



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan Alternative Compliance Washington Square

DET-2022-009
ACL-2023-006

REQUEST	STAFF RECOMMENDATION
<p>DET: Development of 135 single-family attached (townhouse) residential dwelling units.</p> <p>ACL: Alternative compliance from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2018 <i>Prince George's County Landscape Manual</i>.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none">• Approval of Detailed Site Plan DET-2022-009• Approval of Alternative Compliance ACL-2023-006• Approval of Type 2 Tree Conservation Plan TCP2-040-2023

Location: On the north side of Suitland Road, at its intersection with Arnold Road.

Gross Acreage:	20.10
Zone:	RSF-A
Dwelling Units:	135
Gross Floor Area:	N/A
Planning Area:	75A
Council District:	07
Municipality:	N/A
Applicant/Address: K. Hovnanian Homes of Maryland, LLC 4090-A Lafayette Center Drive Chantilly, Virginia 20151	
Staff Reviewer: Hyojung Garland Phone Number: 301-952-4151 Email: Hyojung.Garland@ppd.mncppc.org	



Planning Board Date:	12/14/2023
Planning Board Action Limit:	12/15/2023
Staff Report Date:	11/30/2023
Date Accepted:	10/06/2023
Informational Mailing:	06/02/2023
Acceptance Mailing:	09/22/2023
Sign Posting Deadline:	11/14/2023

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

I. EVALUATION CRITERIA.....	3
II. BACKGROUND.....	3
A. Request.....	3
B. Development Data Summary.....	4
C. Location.....	5
D. Surrounding Uses.....	5
E. Previous Approvals.....	5
F. Open Spaces.....	5
G. Design Features.....	6
III. COMPLIANCE WITH EVALUATION CRITERIA.....	8
A. Prince George's County Zoning Ordinance.....	8
B. Preliminary Plan of Subdivision PPS-2022-001.....	24
C. Certificate of Adequacy ADQ-2022-010.....	27
D. 2018 Prince George's County Landscape Manual.....	27
E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.....	30
F. The Prince George's County Tree Canopy Coverage Ordinance.....	30
G. Referral Comments.....	30
H. Community Feedback.....	32
IV. RECOMMENDATION.....	32

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DET-2022-009
Alternative Compliance ACL-2023-006
Type 2 Tree Conservation Plan TCP2-040-2023
Washington Square

The Urban Design staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

The subject property is within the Residential, Single-Family-Attached (RSF-A) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. Staff has considered the following in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision PPS-2022-001;
- C. Certificate of Adequacy ADQ-2022-010;
- D. The 2018 *Prince George's County Landscape Manual*;
- E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- F. The Prince George's County Tree Canopy Coverage Ordinance;
- G. Referral comments; and
- H. Community Feedback.

II. BACKGROUND

- A. **Request:** The subject detailed site plan (DET) proposes development of 135 single-family attached (townhouse) residential dwelling units. The applicant also filed an alternative compliance request from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2018 *Prince George's County Landscape Manual* (Landscape Manual), and a Type 2 tree conservation plan (TCP2). Pursuant to

Section 27-6207(a)(2)(C) of the Prince George’s County Zoning Ordinance, the applicant requests a waiver of the requirement in Section 27-6207(a)(2)(A) of the Zoning Ordinance, to provide a sidewalk on both sides of Benjamin Drive (private street); a waiver pursuant to Section 27-6207(b)(2) of the requirement in Section 27-6207(b)(1) of the Zoning Ordinance, to provide a pedestrian walkway cross-access between the developments; and a waiver pursuant to Section 27-6208(b)(2) of the requirement in Section 27-6208(b)(1) of the Zoning Ordinance, to provide an internal bicycle circulation system to provide bicycle cross-access between any internal bicycle circulation system on adjoining parcel.



Figure 1: Illustrative Site Plan

B. Development Data Summary: The proposed design includes three development pods: West phase (59 DU), South phase (9DU) and North phase (67DU), which is the expected construction sequence in a counterclockwise direction.

	EXISTING	EVALUATED
Zone(s)	RSF-A	RSF-A
Use	Vacant	Single-family attached (townhouse) dwelling units
Total Gross Acreage	20.10	20.10
Floodplain	1.50 acres	1.50 acres
Total Net Acreage	18.60	18.60
Dwelling Units	-	135

- C. Location:** The subject property is located less than a mile away from the District of Columbia boundary and approximately half a mile away from the Suitland Metro Station. In addition, the subject property is located on the north side of Suitland Road, at its intersection with Arnold Road.
- D. Surrounding Uses:** The subject property is surrounded by the following uses:
- North— Bradbury Park, which includes a small recreation center, tennis courts, and wooded land in the Reserved Open Space (ROS) Zone, and single-family homes in the Residential, Single-Family-Attached (RSF-A) Zone. There is an in-home daycare across the street.
 - South— There is a small community room within the water tower across the street from Suitland Road. Further south and east along Suitland Road, Beyond the street, National Archives, National Maritime Intelligence Center, Census Bureau, and other large office uses are located. South of Arnold Road, there are a funeral home, car wash, and a public storage commercial use.
 - East— Whitehall Street and beyond, single-family homes and multifamily residential units are located.
 - West— Abutting the property to the west are multifamily residential uses. Further west, there are the Lincoln Memorial, Cedar Hill, and Washington National cemeteries.
- E. Previous Approvals:** The property is subject to Preliminary Plan of Subdivision PPS-2022-001, which was approved by the Prince George’s County Planning Board on January 26, 2023 (PGCPB Resolution No. 2023-08), as one parcel for development of 135 lots and 31 parcels with 21 conditions. PPS-2022-001 superseded PPS 4-70018. This property is also subject to an approved Certificate of Adequacy, ADQ-2022-010, which was approved on January 17, 2023, subject to one condition. The ADQ is valid for 12 years from the date of its approval and subject to the additional expiration provisions of Section 24-4503 (c)(1)(C) of the Zoning Ordinance. The PPS also approved off-site improvements (Bradbury Park southern portion) and on-site recreational facilities instead of meeting the parkland dedication requirement.
- F. Open Spaces:** The open spaces will be provided by a combination of on- and off-site improvements.
- 1. **On-site:** sitting areas with benches in amenity spaces, a connection along Whitehall Street to southern Bradbury Park at the tennis courts, 10-foot asphalt trail loops around stormwater facilities located in the north and west development areas, and seating areas located throughout the site and along the asphalt trails around the stormwater facilities.



Figure 2: Various Open Spaces throughout the Community

2. **Off-site:** Bradbury Park (Southern portion) improvement with Americans with Disabilities Act (ADA)-accessible tables and seating (3), benches (4), grills (3), trash receptacle (1), and pickleball overlays at the tennis courts (4).

G. Design Features

1. **Architecture:** The applicant proposes three models: the Cape May; the Greenville; and the Greenwich. All models are 20 feet wide and vary in depth. Enhanced elevation has been provided for the high visibility locations.



Figure 3: Cape May Model 3-story: 20' x 40' Two-Car Rear Load Garage



Figure 4: Greenville Model 3-story: 20' x 36' One-Car Rear Load Garage



Figure 5: Greenwich Model, 3-story: 20' x 36' One-Car Front Load Garage

2. **Parking.** Parking requirements are met (277 required, 302 provided including 32 guest parking spaces) mostly in the garage, driveway, perpendicular parking spaces along alleys and streets throughout the community. Ten bicycle racks (20 parking spaces) are provided throughout the community (5 bicycle racks each in the North and West phases).

3. **Signage.** The applicant has provided one entrance sign at the West phase which is set back from the roadway and does not impede the sightline. Materials consist of precast concrete cap, CMU core, and brick veneer. No illumination is proposed. Landscaping at the base of the sign is provided.

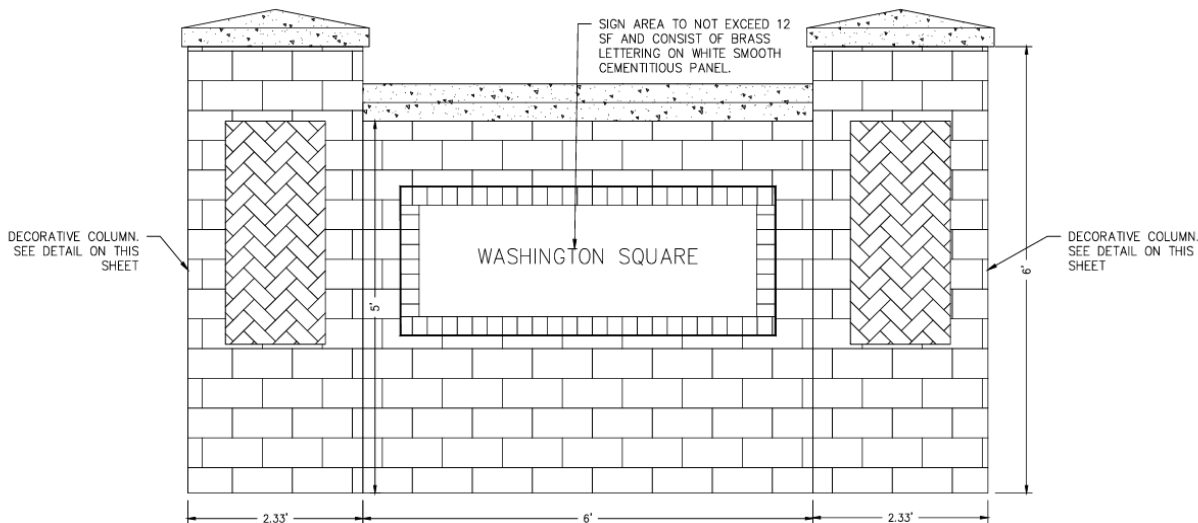


Figure 6: Entrance Sign Elevation

4. **Lighting.** The lighting is proposed along the street and alleys. Photometric plans and lighting details have been provided for the site.

III. COMPLIANCE WITH EVALUATION CRITERIA

- A. **Prince George's County Zoning Ordinance:** The DET application has been reviewed for compliance with the requirements of the Zoning Ordinance.

1. **Detailed Site Plan Decision Standards (Section 27-3605(e))**

This DET meets the Detailed Site Plan decision standards contained in Section 27-3605(e) as follows:

- (1) **The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**
- (2) **The proposed development complies with all conditions of approval in any development approvals and permits to which the detailed site plan is subject;**

As discussed in detail below, this DET complies with the applicable conditions of approval for PPS-2022-001.

- (3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

According to the approved Natural Resource Inventory (NRI-081-2022), the site contains regulated environmental features (REF) within or adjacent to the subject property. Approximately 90 percent of the site is within the Green Infrastructure Network and contains Regulated and Evaluation Areas. The Regulated Area is found along the onsite stream system, and the TCP2 shows woodland in this area as being saved.

The Woodland Conservation Threshold (WCT) for this 20.10-acre property is 20 percent of the net tract area or 3.72 acres. The total woodland conservation requirement based on the amount of clearing proposed is 7.08 acres. The woodland conservation requirement is proposed to be satisfied with 4.75 acres of onsite woodland conservation, consisting of 4.32 acres of woodland preservation and 0.43 acre of afforestation. A total of 2.33 acres of off-site credits are proposed to meet the remainder of the requirements.

Development is focused outside of the PMA. There were impacts approved with the preliminary plan for utility connection, frontage improvements, and stormwater outfalls. These impacts were approved by the Planning Board with PPS-2022-001 (PGCPB Resolution No. 2023-08).

- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

The proposed development is not located in a PD zone; therefore, this criterion is inapplicable.

- (5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;**

The DET is in conformance with Tree Conservation Plan and item by item analysis is included in the referral from Environmental section.

- (6) The development in the detailed site plan (minor and major) shall be consistent with the General Plan and shall conform to the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, applicable Functional Master Plans, and the Growth Policy Map as it relates to centers in the 2014 General Plan, Plan Prince George's 2035, for the subject property and its surrounding area (unless the subject property has been**

rezoned pursuant to a Zoning Map Amendment subsequent to the adoption of the relevant Area Master Plan, Sector Plan, or Functional Master Plan);

General Plan: This application is located in the Established Communities Growth Policy Area. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20).

Analysis: This application is consistent with Plan 2035 because low-to-medium-density is defined by Plan 2035 as having .5 to 8 dwelling units per acre (page 100). The subject application proposes approximately 7.25 dwelling units per acre comparable to the density described in Plan 2035. Further it is noted that this application is consistent with PPS-2022-01 which was approved by the Planning Board on January 26, 2023, and includes the same number of units.

Master Plan: The 2010 *Approved Subregion 4 Master Plan* (Master Plan) recommends Medium High Density Residential land use on the subject property (page 62). The Master Plan envisions “balancing new development that optimizes existing infrastructure while maintaining and revitalizing existing neighborhoods and commercial areas through redevelopment, adaptive reuse, preservation, and conservation” (Page 48). The property is within Living Area F (page 108) and the Master Plan recommends the following (goals, strategies, or policies) to help advance the intent and purpose of the plan.

Living Areas E and F (Zone 3)

Recommendations

Land Use and Community Design

- **Re-establish the green infrastructure network by redeveloping key sites along greenway corridors.**
- **Preserve and conserve existing older neighborhoods.**
- **Develop single-family houses and townhouses only in the living areas; apartment/condo living should be relegated to the centers (page 116).**

- **Develop a hierarchy of urban road and streetscape standards for the area. (page 117)**

Approximately 90 percent of the site is within the Green Infrastructure Network and contains Regulated and Evaluation Areas. The Regulated Area is found along the onsite stream system, and the TCP2 shows woodland in this area as being saved. The onsite Evaluation Areas are proposed to be impacted in order to avoid the regulated PMA.

The proposed housing type is single-family, which is consistent with the neighborhood characteristics. The proposed sharrow and mews demonstrate hierarchy of urban road and streetscape.

Environment Strategies

- **Ensure that the Suitland Bog SCA and the critical ecological systems supporting it are protected by increasing the minimum regulated stream buffer width to 75 feet.**
- **Address flood-prone areas and areas with recurring drainage issues through retrofitting, stream bank stabilization, reducing the amount of impervious area, increasing plantings in stream bank buffer areas, and coordinating efforts across agencies to improve water quality. The areas in Zone 3 requiring evaluation include the Southwest Branch and its tributaries, Oxon Run tributary, and the Henson Creek tributary.**
- **Address drainage issues in developed areas near the Southwest and Ritchie Branches and north of Suitland Parkway. (page 117)**

The layout proposed with the application preserves large stands of trees and proposes a layout that provides setbacks and stream buffers from environmentally sensitive features.

Public Facilities Policy

- **Ensure that public facilities are adequate to serve the local population.**

Adequate public facilities were reviewed with PPS-2022-01 and the public facilities to serve the needs of the property were found to be sufficient at that time. The applicant is encouraged to work with the appropriate planning sections to ensure the site meets the requirements for public facilities on-site.

Historic Preservation Policy

- **Preserve local historic sites and resources.**

Recommendations related to historic preservation are regulated by the Historic Preservation Section (HPS), and the applicant is encouraged to work with HPS to preserve and protect any local historic sites or resources that are in proximity to the property.

Transportation

Policy 1

- **Develop bicycle-friendly roadways to improve connectivity throughout Zone 3.**

Policy 2

- **Improve pedestrian connectivity throughout Zone. (page 118)**

Policy 3

- **Provide new trails and improve trail connectivity throughout. (page 119)**

The site plan proposes a network of sidewalks and trails connecting the community to improve pedestrian connectivity.

SMA/Zoning: The 2010 Approved Subregion 4 Master Plan retained the property in the Residential, Townhouse (R-T) Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from the Residential, Townhouse (RT) Zone to the Residential, Single Family-Attached (RSF-A) Zone effective April 1, 2022.

Master Plan Conformance Analysis: The application is consistent with the 2010 Approved Subregion 4 Master Plan (Master Plan) because it meets the goals and recommendations of the Master Plan. The lotting pattern proposed uses the existing road network while preserving environmentally sensitive areas and provides opportunities for connectivity on and off the property. Further, the density proposed with this application is within the density recommended by the Master Plan and is compatible with the surrounding neighborhood.

- (7) **The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage,**

and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge; and

As detailed below, this DET complies with Part 27-6 of the Zoning Ordinance. The Project also prevents offsite property damage and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge. This DET is maintaining the existing wooded stream. The stream buffer is minimally impacted for the proposed stormwater outfall structures and sewer connection. A portion of the frontage improvements occur within the stream buffer. This impact area was previously disturbed by the existing Whitehall Street. The detailed analysis is included in the environmental section referral.

(8) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.**

The proposed development does not include a place of worship. Therefore, this criterion is inapplicable.

2. Residential, Single-Family-Attached (RSF-A) Zone (Section 27-4202(f))

The single-family attached (townhouse) use is permitted in the RSF-A Zone, subject to the applicable standards in Section 27-4202(f)(2), Intensity and Dimensional Standards. The maximum allowed density is 16.33 DU/acre and the proposed density is 7.26 DU/acre. The DET is in compliance with the Intensity and Dimensional Standards.

The project includes rear-loaded townhomes that are served by alleys. For these townhomes, per section 27-4202 (f), the minimum rear yard setback may be reduced to 0 feet when a 20-footwide or wider alley is provided, or to a range between 5 to 10 feet when an alley less than 20 feet in width is provided. The proposed alley right-of-way (ROW) is from 18-22 feet; therefore, the rear yard setback is in compliance. For the townhomes served by alleys of less than 20 feet, the minimum setback provided is 15 feet. For the townhomes served by alleys of greater than 20 feet the minimum setback is 5 feet.

3. **Applicable Development Standards (Section 27-6)**

a. **Section 27-6206(b). Vehicular Accessway Classifications**

(1) Driveways

Driveways are accessways that function solely to provide direct and immediate vehicular access between an alley or street and the principal origin and destination points within an abutting development, or part of a large development. They generally handle low vehicular travel speeds and traffic volumes, but may handle higher vehicular traffic volumes within large commercial and mixed-use developments (e.g., driveways within mixed-use developments or shopping center parking areas). Driveways are generally not located in the public right-of-way for their principal length, or along building frontages in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and are not considered streets.

(2) Alleys

(A) Alleys make up a specialized classification of an accessway that primarily functions to provide secondary vehicular access and/or service and delivery vehicle access between a street and the rear or sides of lots or buildings. Alleys may provide primary vehicular access for dwellings designed to have no driveway access from the fronting street, or access may be provided through a combination of an alley and a driveway from a fronting street. Alleys may not provide primary vehicular access for dwellings that do not have a fronting street.

(3) Connectivity

The accessways defined in Sections 27-6206(b)(1) and 27-6206(b)(2) shall connect to public or private streets, which shall follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.

Pursuant to Section 27-6104 of the Zoning Ordinance, this development standard is applicable at the time of Preliminary Plan of Subdivision. The proposed alley access

for townhomes was reviewed and approved with PPS-2022-001 (PGCB Resolution No. 2023-08). The same access scheme is proposed with this DET and no further analysis is required at this time.

b. Section 24-4204. Private Streets and Easements

(b) Exemptions

- (1) A preliminary plan of subdivision (minor or major) containing private streets, rights-of-way, alleys, and/or easements that do not conform to the standards of Subtitle 23: Roads and Sidewalks may be approved under the following conditions:**
- (D) In any zone where townhouse or two-family dwellings are permitted, except within the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center Planned Development zones, the Planning Board may approve the use of private streets and alleys provided:**
 - (i) The pavement width of private streets shall not be less than twenty-two (22) feet in width;**
 - (ii) The pavement width of private alleys shall not be less than eighteen (18) feet in width; and**
 - (iii) Subsections (i) and (ii) above shall only be applicable provided that the accessibility of the private streets and alleys to emergency equipment is ensured by the County Fire Chief or the Chief's designee.**

c. Section 27-6207. Pedestrian Access and Circulation.

(a) Required Pedestrian Access.

(1) General Pedestrian Access.

(2) Sidewalks Required

- (A) All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site with an**

existing street (unless an existing sidewalk meeting County standards is already in place).

Proposed development conforms with this requirement, with one exception [South Phase: Benjamin Drive (private street) connecting the private alley to Arnold Road is proposed without sidewalks]. This is only one lot depth street which leads to the alley. There is no need to lead pedestrians to the back alley where only vehicular traffic occurs. This condition is reasonable, and staff support the waiver per section 27-6207(a)(2)(c).

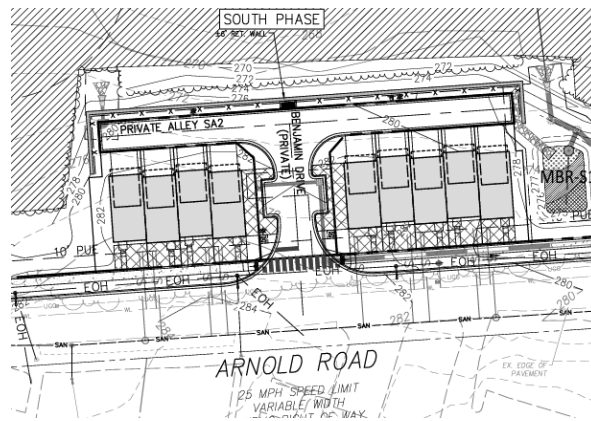


Figure 7: South phase with Benjamin Drive with no Sidewalk.

- (B)** Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street.
- (C)** The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs.

Due to existing natural features, including PMA and steep slopes, only nine units were proposed in this area. Therefore, the sidewalk along Benjamin Drive is sidewalk to nowhere. Accordingly, the waiver is supported.

(b) Pedestrian Connectivity

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1) The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).**
- (2) The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.**
- (3) Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.**

The applicant is providing pedestrian connectivity along the frontage of the property to all adjoining property to the west and north, thereby providing connectivity to all points west

and north (including Bradbury Park). Due to reasons noted below, it is impractical to provide internal pedestrian circulation.

A waiver pursuant to Section 27-6207(b)(2) of the requirement in Section 27-6207(b)(1) to provide pedestrian walkway cross-access between the developments, which is between three phases, is requested. The feasibility of the internal pedestrian circulation system, especially within the Washington Suburban Sanitary Commission (WSSC) easement within the Primary Management Area (PMA), was investigated to connect the West and North Phases. While WSSC supports trail usage within their easement pending permit review, due to the potential PMA impact, presence of the steep grading, and floodplain, staff support the waiver request.

d. **Section 27-6208. Bicycle Access and Circulation**

(a) **Required Bicycle Access**

(1) **Internal and Adjoining Bicycle Access**

All new development subject to this Section shall provide for internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient and intuitive, specifically by providing the following, in coordination with the Department of Public Works and Transportation, State Highway Administration, or a municipality with jurisdiction over the streets.

The DET submission shows that the internal street network is designed to provide sufficient space to accommodate a system of pedestrian and bicycle facilities consistent with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan recommended policies.

(A) Bicycle parking facilities required by Section 27-6309, Bicycle Parking Standards, in areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions) for bicycle storage;

The applicant proposes five bicycle racks in the western pod, and five bicycle racks are proposed in the northern pod. The bicycle

racks will be installed on a paved surface and are located in visible, well-lit areas conveniently accessible and adjacent to open space areas in the northern and western pods.

- (B) Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;**

A bicycle lane along the subject property's frontage of Suitland Road has already been constructed.

- (C) Connections to any designated or planned rail transit or bus stops and shelters (on-site or on an adjacent street); and**

There is an existing bus stop on Suitland Road, which is connected by the existing bicycle lane.

- (D) Connections to any recreational amenities internal to the development, such as open space.**

Open space access is provided for bicycles via the proposed private roads.

(2) Required Bikeway Network Improvements

- (A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The facilities shall be established in part, through an agreement and/or easements which include assurances for their maintenance.**

The DET submission shows that the internal street network is designed to provide sufficient space to accommodate a system of bicycle facilities using sharrows. Conditions have been included herein requiring the applicant to provide the location or details regarding “Share the Road” signs or shared-lane markings (sharrows) along all internal roadways prior to certification of this DET.

- (B) The Planning Director may, for private streets or, when advised by the permitting agency, for public streets, waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due to topographic conditions, natural features, or visual obstructions that create hazards.**

Pursuant this section 27-6208(a)(2)(B), the applicant is asking for waiver of bicycle cross-access between three phases for lack of internal bicycle circulation system on adjoining parcel due to topographic conditions and natural features.

- (C) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required bike path along the frontage, the applicant may install a bike path on the development site, within a public easement running parallel and nearby the public street. Such bicycle paths shall not be restricted from public use and shall allow physical passage at all times.**

The DET submission completes the last portion of the pathway to connect to Bradbury Park for public use.

(b) Bicycle Connectivity Between Developments

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1) Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).**
- (2) The Planning Director may waive or modify the requirement for bicycle cross-access on determining that such cross-access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable.**

The applicant requests a waiver pursuant to Section 27-6208(b)(2) of the requirement in Section 27-6208(b)(1) to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development. This waiver is supported by the presence of steep topography and natural features at the center of the subject site. In addition, all of the existing adjacent developments have been reviewed and constructed in a manner that would not support implementation of this requirement. All development currently operates adequately with each site only having direct access along either Suitland Road or Whitehall Street. Thus, for the reasons previously provided herein, the implementation of cross-access between adjoining developments should not be pursued with the subject application.

e. Section 27-6300. Off-Street Parking and Loading

The DET is in conformance with the applicable standards in Section 27-6300, including parking, loading, and bicycle parking requirements and standards. The visitor parking spaces have been provided at a rate of at least one visitor parking space for every 20 dwelling units per Section 27-6305(g). One ADA parking space has been provided in each of the West and North phases for the guests.

Parking Tabulation			
2.0 per Dwelling Unit	135 DU x 2=270	270	Sec. 27-6305
1 Visitor Space/20 DU	135 DU/20=6.75	32	Sec. 27-6305(g)
Total Parking Required	277	302	Sec. 27-6305
Total Bicycle Space	Min. 2, Max. 20	20 (10 spaces in each for North & West phases)	Sec. 27-6309(a)(1)

f. **Section 27-6400. Open Space Set-Asides**

Development subject to the standards in this Section shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, based on the use classification.

The DET is generally in conformance with the applicable standards in Section 27-6400, Residential Uses in Residential base zone as 20 percent. The applicant provided an open space set-aside plan showing the required 20 percent of open space being provided in natural features, stormwater management areas, passive recreation areas, and required landscaped areas. A condition has been provided herein to amenitize the two proposed walking trails around the stormwater management (SWM) facilities using landscape plantings, workout stations, interpretation signs, artwork, etc.

g. **Section 27-6500. Landscaping**

The DET is in conformance with the applicable standards in the Landscape Manual, including Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.8, Building Frontage Landscape Requirements; Section 4.9, Sustainable Landscaping Requirements; and Section 4.11, Requirements for Nonresidential and Mixed-Use Development. The alternative compliance is requested for Section 4.7, Buffering Incompatible Uses.

h. **Section 27-6600. Fences and Walls**

The DET is in conformance with the applicable standards in Section 27-6600, including fence and wall heights, locations, and appearance.

i. **Section 27-6700. Exterior Lighting**

The DET, which includes a photometric plan, is in conformance with the applicable standards in Section 27-6700, including maximum illumination measured in foot-candles at ground level at the lot lines.

j. Section 27-6800. Environmental Protection and Noise Controls

Staff find the application in conformance with the environmental regulations of Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809, within Section 27-6800 Environmental Protection and Noise Control. The proposed subdivision may generate some noise from added vehicular traffic, but not enough for a noise study to be prepared. There are no nearby noise sources that will impact the site. The proposed subdivision may generate some noise from added vehicular traffic, but not enough for a noise study to be prepared. There are no nearby noise sources that will impact the site. Based on the level of design information currently available, the limits of disturbance shown on the TCP2, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible. No additional primary management area (PMA) impacts, compared to the approved PPS, are proposed with this application.

k. Section 27-6900. Multifamily, Townhouse, and Three-Family Form and Design Standards

The DET is in conformance with the applicable standards in Section 27-66900, including building orientation and configuration, building façade materials, and articulation, as shown on the architectural elevations.

l. Section 27-61200. Neighborhood Compatibility Standards

The subject application is exempt from the neighborhood compatibility standards because it is not located adjacent to, or across a street or alley from, existing single-family detached dwellings, two-family dwellings, townhouse dwellings, or vacant lands in the Residential Estate, Residential, Rural, Residential, Single-Family-95, or Residential, Single-Family-65 Zones.

m. Section 27-61500. Signage

The residential gateway sign meets the requirements in Section 27-61506(b). The entrance sign is approximately 12 square feet.

n. Section 27-61600. Green Building Standards

The DET proposal is not in compliance based on required total 4 points. Therefore, condition is included herein. Retention of at least 20 percent of existing pre-development vegetation equals 0.75 point; Air Conditioner with stated efficiency greater than 14 Seasonal Energy Efficiency Rating (SEER) equals 0.75 point; all showerheads and handheld showers are 2.0 GPM or less which equals 0.5 point; and the use Environmental Site Design (these facilities include

submerged gravel wetlands and micro-bioretenion facilities) equals 1 point. Finally the exterior walls of all the units are framed with 2 x 6 material to allow for a higher insulation value, the vinyl windows and doors are also energy efficient to help achieve better energy efficiency; the garages will be wired to provide electric vehicle chargers to be added by future homeowners; high efficiency air conditioning units will be provided; high efficiency water heater will be provided in all houses; low water consumption shower heads, faucets and toilets will be provided; and high efficiency lighting will be provided.

Based on the analysis herein, the proposed development, if revised as conditioned, will represent a reasonable alternative for satisfying the applicable standards of Subtitle 27, including those in Parts 4 and 6 of the Zoning Ordinance, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

- B. Preliminary Plan of Subdivision PPS-2022-001:** The DET is subject to the conditions of approval of PPS-2022-001 and Certificate of Adequacy ADQ-2022-010. If the application is revised, as conditioned herein, the proposed development will comply with all the relevant conditions of approval. The PPS-2022-001 was approved with 21 conditions, of which the conditions relevant to the review of this DET are listed below in bold text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

3. Prior to approval, the final plat of subdivision shall include:

- a. Right-of-way dedication along all roadways, in accordance with the approved preliminary plan of subdivision.**

The approved PPS did not require dedication of any right-of-way. In accordance with the approved PPS, this DET does not propose dedication of any right-of-way. The abutting ROWs for Arnold Road and Suitland Road have been previously dedicated.

- b. The dedication of 10-foot-wide public utility easements along all abutting public rights-of-way, and one side of private streets, as delineated on the approved preliminary plan of subdivision.**

The proposed site plan did not show the required 10-foot-wide public utility easement (PUE) along the frontage of public rights-of-way including Arnold Road, MD 218 (Suitland Road) and Whitehall Street, and one side of the private streets. The PUEs should be shown on the site plan prior to its certification. The dedication of the PUEs will be required at the time of final plat in accordance with this condition.

9. **Prior to signature approval of the preliminary plan of subdivision, a copy of the approved concept erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.**

Condition 9 was addressed with the signature approval of the PPS. Prior to the rough grading permit, the limits of disturbance shown on the approved concept, sediment and erosion control plan, and the approved TCP2 shall match.

10. **In accordance with Section 24-4601(4)(C) of the 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 recreational facilities shall be constructed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines.**

The applicant proposed on (and off)-site recreational improvements in lieu of land dedication. The timing deadline of the construction completion is included in the DET conditions.

11. **Prior to submission of the final plat of subdivision for any residential lot, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original executed private recreational facilities agreements (RFAs) to the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat prior to plat recordation.**

Timing for construction was included in the Department of Park and Recreation (DPR) referral but should be finalized during the RFA coordination per this condition.

12. **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, per the Parks and Recreation Facilities Guidelines, with the review of the site plan. Timing for construction shall also be determined at the time of the site plan review.**

The on-site recreational facilities have been proposed and are shown on the DET, but the trails around the stormwater management facilities need improvement. The applicant should amenitize the trails with landscape plantings, trees (to the greatest extent feasible), hard surface, workout station, artwork, interpretation sign, etc. to qualify as a recreational facility. Conditions are included herein.

13. **Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Development Review Division of the Prince George's County Planning Department, for construction of the on-site recreational facilities.**

This language is further clarified as 'any' building permit.

14. **Per Section 24-4601(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide recreational amenities on the adjacent (southern) Bradbury Park, including ADA-accessible tables and seating, benches, grills, and pickleball overlays at the tennis courts.**

The DET proposed facilities are satisfactory for this condition.

16. **Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation – Park Planning and Development Division, for construction of recreational facilities on Maryland-National Capital Park and Planning Commission park property.**

This language is further clarified as 'any' building permit.

20. **At the time of site plan, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the design of all on-site and frontage transportation improvements are in conformance with approved Preliminary Plan of Subdivision PPS-2022-001.**

The applicant's submission accurately displays all on-site and frontage transportation improvement in accordance with PPS-2022-001. Sidewalks are provided along the subject property's frontage of Suitland Road, Arnold Road, and Whitehall Street. Crosswalks are displayed crossing the drive aisle at each point of vehicle access.

21. **In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall construct the following master plan facilities and depict the following facilities on any detailed site plan prior to its acceptance:**

- a. **ADA curb ramps and crosswalks crossing all vehicular access points.**
- b. **Share the Road signs and sharrows along all internal roadways.**

The applicant's submission accurately shows ADA curb ramps and crosswalks crossing all vehicular access points, which satisfies condition 21-a. However, the applicant has not provided the location or details regarding Share the Road signs or shared-lane markings (sharrows) along all internal roadways. As a condition of approval, prior to certification of the subject DET, staff request the applicant update plans to display "Share the Road with a Bicycle" signage assemblies as well as sharrows along all internal roadways. The exact location shall be evaluated and approved by the Transportation Planning Section prior to certification of the subject application.

- C. **Certificate of Adequacy ADQ-2022-010:** The property is the subject of Certificate of Adequacy ADQ-2022-010, which was approved by the Planning Director on January 17, 2023. This ADQ is valid for 12 years from the date of approval of the associated PPS-2022-001, subject to the additional expiration provisions of Section 24-4503(c). ADQ-2022-010 was approved with one condition, which is relevant to the review of this DET and is listed below in bold text. Staff analysis of the project's conformance to the condition follows in plain text:

1. **Total development within the Preliminary Plan of Subdivision shall be limited to uses that generate no more than 94 AM peak-hour trips and 108 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities and a new Preliminary Plan of Subdivision.**

This DET submission includes trip generation information which demonstrates conformance to the approved trip cap. The subject application considers 135 townhouses, which results in 94 AM peak-hour trips and 108 PM peak-hour trips. Staff finds that the subject DET is within the trip cap established with ADQ-2022-010.

- D. **2018 Prince George's County Landscape Manual:** Alternative compliance (ACL-2023-006) is requested for Section 4.7, Buffering Incompatible Uses, of the Landscape Manual along Perimeters 3 and 5, shown on the figure below.

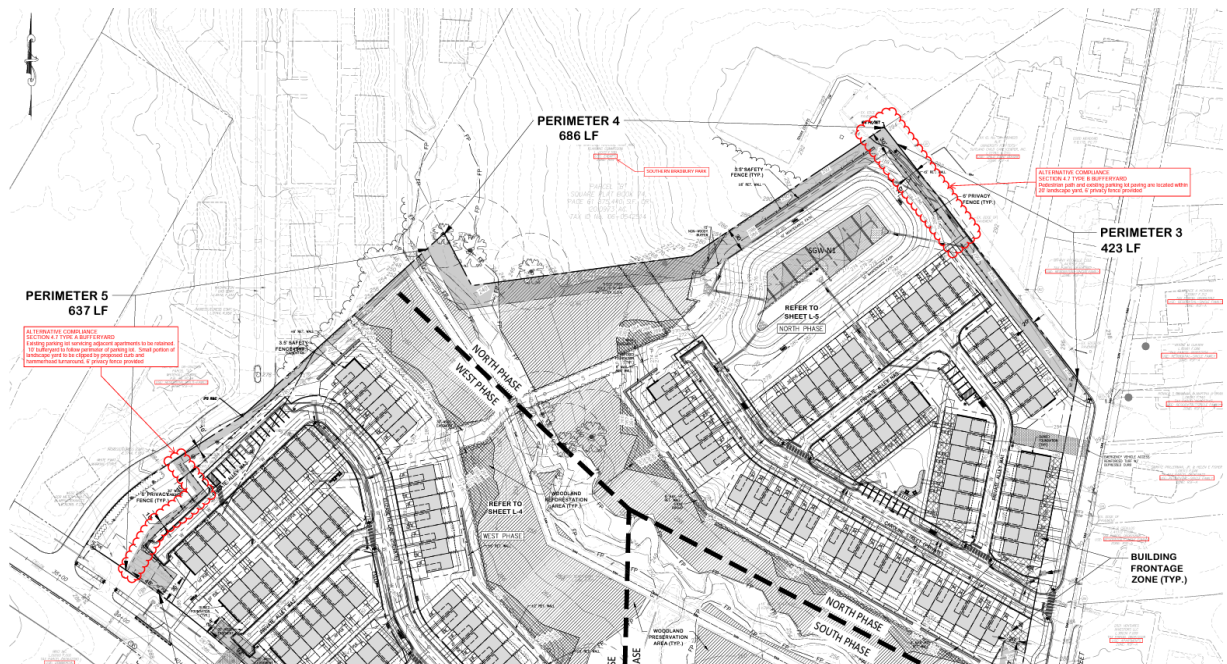


Figure 8: Perimeters 3 and 5 location for Alternative Compliance Request

Perimeter 3:

The applicant has requested alternative compliance to preserve existing pavement at the northeastern corner of the property to provide a pedestrian path. This path leads to the adjacent improved Maryland-National Capital Park and Planning Commission park and is located within the required 20-foot-wide landscape yard. The applicant will not provide any landscaped bufferyard where this path is located.

Justification

This request for alternative compliance meets the requirements of Section 1.3 of the Landscape Manual. In accordance with Section 1.3(a) alternative compliance is necessitated by a "space limitation." Specifically, existing pavement, which will serve as a path leading to the adjacent park, occupies the location in which the bufferyard is required. In accordance with Section 1.3(b), the applicant's proposed alternative compliance measure is equally effective as normal compliance in terms of quality, durability, hardness, and ability to fulfill the design criteria in Section 3, Landscape Elements and Design Criteria. Specifically, the applicant has exceeded the minimum plant unit requirement by providing two additional units and will install a 6-foot-tall opaque fence along the proposed pedestrian path, connecting to the improved park to the north of the subject site for enhancement of the screening. The proposed fence reduces the bufferyard requirements by 50 percent (including the number of plant units, setback, and landscape yard), in accordance with Section 4.7(c)(10)(D) of the Landscape Manual, for the length it is provided.

	Required	Provided
Length of bufferyard	423 linear feet	423 linear feet
Minimum building setback	30 feet	40 feet
Minimum landscape yard	20 feet	0–20 feet**
Fence or wall	Yes, for 245 linear feet	Yes, for 245 linear feet
Plant units (80 per 100 linear feet)*	240	242

Note: *The requirement is 40 plant units per 100 linear feet for the length of bufferyard with the 6-foot-high opaque fence.

**For approximately 18 out of the 423 linear feet, there is no landscape yard.

Perimeter 5

An existing parking lot serving multifamily uses to the northwest is located in the northwestern corner of the subject property. In order to retain this parking lot, the applicant will provide the required 10-foot-wide landscape yard between the existing parking lot and the townhouse development rather than along the property line.

Justification

This request for alternative compliance meets the requirements of Section 1.3 of the Landscape Manual. In accordance with Section 1.3(a) alternative compliance is necessitated a “space limitation.” Specifically, as noted above, an existing parking lot occupies the location in which the bufferyard is required. In accordance with Section 1.3(b), the applicant’s proposed alternative compliance measure is equally effective as normal compliance in terms of quality, durability, hardness, and ability to fulfill the design criteria in Section 3, Landscape Elements and Design Criteria. In lieu of providing a 10-foot-wide bufferyard along the property line, the applicant proposes to shift its location to be between the existing parking lot serving the multifamily use and the townhouse development, which is approximately 195 linear feet of the bufferyard. In addition, the applicant has exceeded the minimum plant unit requirement by providing one additional unit and will also install a 6-foot-tall opaque fence.

	Required	Provided
Length of bufferyard	637 linear feet	637 linear feet
Minimum building setback	20 feet	40 feet
Minimum landscape yard	10 feet	10 feet**
Bufferyard occupied by existing trees	26 percent	26 percent
Fence or wall	Yes, for 330 linear feet	Yes, for 330 linear feet
Plant units (40 per 100 linear feet)*	122	123

Note: *The requirement is 20 plant units per 100 linear feet for the length of bufferyard with the 6-foot-high opaque fence.

**Instead of providing a 10-foot-wide bufferyard along the property line, the location is shifted to be between the existing parking lot serving the multifamily use and the townhouse development, which is approximately 195 linear feet of the bufferyard.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance ACL-2023-006, from the 2018 Prince George's County Landscape Manual for Section 4.7, Buffering Incompatible Uses, subject to the following condition:

1. Prior to certification of DET-2022-009, the following revisions shall be made, or information provided:
 - a. Provide additional shade or evergreen trees around the end of the private alley (NA 2), between Lots 107 and 108.
 - b. Provide additional evergreen trees around the east corner of the existing parking lot, near the rear of Lots 65 and 66.

- E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application is for a new DET, and subject to the Environmental Technical Manual. A TCP2-040-2023 was submitted with this application and requires minor revisions to be found in conformance with the WCO.

The woodland conservation threshold for this 20.10-acre property is 20 percent of the net tract area or 3.72 acres. The total woodland conservation requirement based on the amount of clearing proposed is 7.08 acres. The woodland conservation requirement is proposed to be satisfied with 4.75 acres of onsite woodland conservation, consisting of 4.32 acres of woodland preservation and 0.43 acre of afforestation. A total of 2.33 acres of off-site credits are proposed to meet the remainder of the requirements.

Technical revisions to the TCP1 are required and included in the conditions listed at the end of this staff report.

- F. The Prince George's County Tree Canopy Coverage Ordinance:** The site is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Since the site is zoned RSF-A, a minimum of 15 percent of the site must be covered by tree canopy. As the site measures 20.10 acres, approximately 3.02 acres of tree canopy must be provided. The site plan proposes sufficient tree canopy coverage between on-site woodland conservation and proposed landscape trees.
- G. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

1. **Community Planning**—In a memorandum dated November 20, 2023 (Bishop to Garland), the Community Planning Division indicated that master plan conformance is required for this application. Pursuant to Section 27-3605(e)(6), this DET application is consistent with Plan 2035 and conforms to the master plan. The plan designated the subject area within the Established Communities Growth Policy Area. The application is consistent, because the density proposed with the subject application is compatible with the density recommended for Established Communities.
2. **Subdivision**—In a memorandum dated November 13, 2023 (Vatandoost to Garland), the Subdivision Section provided a review of conditions attached to prior approvals and noted technical revisions to site plan, which have been included as conditions herein.
3. **Transportation Planning**—In a memorandum dated November 20, 2023 (Ryan to Garland), the Transportation Planning Section provided a review of conditions attached to prior approvals and of the applicable Part 27-6 development standards, which are incorporated into the findings above. The Transportation Planning Section determined that the application is acceptable, and conditions are included herein.
4. **Prince George's County Department of Parks and Recreation**—In a memorandum dated November 14, 2023 (Thompson to Garland), DPR recommended specific trigger for the construction completion for the off-site improvement. However, PPS condition 15 stated "The public RFA shall establish the timing for construction of the off-site recreational facilities", therefore, the approved PPS condition should remain in effect.
5. **Environmental Planning**—In a memorandum dated November 16, 2023 (Kirchhof to Garland), the Environmental Planning Section included a discussion of relevant previous conditions of approval, which have been incorporated into the findings and demonstrated conformance with the master plan and applicable sections of the Zoning Ordinance. Staff recommends approval of the DET and TCP2, subject to conditions that have been included herein.
6. **Prince George's County Health Department**—In a memorandum dated October 24, 2023 (Adepoju to Shelly), the health department asked that the applicant consider retail space with healthy food choices within the proposal considering lack of market/grocery stores within a half mile radius. In addition, pedestrian access to the site by residents of the surrounding community should be provided to lead to positive health outcomes. During the demolition and construction phases, noise and dust should not be allowed to adversely impact activities on the adjacent properties.
7. **Prince George's County Fire/EMS Department**—In an email, no date, (Reilly to Shelly), the Fire/EMS Department indicated that fire department connections (FDCs) should be shown. Where 22' foot roads are provided, there can be no on-street parking. The applicant has provided 16 designated parking spaces in both the North and West Phases. Parking will be restricted

to those 16 spaces in each phase, unit garages and unit parking pads. Cars parked on unit pads must not extend into alleys, roadways, or sidewalks. The Office of the Fire Marshal will declare fire lanes prior to occupancy. The applicant must apply paint and signage in accordance with County Subtitle 11-277 prior to occupancy. The applicant must contact the Office of the Fire Marshal to have an inspector designate where curbs will need to be painted and signed. Information on these parking restrictions should be provided to new residents and the HOA. Therefore, conditions are included herein.

8. **Historic Preservation**—In a memorandum dated November 7, 2023 (Stabler to Shelly), the Historic Preservation Section indicated that the subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.
 9. **Permit Review**—In a memorandum dated November 2, 2023 (Meneely to Shelly), the Permit Review Section had no comments.
 10. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE had not offered comments on the subject application.
 11. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA had not offered comments on the subject application.
 12. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC had not offered comments on the subject application.
 13. **Prince George’s County Department of Public Works and Transportation (DPW & T)**—At the time of the writing of this technical staff report, DPW&T had not offered comments on the subject application.
 14. **Prince George’s County Soils Conservation District (PGSCD)**—At the time of the writing of this technical staff report, PGSCD had not offered comments on the subject application.
- H. **Community Feedback:** At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received any written correspondence from the community for the subject application.

IV. RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DET-2022-009, Alternative Compliance ACL-2023-006, and Type 2 Tree Conservation Plan TCP2-040-2023, for Washington Square, subject to the following conditions:

1. Prior to certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall include:
 - a. The required 10-foot public utility easement along all abutting public rights-of-way, and one side of private streets in the site plan sheet, as shown on the approved preliminary plan of subdivision.
 - b. The bicycle and pedestrian facilities plan to indicate the location of the "Share the Road with a Bicycle" signage assemblies and shared-lane markings along all internal roadways.
 - c. The bicycle and pedestrian facilities plan to provide an additional bicycle decal along the site's frontage of Suitland Road, north of its intersection with Elizabeth Lane.
 - d. Amenities along the trails around the West and North stormwater management facilities with landscape plantings, trees (to the greatest extent feasible), hard surface, workout station, artwork, interpretation sign, etc.
 - e. Additional shade or evergreen trees around the end of the private alley (NA 2), between Lots 107 and 108.
 - f. Additional evergreen trees around the east corner of the existing parking lot, near the rear of Lots 65 and 66.
 - g. Existing and proposed fire department connections. Each building should be within 500 feet of the most remote exterior portion of each building.
 - h. Provide additional items to achieve four Green Building Points per Table 27-61603(b) of the Prince George's County Zoning Ordinance.
2. Prior to the issuance of the first grading permit:
 - a. Revise Line 6 of the woodland conservation worksheet to identify the Type 2 tree conservation plan number as TCP2-040-2023, and the revision number as "0."
 - b. Documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 tree conservation plan notes on the plan, as follows:

"Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber ____ Folio ____.
Revisions to this TCP2 may require a revision to the recorded easement."

3. Prior to the issuance of any building permit:
 - a. The final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.
 - b. If there is any impact for the 100-year floodplain, wetlands, wetland buffers, streams or waters of the United States., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
4. Prior to approval of the building permit corresponding to 50 percent of the residential units in each phase (see below), the applicant and the applicant's heirs, successors, and/or assignees shall complete the construction/installation of all on-site recreational facilities for the applicable phase.
 - a. West Phase: 30th building permit out of 59 DU
 - b. North Phase: 34th building permit out of 67 DU