorporating proposed landscape buffers, the DSP enhances scenic views from public areas and reinforces the site's integration with its natural surroundings.

(5) Green Area.

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;

(ii) Green area should link major site destinations such as buildings and parking areas;

(iii) Green area should be well-defined and appropriately scaled to meet its intended use;

(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;

(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;

(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and

(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

The submitted plan shows green areas provided on-site through a mixture of woodland preservation, woodland reforestation, and proposed landscape plants.

The size, shape, location, and design of green areas are appropriate for future usage and maintenance, and contribute to enhancing the landscape screening throughout the entire site of the National View development.

(B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The subject property contains no regulated environmental features (REF). Therefore, there are no impacts to REF, as a result of this DSP application.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;

(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;

(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;

(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;

(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and

(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

The submitted plans, including the landscape, hardscape, and lighting plans, and the architectural package demonstrate that the subject DSP is in conformance with this design guideline. Site and streetscape amenities are designed to contribute to an attractive coordinated development, which enhances the use and enjoyment of the site. Such detailed discussion was addressed above in Finding 6.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;

(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;

(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

All grading will comply with regulations and the approved SWM plan. The design of the National View development minimizes excessive grading and incorporates drainage features that reduce visibility from public areas. Buildings are designed to follow the site's natural topography, stepping down to align with grade changes. The primary entry to the site is maintained in the flatter area, for accessibility. Despite a significant elevation change across the site, which ranges from 196 feet in the south to 20 feet in the north, the development integrates these grade differences into the building designs. The grading and structural layout were developed, in collaboration with the geotechnical engineer, to ensure slope stability and site compatibility.

A slope stability analysis report, prepared by Terracon and dated July 1, 2025, was submitted with the DSP application. The analysis appears to meet the County's geotechnical requirements. However, the geotechnical report will be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), at the time of building permit application.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

(ii) Service areas should be located conveniently to all buildings served;

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

The submitted plans indicate that service areas, including loading spaces and trash collection areas, are located internally within the buildings. These areas are designed to be accessible, while remaining unobtrusive; thereby, minimizing their visual and operational impact on the overall site.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

The subject DSP provides multiple public spaces throughout the site, which was discussed in detail in Finding 6 above. These spaces are designed to be accessible to future residents and visitors and are equipped with facilities to support active and passive activities. A historic commemoration site is thoughtfully integrated into the public space design. This feature will include a stepped seating area, a paved outline marking the footprint of the Butler House, and interpretive signage that highlights the historical significance of the Butler House and its connection to Oxon Hill.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

A detailed discussion regarding architecture has been addressed in Finding 6 above.

(11) Townhouses and three-family dwellings.

This requirement is not applicable to this DSP amendment because it does not include any townhouse or three-story units.

e. **Departure from Design Standards DDS-24004:** The applicant has submitted a DDS to allow a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Zoning Ordinance.

In addition, the applicant submitted a statement of justification (SOJ) to address the required findings for a DDS indicated in Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance. Staff's analysis of the required findings is, as follows:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

Section 27-102 of the prior Zoning Ordinance outlines the purposes of this Subtitle, including "to promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development," and "to prevent the overcrowding of land." The subject DSP includes a reduced parking space dimension of 9 feet by 18 feet, which supports a more compact and efficient parking layout. This design minimizes the overall building footprint, thereby, preserving open space and avoiding land overcrowding and providing adequate off-street parking to meet the needs of the development. As such, the purposes of this Subtitle will be equally well or better served by the applicant's proposal, as this request could ensure that the relationship between land use and built structures remains beneficial and harmonious with surrounding properties. The applicant also cited in the SOJ that nearby jurisdictions, including Charles County and Anne Arundel County, allow a standard sized parking space that is smaller, 8.5 feet by 18 feet.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

Due to the irregular shape of the site and the intent of minimizing building footprint and building height to reduce its impact to adjacent neighborhoods, the departure is necessary to provide sufficient parking spaces for the proposed development. The departure is the minimum necessary, given the specific circumstances of the request, as the requested parking size is smaller than the required standard size, but is bigger than the allowable compact parking space size. These factors demonstrate

that the departure is the minimum necessary, under specific site constraints, and align with the applicant's goal of reducing building mass, volume, and height.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

Staff agree that the departure is necessary to alleviate circumstances specific to the site, resulting from the irregular configuration and steep topography of the property. It helps avoid overcrowding and excessive grading of the land, while meeting the parking requirements and accommodating site design for a blended space that safely accommodates all size vehicles. As a result, the building footprint and height can be reduced, more existing on-site woodland can be preserved, and additional land area can be dedicated to public open space.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The parking spaces proposed for this development are located internally within the site, either within a structured parking facility or integrated into the buildings they are intended to serve. Staff find that the departure will enhance the visual and functional quality of this development. The departure will allow for a more efficient and fully functional parking and circulation design that will serve the needs of the community.

Based on the analysis above, staff support Departure from Design Standards DDS-24004 for a departure to allow a standard, nonparallel parking space size of 9 feet in width by 18 feet in length.

9. Conservation Plan CP-21006: CP-21006 was approved by the Planning Board, alongside CSP-21004, on June 16, 2022 (PGCPB Resolution No. 2022-64), subject to one condition, which is not applicable to the subject DSP.

10. Conceptual Site Plan CSP-21004: CSP-21004 was approved by the Planning Board on June 16, 2022 (PGCPB Resolution No. 2022-65), subject to four conditions. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the CSP conditions follows each one, in plain text:

3. At the time of detailed site plan, the applicant shall:

a. Submit a list of sustainable site and green building techniques that will be used in this development.

Sheet C-301 includes a list of sustainable site and green building techniques that will be used in this development, including energy-efficient heating,

ventilating, and air conditioning (HVAC) units, prefabrication and modular construction, high-efficiency lighting, Energy Star appliances and fixtures, and low-emitting materials (e.g. adhesives and sealants, paints and coatings, paints and coatings, carpet systems, and composite wood products).

b. Utilize various design techniques, including in building massing and volume, finish materials and architectural vocabulary, in the design of all western elevations of the proposed buildings, plus landscaping treatments along the eastern boundary areas, to minimize visual impact on the existing single-family detached residences.

As discussed in Finding 6 above, the proposed six buildings are designed with various design techniques to reduce their impact on adjacent neighborhoods visually and physically, including building massing and volume and architectural materials and features. The combination of existing and proposed landscapes throughout the site further minimizes the visual impact of the overall National View development on the existing single-family detached residences.

c. Conduct Phase III archeological investigations on the brick-lined well and in the location of a possible burial ground associated with the Butler House Historic site, (76A-014). The applicant's consultant archeologist shall also examine the areas below and around the ruins of the Butler House and in the vicinity of the house foundation to determine if significant intact archeological deposits or features are present.

Phase I and II archaeological investigations have been completed on the subject property. Phase III archaeological investigations were completed in the area around the historic house. However, Phase III archaeological investigations have not yet been completed beneath the house. The applicant obtained a Historic Area Work Permit (HAWP 2023-040) to remove the remains of the house and to conduct archaeological investigations in the area beneath the house after the debris has been carefully removed. A County raze permit application is currently pending and must be approved before demolition can occur; if necessary, the HAWP may be extended for one year beyond its expiration of September 11, 2025. Given that the applicant has been unable to complete the required Phase III investigations, a condition is included herein requiring submittal of the final Phase III report to Historic Preservation Section staff, prior to issuance of a grading permit.

d. Give special attention to the scale, mass, proportion, materials, architecture, lighting, and landscaping of any new construction within the viewshed of the Mount Welby Historic Site (76A-013).

The subject application includes architectural renderings for the buildings proposed for the development. In addition, the applicant has provided cross sections and photographic renderings that illustrate the extent to which the proposed development will be visible from Mount Welby (Historic Site

76A-013). The cross sections and renderings demonstrate that, when intervening trees are fully leaved, Buildings B and C will be partially visible from Mount Welby, as will a mechanical screen on the roof of Building A.

Special attention is given to the visible building which includes ensuring signage lights within the development will face inwards, limiting light spillover in the direction of the Mount Welby historic site. In addition, the height of the top stories of the proposed development is varied, breaking up the massing of the visible portion of the structures, and the renderings provided by the applicant portray the material palette of Buildings B and C in muted whites and greys.

e. Develop a comprehensive plan for permanently commemorating the history and significance of the property. These commemorative measures may include, but not be limited to, narrative and commemorative signage, web-based educational materials, and/or the potential reconstruction of the Butler House, in whole or in part, as means of telling the unique story of the property. The location, character, and wording of any signage or commemorative features and any other educational or public outreach measures shall be reviewed by the Historic Preservation Commission and approved by Historic Preservation staff. The comprehensive plan shall include the timing for installation and/or launch for the commemorative measures.

The applicant has provided renderings of a "Historic Commemoration Site" that will be constructed as part of the proposed development, which will include a stepped seating area, a paved demarcation of the footprint of the Butler House, and interpretive signage that relates the significance of the Butler House and Oxon Hill. The applicant has provided illustrative imagery of the interpretive signage, which will comprise a masonry column with text and photos related to the Butler House on one side and text and photos related to Oxon Hill on the other side, as well as a horizontally mounted plaque. The imagery is intended to provide a sense of the layout of the signage. However, the actual wording of the signage should be provided to Historic Preservation Section staff for review and approval, once the Phase III archeological investigations beneath the Butler House ruins are complete, which is conditioned herein.

4. Prior to approval of any grading permit, the applicant shall provide a final report detailing the Phase III archeological investigations and ensure that all artifacts are made available for curation at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

This condition will be addressed, prior to issuance of any grading permit, to ensure that all artifacts recovered from the Phase III archaeological investigations shall be curated with the Maryland Historical Trust.

11. Preliminary Plan of Subdivision 4-22060: PPS 4-22060 was approved by the Planning Board on September 7, 2023 (PGCPB Resolution No. 2023-89), subject to 21 conditions. Conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the PPS conditions follows each one, in plain text:

2. Development of this site shall be in conformance with Stormwater Management Concept Plan 49501-2021-00 and any subsequent revisions.

A revised and approved SWM Concept Plan, 49501-2021-02, was submitted with the subject DSP application, with which development of the site is in conformance.

5. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.

The applicant allocates various on-site recreational facilities, interior and exterior, for the entire National View development, which is discussed in Finding 6 above.

6. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the *Parks and Recreation Facilities Guidelines*, with the review of the detailed site plan (DSP). Timing for construction shall be determined, at the time of DSP.

Various interior and exterior on-site recreational facilities are included in this DSP, which is discussed in Finding 6 above. Sheet A-100B outlines the timing for bonding and construction of these recreational facilities in each respective phase. Staff find that these facilities are adequate to meet the needs of different age groups and are appropriately allocated throughout the site. However, the applicant notes that those amenities identified as private recreational facilities are not part of adequacy requirements and, therefore, should not be included in the recreational facilities agreement (RFA), pursuant to Condition 7 of PPS 4-22060. In contrast, staff maintain that both public and private recreational amenities should be incorporated into the adequacy analysis for the entire National View development. This approach not only fulfills the requirements for parkland dedication, but also ensures that future residents and visitors are adequately served. While some outdoor facilities may be seasonal, others offer year-round access. Collectively, these amenities provide inclusive recreational opportunities that accommodate a broad range of ages, abilities, and interests. In addition, page 12 of PGCPB Resolution No. 2023-89 for PPS 4-22060 notes, "the series open spaces included in the development plan…presents an opportunity for a linear park within the development," and "the community gardens, the Butler House commemorative historic exhibit, additional seating, and water stations in the plazas should be considered for inclusion, as part of the on-site recreation facilities." Therefore, a condition is included herein requiring the applicant to revise Sheet A-100B to ensure that a list of both private and public recreational facilities be subject to bonding and included in the RFA, to ensure that these facilities serve recreational purposes for the residents and function as public-facing amenities for visitors.

9. The detailed site plan shall determine which open space areas and recreation facilities on the site, if any, will be open to public use. Prior to approval of a final plat for the development, a draft public use easement or covenant for the public use areas shall be reviewed and approved by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and be fully executed. The easement or covenant documents shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of M-NCPPC. The limits of any easement shall be reflected on the final plat. The easement or covenant shall be recorded in the Prince George's County Land Records, and the Liber/folio of the easement or covenant shall be indicated on the final plat, prior to recordation.

Sheet A-100A indicates which open space areas and recreation facilities on the site will be open to public use. The requirements of this condition will be addressed, at the time of final plat. A condition is included herein requiring the applicant to clearly delineate the area for use by the public that will be executed with a public access easement or covenant.

10. The applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities. The applicant shall show the following facilities on the detailed site plan (DSP), prior to its acceptance:

a. A shared-use path or appropriate alternative facility to safely convey pedestrian and bicycle traffic along Private Road A, connecting to Seneca Drive to the north and Bald Eagle Road to the south. The applicant shall work with Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department staff, during the review of the DSP, and shall give consideration to visual and physical compatibility between the shared-use path or alternative facility and the adjacent retaining wall.

The submitted site plan includes a 10-foot-wide shared-use path along the entire limits of the east side of Private Road A, which widens to 12 feet at the termination of the roadway and connects Bald Eagle Road to Seneca Drive.

b. D11-1 Bike Route or R4-11/Bicycles May Use Full Lane signage along Private Road A.

The submitted site plan includes a dedicated bicycle lane, with signage identified along the western side of Private Road A.

14. Prior to acceptance of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit a geotechnical investigation report with details of the proposed retaining walls and building areas, where Christiana clay is present and significant grading is proposed. The geotechnical report shall include a slope stability analysis for the proposed conditions and shall be performed, in accordance with Prince George's County Guideline, Techno-Gram 005-2018 and 002-2021.

Given the presence of Christiana clay on-site, a slope stability analysis report titled National View Phase I, prepared by Terracon, and dated July 1, 2025, was submitted with the DSP application. The analysis was performed in accordance with Prince George's County Guideline, Techno-Gram 005-2018 and 002-2021, and the result of the analysis has met the County's geotechnical requirements. The geotechnical reports; however, will be further reviewed and approved by DPIE, at the time of building permit application.

18. **Prior to acceptance of a detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall submit a Phase 2 noise study, based on the final site layout and building architecture that demonstrates the interior of dwelling units will be mitigated to 45 dBA/Ldn or less and that outdoor activity areas (including, but not limited to, the community gardens and rooftop amenity areas) will be mitigated to 65 dBA/Ldn or less.**

The Phase I and II noise study, dated June 23, 2025, was submitted with the subject DSP. The noise contours are shown on Sheet C-301. Per the submitted noise study, none of the buildings within the National View development will be impacted by transportation noise levels above 65 dBA Leq during daytime or nighttime hours. To ensure interior noise levels below 45 dBA Leq within residential living units, a condition is included herein requiring the applicant to note on the plan that the standard building construction offers 20 dBA of noise reduction, otherwise mitigation will be required, at the time of permitting. The rooftop amenity terrace on Building A will not be exposed to daytime noise levels above 65 dBA Leq, but will be exposed to future nighttime noise levels above 55 dBA Leq. A condition is included herein requiring the applicant to note on the plan that the rooftop amenity space on Building A will be closed and not in use during nighttime hours (10:00 p.m. to 7:00 a.m.). If this rooftop amenity space is intended for use during the nighttime hours, a condition is included herein requiring the applicant to label the detailed noise mitigation specification on the architectural elevations, certified by a professional engineer with competency in acoustic analysis, ensuring future nighttime noise levels below 55 dBA Leq. The remaining rooftop amenity spaces on Buildings B through F will not be exposed to future noise levels above 65 dBA Leq or 55 dBA Leq during daytime or nighttime hours, respectively. In addition, none of the ground-level outdoor activity areas will be exposed to future noise levels above 65 dBA Leq or 55 dBA Leq during daytime or nighttime hours, respectively.

19. **Prior to approval of a building permit for any residential building identified on the detailed site plan as being affected by noise levels exceeding 65 dBA/ Ldn, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit, stating that the building shell or structure has been designed to reduce interior noise levels to 45 dBA/Ldn or less.**

Per the Phase I and II noise study, dated June 23, 2025, submitted with the subject DSP, none of the buildings within the National View development will be impacted by transportation noise levels above 65 dBA Leq during daytime or nighttime hours. To ensure interior noise levels below 45 dBA Leq within residential living units, a condition is included herein requiring the applicant to note on the plan that the

standard building construction offers 20 dBA of noise reduction; otherwise, mitigation will be required at the time of permitting.

12. **Certificate of Adequacy ADQ-2022-067:** ADQ-2022-067 was approved by the Planning Director on July 19, 2023, subject to nine conditions. This ADQ was approved alongside PPS 4-22060. Conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the project's conformance to conditions follows each one, in plain text:

    1. **Total development within the subject property shall be limited to uses that would generate no more than 879 AM and 1025 PM peak-hour vehicle trips.**

        The proposed development application does not exceed the established trip cap.

    2. **Prior to issuance of the first building permit 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:**

        a. **The intersection of Bald Eagle Road and the driveway to Site Access and Parking Lot:**

            i. **An exclusive right turn lane on the westbound Bald Eagle Road approach, unless modified by the operating agency, with written correspondence, to provide a different improvement which meets traffic adequacy.**

            ii. **An exclusive left turn lane and an exclusive right turn lane on the Driveway approach, unless modified by the operating agency, with written correspondence, to provide a different improvement which meets traffic adequacy.**

        This condition will be addressed at the time of building permit.

    3. **Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that adequate off-site pedestrian and bikeway facilities, in accordance with Section 24-4506(c)(1)(B) of the Subdivision Regulations, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency. The adequate pedestrian and bikeway facilities shall be selected from the prioritized list below. A facility shall only be selected if the facilities above it on the list cannot be constructed for reasons of (a) valuation above the cost cap for off-site facilities or (b) inability of the applicant to obtain a permit for construction from the applicable operating agency. If the applicant cannot obtain a permit for construction, they shall demonstrate this with written correspondence from the operating agency, or with written evidence of the developer's reasonable efforts to obtain permits should the operating agency**

not provide such correspondence. Multiple facilities shall be selected if they can be accommodated together within the cost cap.

a. Provide shared-use paths to replace the sidewalks and existing crosswalks at the intersection of Bald Eagle Road and MD 414/Oxon Hill Road to allow bicyclists to make legal left turns at this intersection.

b. Provide bikeway wayfinding signage consistent with the Maryland Manual of Uniform Traffic Control Devices. The applicant shall propose the number and location of signs, subject to review and agreement by staff and the operating agency.

c. Evaluate whether bicycle parking facilities meeting Section 27-6309(a)(3) and bicycle repair stations in accordance with 24-4506 (c)(1)(E)(viii) are provided at Bell Acres Park, and if not, provide these facilities in accordance with the respective sections.

d. Provide a bikeshare station within the public right-of-way immediately adjacent to the subject site, with location to be determined by the operating agency. The bikeshare station may also be located on site if approved by the operating agency and placed in a public use easement in accordance with Condition 7 below. The bikeshare station shall be provided with the following details:

i. Design/build a 19-dock station.

ii. Purchase 10 bicycles.

iii. Pay for and execute a 5-year operating/maintenance agreement for the bikeshare station.

e. Provide an additional bikeshare station at the Oxon Hill Park and Ride. The bikeshare station shall be provided with the following details:

i. Design/build an 11-dock station.

ii. Purchase 6 bicycles.

iii. Pay for and execute a 5-year operating/maintenance agreement for the bikeshare station.

Items identified in this condition are all off-site improvements, as shown on the bicycle and pedestrian impact statement (BPIS) exhibit submitted with this DSP (file name BPIS-DSP-24012), which will be addressed prior to approval of the first building permit for the subject property.

5. The applicant and the applicant's heirs, successors, and/ or assignees shall provide a network of on-site bicycle and pedestrian facilities in accordance with Section 24-4506 (c)(1)(A) of the Prince George's County Subdivision

Regulation. The details of the on-site facilities shall be provided as part of the detailed site plan submission.

The site plan and bicycle and pedestrian exhibits, submitted with this DSP, demonstrate an on-site bicycle network and pedestrian facilities. Specifically, the subject development includes a bicycle lane and a 10-foot-wide shared-use path along the full northern limits of Private Road A.

6. **Prior to the acceptance of the detailed site plan, the applicant's heirs, successors, and/or assigns shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements approved with ADQ-2022-067, consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations.**

   The bicycle and pedestrian exhibit, as shown on Sheet C-308, demonstrates bicycle and pedestrian facility locations, limits, and details of on-site bicycle and pedestrian adequacy. The off-site improvements are shown on a separate exhibit titled National View Development – Potential Bicycle/Pedestrian Improvements per ADQ-2022-067 (file name BPIS-DSP-2014).

7. **If the most feasible location for the bikeshare station which may be provided in accordance with Condition 3.d. above is on-site, the bikeshare station shall be placed within a public access easement to the benefit of the bikeshare operating agency. The limits of the public access easement shall be shown on the detailed site plan and final plat. Prior to approval of a final plat for the development, a draft access easement shall be reviewed and approved by the Development Review Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC) and be fully executed. The easement document shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of M-NCPPC. The easement shall be recorded in the Prince George's County Land Records, and the Book/page of the easement shall be indicated on the final plat, prior to recordation.**

   The site plan and bicycle and pedestrian exhibit identified a potential bikeshare station, which is located south of Building B, based on discussions with the DPIE. The applicant will satisfy this condition at the time of final plat. However, the limits of the public access easement for the bikeshare station is not shown on the plan, which is conditioned herein to be provided.

8. **The applicant and the applicant's heirs, successors, and/or assignees shall ensure that the premises will be solely occupied by elderly persons for a minimum of 362 of the multifamily housing units, unless the overall unit count is respectively reduced. Prior to approval of a final plat for the development, a draft covenant establishing the minimum number of units to be occupied by elderly persons shall be reviewed and approved by the Development Review Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC) and be fully executed. The covenant shall include the rights of M-NCPPC and shall be recorded in the Prince George's County Land Records,**

and the Book/page of the covenant shall be indicated on the final plat prior to recordation.

The subject DSP includes 1,515 multifamily dwellings, of which 485 units will be for senior housing. This condition will be addressed at the time of the final plat.

9. Prior to issuance of a use and occupancy permit for the development, the applicant and the applicant's heirs, successors, and/or assignees shall:

a. Install and maintain a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party.

b. Install and maintain automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05. A sufficient number of AEDs shall be installed so that no employee is more than 500 feet from an AED.

These requirements are listed as General Notes 20 and 21 on the coversheet of the DSP.

13. 2010 Prince George's County Landscape Manual: The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. In addition, the property is located within the geography previously designated as the Developed Tier of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014, Revision No. 31). The submitted landscape plans are in conformance with the requirements.

In addition, Alternative Compliance AC-25004 has been filed with this DSP from the requirements of Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. Specifically, the applicant seeks relief, as follows:

Section 4.7, Buffering Incompatible Uses

The applicant has requested alternative compliance from the requirements of Section 4.7 of the Landscape Manual, along the southwestern property lines adjacent to a historic site, Mount Welby (76A-013), which requires a Type D bufferyard with a minimum of a 50-foot-wide building setback and a 40-foot-wide landscaped yard to be planted with 160 planting units per 100 linear feet of property line. The applicant seeks relief from the requirements, as follows:

REQUIRED: Section 4.7 Buffering Incompatible Uses – Southwestern Property Line adjacent to historic site

Length of bufferyard	2,120 linear feet
Minimum building setback	25 feet*
Minimum landscape yard width	20 feet*
Fence or wall	8-foot-high, sight-tight
Existing trees	13 percent
Minimum plant units (160 per 100 linear feet)	1,480*

Note: *A 50 percent reduction in requirements for properties in the Developed Tier that provide a 6-foot-high sight-tight fence is not allowed when adjoining a historic site, but this alternative compliance considers the provision of the fence in the evaluation.

PROVIDED: Section 4.7 Buffering Incompatible Uses – Southwestern Property Line adjacent to historic site

Length of bufferyard	2,120 linear feet
Minimum building setback	64 feet
Minimum landscape yard width	Variable 6 to 14 feet
Fence or wall	8-foot-high, sight-tight
Existing trees	13 percent
Plant units	1,764

Justification of Recommendation

The subject property is unique due to its irregular and narrow shape, combined with a significant elevation change of more than 70 feet across the site. The proposed development includes a private street along the southwestern property line, with connection to Bald Eagle Road to the southeast, providing the main access and circulation for the development. The proposed six multi-story, mixed-use buildings are then located on the eastern side of the private street, with a linear public plaza in front of them. The main private road encroaches into the required Section 4.7 bufferyard adjacent to the historic site to the southwest, reducing its width to 6–14 feet, from the required 20 feet.

The applicant's alternative compliance proposal includes the provision of an 8-foot-high sight-tight fence to reduce the plant units, setback, and landscape yard requirements by 50 percent, as would be allowed if the adjacent property was not a historic site. The site design then provides more than double the building setback required and an additional 284 plant units (19 percent) made of 100 percent native plant species. Relocating the internal roadway away from the southwestern property line to provide the full bufferyard width would be impractical given the site's topography and limited buildable area. At the southeastern portion of the property, a 175-foot Potomac Electric Power Company (PEPCO) easement and the narrowest piece of the property (approximately 50 feet) further limits opportunities for alternative roadway alignments, or buffer configurations. In addition, the abutting historic site is predominately wooded, vacant, and adjacent to the subject property, providing more buffering between the uses.

Based on the above factors, the Planning Director finds that given the provision of the 8-foot-high, opaque board-on-board fence and additional plant units, as well a timber retaining wall along a portion of the bufferyard, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual, for the southwestern property line.

Section 4.9, Sustainable Landscaping Requirements

The applicant requests alternative compliance from the requirements of Section 4.9(c)(5) of the Landscape Manual, which requires that trees proposed in fulfillment of the requirements of the Landscape Manual not be planted on slopes steeper than three-to-one (3:1). A portion of the proposed development along the western property line has a slope steeper than 3:1. This same portion is within the landscape bufferyard required by Section 4.7, so the plantings are necessary for buffering. Furthermore, beyond the property line is land designated as a historic site, making these plantings even more significant to provide a visual buffer. Though Section 1.6 of the Landscape Manual requires all landscaping, buffering, and screening to be maintained in a healthy condition, the applicant has agreed to implement a three-year maintenance and monitoring program to ensure the survival, health, and long-term performance of all trees proposed within areas with slopes of 3:1 or greater. This program will include periodic inspections, replacement of any dead or failing plant materials, and documentation of overall plant establishment. The proposed design alternative meets the intent of the Landscape Manual by demonstrating that all selected plant materials satisfy survivability and performance standards appropriate for the site's conditions. By adhering to these standards, the vegetation within steeply sloped areas is expected to provide the same level of visual screening, environmental benefit, and long-term durability, as required under the standard provisions of the manual. Given these additional provisions, the Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.9 of the Landscape Manual.

Section 4.10, Street Trees Along Private Streets

The applicant requests alternative compliance for Private Roads A, B, and C from Section 4.10(c)(1), (2), (4), (6), (7), (9) and (10) of the Landscape Manual, which requires the following:

> **(1) Street trees shall be located in a space not less than five (5) feet wide between the street curb or edge of paving and the sidewalk.**
>
> **(2) Shade trees, two and one-half (2-1/2) to three (3) inch caliper in size, shall be planted along each private street at an average spacing of not less than twenty-five (25) feet on center nor greater than fifty (50) feet on center, excluding driveway openings. Spacing allowances may be made, where necessary, to accommodate curb cuts, fire hydrants, and other infrastructure elements.**
>
> **(4) Street trees shall be located a minimum thirty-five (35) feet from the point of curvature of an intersection of two (2) streets.**
>
> **(6) Street trees shall be located a minimum twenty (20) feet from the point of curvature of commercial driveway entrances.**

(7) Street trees shall be located a minimum fifteen (15) feet from street light poles.

(9) Street trees shall be located a minimum ten (10) feet from storm drain inlets, hydrants, or manholes.

(10) Soil surface area provided shall be a minimum of one hundred fifty (150) square feet per tree for isolated trees and a minimum of one hundred twenty (120) square feet per tree within a continuous open landscape strip. These requirements may also be met through the use of bridged slab, structural soil, or other techniques clearly indicating a minimum of three hundred and seventy-five (375) cubic feet of soil or three hundred (300) cubic feet of soil for each tree, respectively. Details and specifications of such techniques shall be provided on the landscape plan (see Figure 4.10-1).

The applicant seeks relief from these requirements, as follows:

REQUIRED: Section 4.10(c)(2), Street Trees Along Private Streets (Road A)

Length of Street Frontage	4,568 LF
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	131

PROVIDED: Section 4.10(c)(2), Street Trees Along Private Streets (Road A)

Length of Street Frontage	4,568 LF
Width of Landscape Strip	5 feet
Shade Trees	131 (77*)

REQUIRED: Section 4.10(c)(2), Street Trees Along Private Streets (Road B)

Length of Street Frontage	402 LF
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	12

PROVIDED: Section 4.10(c)(2), Street Trees Along Private Streets (Road B)

Length of Street Frontage	402 LF
Width of Landscape Strip	5 feet
Shade Trees	12 (5*)

REQUIRED: Section 4.10(c)(2), Street Trees Along Private Streets (Road C)

Length of Street Frontage	630 LF
Width of Landscape Strip	5 feet
Shade Trees (1 per 35 linear feet)	18

PROVIDED: Section 4.10(c)(2), Street Trees Along Private Streets (Road C)

Length of Street Frontage	630 LF
Width of Landscape Strip	5 feet
Shade Trees	19 (10*; 2 Ornamental)

Note: *Amount of shade trees not meeting the referenced requirements.

Justification of Recommendation
The proposed landscape plan does not meet the requirements of Section 4.10(c)(1), (2), (4), (6), (7), (9) and (10). The applicant cited spatial limitations due to the placement of necessary infrastructure such as light poles, fire hydrants, stormdrains, inlets, sidewalks, on-street parking, driveway entrances, and utilities.

As the applicant is violating numerous requirements of Section 4.10, the applicant has proposed site-specific measures to ensure tree health, safety, and long-term performance in constrained conditions. At intersections and along driveways, trees have been positioned or relocated to maintain sightlines and avoid interference with pavement, while root-restricting soil cells and engineered tree pits will protect structures such as light poles, stormdrains, hydrants, and manholes. Narrow tree wells and limited soil areas will be supplemented with structural soil cells, connected underground soil volumes, permeable pavers, and irrigation to support establishment, with drought- and salt-tolerant tree species specified for survival. Reduced tree spacing will be addressed through species selection, canopy management, and annual maintenance pruning for the first three years to ensure healthy growth, pedestrian clearance, and functional canopy interlock, meeting the intent of the Landscape Manual while accommodating site constraints.

Given these additional provisions, the Planning Director finds the applicant's proposal equally effective as normal compliance with Section 4.10 of the Landscape Manual.

14. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is subject to the grandfathering provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), the 2010 Prince George's County Woodland Conservation Ordinance, and the 2018 Environmental Technical Manual (ETM).

Type 2 Tree Conservation Plan TCP2-013-2025 shows the proposed development consisting of buildings, roads, SWM structures, utilities, and woodland preservation areas. The development proposal has expanded with this application, from what was approved with the Type 1 tree conservation plan (TCP1), resulting in increased impervious surfaces. Based on TCP2-013-2025, the site contains a total of 14.65 acres of net tract woodland. The plan shows a proposal to clear 11.42 acres of on-site woodlands, for a woodland conservation requirement of 5.61 acres. Currently, the woodland conservation worksheet on the TCP2 shows 2.09 acres of on-site woodland preservation, 0.51 acre of reforestation, and 3.01 acres of off-site woodland credits to meet the woodland requirement.

The TCP2 worksheet does not accurately reflect the gross tract and the total on-site woodlands. When calculated by Environmental Planning staff, the total requirement is different from what is presented by the applicant, with a difference of less than 0.05 acre. These corrections shall be made to rectify the discrepancy, prior to certification of the TCP2.

In addition, revisions shall be made to the tree conservation general notes to reflect the standards shown within the ETM.

15. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area or disturbance, and requires a grading permit. However, Prince George's County Council Bill CB-046-2025 notes that, "Landscape plans demonstrating conformance to this Division approved as part of a permit or an entitlement case or entitlement cases subject to the Transitional Provisions of the Zoning Ordinance (Section 27-1700) or Subdivision Regulations (Section 24-2700) shall be subject to the regulations in place at the time of approval of any grandfathered permit or grandfathered development application." CSP-21004 was approved by the Planning Board on June 16, 2022. Per PGCPB Resolution No. 2022-65, properties zoned M-X-T are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. As the proportion of the property (1.73 acres) in the I-D-O Zone is exempt from the tree canopy coverage (TCC) requirement, the remaining area of the subject site is 18.36 acres in size, and the required TCC is 1.836 acres, or 79,977 square feet. This requirement is met through a combination of existing trees, on-site woodland conservation, and proposed landscapes.

16. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:

a. **Historic Preservation and Archeological Review**—The Historic Preservation Commission (HPC) reviewed the subject application at its July 15, 2025 meeting. The HPC voted 6:0 to recommend that the Planning Board approve the subject application, with conditions. HPC provided findings and conclusions in a memorandum dated July 16, 2025, which are incorporated herein by reference and for review by the Planning Board.

b. **Community Planning**—In a memorandum dated October 20, 2025 (Mekonnen to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to prior Subtitle 27, Part 3, Division 9, Subdivision 3, of the County Code, master plan conformance is not required for this application. The subject DSP, however, is consistent with the urban design principles, policies, and strategies stated in Plan 2035, as it demonstrates thoughtful, high-quality, and sustainable design. In addition, this application is largely consistent with the recommendations of the applicable sector plan and master plan, with respect to the recommended urban design, historic resources, environmental considerations, connectivity and circulation, streetscape, and public facilities.

c. **Transportation Planning**—In a memorandum dated October 20, 2025 (Wilson to Huang), the Transportation Planning Section offered the following comments:

Master Plan Right of Way

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the sector plan, and the master plan include recommendations for the subject development.

Bald Eagle Road: 30-foot right-of-way (ROW)

The site has a minimal frontage along Bald Eagle Road, where one access point serves the site. Although Bald Eagle Road is not identified as a master-planned road within the MPOT, the sector plan, and the master plan, it serves as a service road within the ROW of MD 210 (A-49) and I-495 (F-5). The plan sheets designate Bald Eagle Road as a 30-foot-wide ROW, and no dedication is required, at this time.

Master Plan Pedestrian and Bicycle Facilities
The MPOT recommends the following facilities:

Potomac Heritage Scenic Trail: Nature Surface Trail

The MPOT identified the Potomac Heritage Scenic Trail within the site and has a connection from the designated NPS land to the surrounding area and facilities. The site plan includes a 10-foot-wide shared-use path that aligns with the existing Potomac Heritage Scenic Trail along Private Road A. The shared-use path will provide connection from Seneca Drive to Bald Eagle Road, in lieu of the nature surface trail. The facility will meet the intent of the MPOT.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

> **Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

The submitted site plan includes a 10-foot-wide shared-use path along the entire limits of the east side of Private Road A, which widens to 12 feet at the termination of the roadway and connects to the adjacent neighborhood at Seneca Drive, consistent with prior approvals. The site plan also includes an 8-foot-wide sidewalk along both sides of Private Roads B and C and along both sides of the driveway on Parcel E, leading to Building F, which further accommodates pedestrian movement through the site. Staff find the proposed network to be acceptable and recommend marked crosswalks and ADA curb ramps crossing all intersections and driveway openings, which is conditioned herein. The proposed and recommended facilities meet the intent of the policy.

> **Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities.***

The site plan includes a 10- to 12-foot-wide shared-use path, a 6-foot-wide striped bicycle lane, and signage along the limits of Private Road A, connecting the site to Bald Eagle Road and Seneca Drive. These facilities meet the intent of the policy.

The 2014 sector plan provides guidance for multimodal circulation through the planning area (page 127):

> **Transportation Recommendation 1: Include infrastructure such as sidewalks; crosswalks, including pedestrian/ bicycle refuge islands**

and crosswalks or speed tables; accessible pedestrian signals, including audible cues for people with low vision and push reachable by wheelchair users; and sidewalk curb extensions.

Transportation Recommendation 6: Provide bicycle accommodations such as dedicated bicycle lanes, cycle tracks, sidepaths, or wide-street shoulders.

Transportation Recommendation 7: Develop a comprehensive and accessible trail network designed to meet the recreational needs of all trail groups including equestrians, mountain bikers, pedestrians, and bicyclists.

The master plan provides guidance for multimodal circulation through the planning area (page 60):

Transportation Goal: To provide a multimodal transportation network in the planning area that is safe, efficient, accessible and convenient; that integrates land use and transportation in a manner consistent with State Smart Growth policy objectives; and that does not adversely affect residential neighborhoods.

The submitted site plan includes a 10-foot-wide shared-use path along the entire limits of the east side of Private Road A, which widens to 12-foot at the termination of the roadway and connects to the adjacent neighborhood at Seneca Drive, consistent with prior approvals. The identified shared-use path aligns with the existing Potomac Heritage Scenic Trail to connect Seneca Drive and Bald Eagle Road. The site plan also includes an 8-foot-wide sidewalk along both sides of Private Roads B and C and along both sides of the driveway on Parcel E, leading to Building F, which further accommodates pedestrian movements through the site. Staff from the Transportation Section find the proposed network to be acceptable and recommend marked crosswalks and ADA curb ramps crossing all intersections and driveway openings. The proposed and recommended facilities meet the intent of the policy.

d. **Environmental Planning—**In a memorandum dated October 17, 2025 (Kirchhof to Huang), the Environmental Planning Section offered the following:

Natural Resources Inventory/Environmental Features
The CBCA portion of the site (1.73 acres) is included with Natural Resources Inventory NRI-184-14-02, which covers both inside and outside the CBCA. CP-21006 was approved for this area. No new activities are proposed within the CBCA, as part of this DSP, other than minor pedestrian sidewalk revisions.

Section 27-282(e)(5) of Zoning Ordinance requires an approved NRI plan with DSP applications. An NRI was submitted on the single lot area (north) and with the Butler Tract (south). The Butler Tract, the property located outside the CBCA, has an approved NRI-146-2019 that expired on March 25, 2025. The Butler Tract site does not contain wetlands, streams, or 100-year floodplain; however, this portion of the site contains steep slopes and specimen trees that are located throughout the site.

There are several debris piles in this area from around the former Butler house and within an on-site swale adjacent to the historic house site. Both NRI-184-14 and NRI-146-2019 have since been revised and revalidated, respectively. The TCP2 shows all the required information correctly, in conformance with the NRI.

Specimen Trees
Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual."

According to the NRI, 30 specimen trees are located outside the CBCA. A variance from Section 25-122(b)(1)(G) was approved by the Planning Board with CSP-21004, for removal of 21 specimen trees. No additional specimen trees are proposed to be removed with this application.

Soils and Unsafe Soils
According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, the National View site contains the following soil types: Sassafras-Croom complex, Beltsville silt loam, Sassafras, and Croom soils, and Sassafras sandy loam series. In addition, Christiana Complex is in proximity to the site.

The site elevation varies significantly, sloping downward from approximately 196 feet in the south to 40 feet in the north. Mass grading is proposed. Site retaining walls are proposed. A slope stability analysis report titled National View Phase I, prepared by Terracon, and dated July 1, 2025, was submitted with the DSP application. The analysis has met the County's geotechnical requirements. The geotechnical reports will be further reviewed and approved by DPIE, at the time of building permit application.

No additional information is required to be reviewed for this application.

Stormwater Management
An approved revision to the SWM concept plan, 49501-2021-02, was submitted for this site. DPIE issued approval on October 1, 2025, with an expiration date of August 31, 2028. The SWM concept plan proposes stormwater to be directed into a combination of micro-bioretention facilities and underground storage. A fee of $351,770 is required, in lieu of providing on-site attenuation and quality control measures.

Erosion and Sediment Control
The County requires approval of an erosion and sediment control plan. The TCP2 must reflect the ultimate limits of disturbance (LOD), not only for installation of permanent site infrastructure, but also for installation of all temporary infrastructure, including erosion and sediment control measures. A condition is included herein requiring the applicant to provide a copy of the erosion and sediment control technical plan, which must be submitted with the TCP2, so that the

ultimate LOD for the project can be verified and shown on the TCP2, prior to certification.

e. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated October 22, 2025 (Thompson to Huang), DPR offered comments on this application, which are added to the Recommendation section of this technical staff report.

f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.

g. **Price George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.

h. **Prince George's County Fire/EMS Department**—In a memorandum dated October 12, 2025 (Reilly to Huang), the Fire/EMS Department indicated that the proposed parking structure will not meet the 'hose pull' distance from the closest fire access road, if it is not protected by a fire sprinkler system. The most remote point on an unsprinklered building cannot be more than 150 feet from a fire access road, in accordance with Section 11-276 of the Prince George's County Code. The Fire/EMS Department also required fire lane markings on both sides of the road throughout the development because the roads in the development are less than 29 feet wide. As a result, the Fire/EMS Department offered fire-related comments, which are added to the Recommendation section of this technical staff report.

i. **Prince George's County Health Department**—In a memorandum dated May 19, 2025 (Adepoju to Huang), the Health Department referred to the comments provided during the reviews of CSP-21004 (CP-21006) and PPS 4-22060, and did not have additional comments. Comments related to pedestrian network and pet-friendly amenities are included in this DSP, which is discussed above in Finding 2. Per page 29 of PGCPB Resolution No. 2022-65 for CSP-21004, Comments 7 and 8 need to be added to the general notes on the coversheet of the plan set, which is included herein.

j. **National Park Service (NPS)**—The subject DSP application was referred to NPS for review on March 31, 2025. At the time of the writing of this technical staff report, NPS did not offer any comments on the subject application.

k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.

l. **Critical Area Commission (CAC)**—The subject DSP application was referred to the Critical Area Commission for review on March 31, 2025. At the time of the writing of this technical staff report, CAC did not offer any comments on the subject application.

m. **Public Utilities**—The subject DSP application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company (PEPCO), and Washington Gas for

review and comments on March 31, 2025. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.

n. **Town of Forest Heights**—The subject property is located within the geographical boundary of the Town of Forest Heights. The DSP application was referred to the Town for review and comments on March 31, 2025. At the time of the writing of this technical staff report, the Town did not offer comments on this application.

17. **Community feedback:** As of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject DSP.

18. Based on the foregoing analysis, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with the proposed conditions below, represents a most reasonable alternative for satisfying the site design guidelines of prior Subtitle 27, Part 3, Division 9, of the Prince George's County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

19. As required by Section 27-285(b)(2) of the prior Zoning Ordinance, the DSP is in conformance with the approved CSP-21004.

20. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.

21. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Section 24-130(b)(5) of the prior Subdivision Regulations.

The subject site does not contain any REF within the application area.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report, and recommend the following:

A. APPROVAL of Departure from Design Standards DDS-24004, for National View, to allow standard, nonparallel parking space sizes of 9 feet in width by 18 feet in length.

B. APPROVAL of Detailed Site DSP-24012, Alternative Compliance AC-25004, and Type 2 Tree Conservation Plan TCP2-013-2025, for National View, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows, or provide the specified documentation:

a. Add bearings and distances for all property lines to Sheet C-202.

b. Regarding the general notes:

(1) Revise the proposed floor area ratio in General Note 2, on the coversheet of the plan set, to be 1.52.

(2) Add the lot coverage of the development to the general notes on the coversheet of the plan set.

c. Revise the floor area ratio credit calculation on the coversheet of the plan set to be 1.75.

d. Regarding the Parking and Loading Table on Sheet C-301:

(1) Revise this table to reflect the information outlined in the revised parking analysis.

(2) Add the required and provided handicap parking spaces and indicate the location of these spaces, in accordance with Section 27-566(b) of the prior Prince George's County Zoning Ordinance.

(3) Revise the dwelling types and the total square footage of nonresidential uses to be consistent with the GFA Summary Table on the coversheet of the plan set.

(4) Revise the number of on-street parking spaces to be 13 spaces.

e. Indicate the location of the proposed long-term bicycle parking spaces on the plan.

f. Add the square footage of the proposed loading spaces in Buildings D, E, and F to the GFA Summary Table on the coversheet of the plan set.

g. Regarding the recreational facilities:

(1) Provide a detailed list of facilities included in the amenity spaces within Building D on Parcel 4, along with a large-scale plan with details, which is scheduled for construction in Phase 1 of the National View development.

(2) Add the value of edging/border for the 18 community garden planting beds to the recreational facilities schedule on Sheet A-100B.

(3) Provide a water station and shade areas in the proposed dog park, in accordance with the approved 2024 *Park and Recreation Facilities Design Guidelines.*

(4) Add the value of the proposed water feature to the recreational facilities schedule on Sheet A-100B, and add the detailed drawing of this feature to the plan, with dimensions and material information.

(5) Add the value of the picnic pavilion to the recreational facilities schedule and indicate it on the plan with details, in accordance with the approval of Conservation Plan CP-21006.

(6) Revise the recreational facilities schedule to reflect the total number of 1,515 dwelling units included in this DSP, and the required value of the recreational facilities.

(7) Revise Sheet A-100B to provide a list of both private and public recreational facilities to be subject to bonding and included in the recreational facilities agreement, in accordance with Condition 6 of Preliminary Plan of Subdivision 4-22060, to be reviewed by the Urban Design Section as designee of the Prince George's County Planning Board.

h. Add such details of the "woonerf treatments" areas to the plan, in accordance with Conceptual Site Plan CSP-21004.

i. Add the enclosure details for transformers to the plan and indicate where to find these details.

j. Provide a copy of the erosion and sediment control technical plan for verification of limits of disturbance consistency with the Type 2 tree conservation plan.

k. Regarding the noise study:

(1) Note on the plan that the standard building construction offers 20 dBA of noise reduction, otherwise mitigation will be required, at the time of permitting.

(2) Note on the plan that the rooftop amenity space on Building A will be closed and not in use during nighttime hours (10:00 p.m. to 7:00 a.m.), or the architectural elevations shall be revised to label the detailed noise mitigation specifications to ensure future nighttime noise levels below 55 dBA, in accordance with Condition 18 of Preliminary Plan of Subdivision 4-22060, and the elevations shall be certified by a professional engineer, with competency in acoustic analysis.

l. Per the Price George County's Fire/EMS Department's referral comments:

(1) Note the location of any proposed fire department connection (FDC) for the garage, in accordance with Section 4-167 of the Prince George's County Code.

(2) Modify the plans to reflect appropriate access for the Fire/EMS Department so that a fire sprinkler system is not required in the garage, or in the alternative, note on the plan the proposed parking

garage to be protected by a fire sprinkler system, in accordance with Section 11-276 of the Prince George's County Code.

(3) Label the fire lane markings on both sides of the road throughout the development on the site plan, as required by the Office of the Fire Marshall, in accordance with Section 11-277 of the Prince George's County Code, and include a note indicating fire lane markings and signage locations may be modified by the Office of the Fire Marshall.

m. Add the signage design standards to the signage package to regulate the number, size, type, and design of all signage for the entire National View development, ensuring consistency with the overall aesthetic and character.

n. Identify Americans with Disabilities Act (ADA) parking on the site plan and parking schedule.

o. Add Comments 7 and 8 of the Health Department's referral for CSP-21004 to the general notes on the coversheet of the plan set, in accordance with page 29 of PGCPB Resolution No. 2022-65.

p. Regarding transportation facilities:

(1) Provide marked crosswalks and Americans with Disabilities Act (ADA) curb ramps crossing all intersections and driveway openings.

(2) Identify Americans with Disabilities Act (ADA) compliant curb ramps at all vehicular crossings.

q. Revise Sheet A-100 to ensure that all parcels are included within a dedicated construction phase.

r. Revise the GFA Summary Table on the coversheet of the plan set to comply with approval of Conceptual Site Plan CSP-21004, relative to the total number of the elderly housing units.

s. Note on the plan that at least 10 percent of the proposed parking spaces in each building will be electric vehicle (EV)-ready parking spaces, which provides a dedicated branch circuit for future electric vehicle supply equipment.

t. Regarding public easements:

(1) Clearly delineate open space areas, along with recreational facilities, on the plan for public use, which will be executed with a public access easement or covenant, in accordance with Condition 9 of Preliminary Plan of Subdivision 4-22060.

(2) Delineate the limits of the public access easement for the bikeshare station on the plan, in accordance with Condition 7 of Certificate of Adequacy ADQ-2022-067.

2. Prior to certification, the applicant shall revise the landscape plan, as follows:

   a. Provide details and labels for all proposed alternatives outlined for the trees provided in fulfillment of Section 4.10 of the 2010 *Prince George's County Landscape Manual*.

   b. Provide a detail of the proposed timber retaining wall and 8-foot-high opaque fence.

   c. Note on the landscape plan the proposed 3-year maintenance plan for all plants proposed on slopes greater than 3:1.

   d. Revise the landscape schedule to correctly reflect all the requirements of Section 4.10 of the 2010 *Prince George's County Landscape Manual*, from which alternative compliance is requested.

3. Prior to certification, the applicant shall revise the Type 2 tree conservation plan (TCP2) to meet all the requirements of Subtitle 25, Division 2, Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, and the 2018 Environmental Technical Manual (ETM), as follows:

   a. Revise the woodland conservation worksheet to be reflective of the valid Natural Resources Inventory NRI-184-14-02 and NRI-146-2019.

   b. Revise the TCP2 general notes to be reflective of the standards shown within the ETM.

   c. Provide the standard TCP2 grandfathering note which shall read, as follows:

      "This plan is grandfathered by CB-077-2024, Section 24-119(G) of County Code."

4. Prior to issuance of any permit for Buildings A, B, C, E, and F, the applicant shall file detailed site plan amendments to provide required recreational facilities as each of these buildings are phased in. These submissions will be subject to review and approval by Urban Design staff and shall include a large-scale plan, with details, to identify the itemized amenities.

5. Per the recommendations of the 2000 *Approved Master Plan for The Heights and Vicinity Master Plan* and the outstanding conditions of approval attached to Conceptual Site Plan CSP-21004 and Preliminary Plan of Subdivision 4-22060, prior to issuance of any grading permit, the applicant shall:

   a. Submit a final report to Historic Preservation Section staff detailing the Phase III archeological investigation of the area beneath the Butler House ruins.

b. Provide evidence to Historic Preservation Section staff that all artifacts have been made available for curation at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

c. Submit for review and approval by Historic Preservation Section staff the wording of any interpretive signage or plaques to be installed in the proposed historic commemoration site, as well as the timing for installation of the proposed commemorative features.

6. Prior to approval of a final plat for the development, a public use easement or covenant for the public use areas shall be reviewed and approved by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and be fully executed. The easement or covenant documents shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of M-NCPPC. The limits of any easement shall be reflected on the final plat. The easement or covenant shall be recorded in the Prince George's County Land Records, and the Liber/folio of the easement or covenant shall be indicated on the final plat, prior to recordation.