

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-02024  
Type II Tree Conservation Plan TCP II/59/02  
Town Center at Camp Springs, Phase IB Lot 35-39

REVISED RECOMMENDATIONS

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-02024, TCP II/59/02 and AC-01020 subject to the following conditions:

1. Prior to the issuance of any permits, a final plat of subdivision shall be approved in accordance with Section 24-108(a) of the Subdivision Regulations for the adjustment of common boundary lines.
2. Prior to the issuance of any permits, a vacation petition in accordance with Section 24-112 of the Subdivision Regulations shall be approved in order to allow use of the land currently occupied by the right-of-way of Winchester Commercial Parkway to support the development.
3. Prior to the approval of a grading permit, the applicant shall obtain a 20-foot-wide planting easement from the Washington Metropolitan Area Transit Authority (WMATA) in order to place the evergreen material shown on the plan on the outside of the fence. The easement shall be located directly adjacent to the northeast property line, beginning at the Auth Road right-of-way and extending along the property line for approximately 670 linear feet.
4. Three original, executed Recreational Facilities Agreements (RFA) or similar alternative shall be submitted to the Development Review Division (DRD) for their approval, three weeks prior to a submission of a grading permit. Upon approval by DRD, the RFA shall be recorded among the land records of Prince George's County, Upper Marlboro, Maryland. The RFA shall provide for the completion of the master plan trail prior to the 300<sup>th</sup> building permit.

5. Submission to DRD of a performance bond, letter of credit, or other suitable financial guarantee, in an amount to be determined by DRD, within at least two weeks prior to applying for building permits.
6. All feeder trails shall be a minimum of six feet wide and asphalt.
7. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures should be provided.
8. A six-foot-wide sidewalk shall be constructed along both sides of Milledge Boulevard from Auth Way to Lanier Avenue in the same design as the sidewalk within Auth Way. A five-foot-wide sidewalk shall be constructed on at least one side, with a four-foot-wide sidewalk on the other side, of all secondary streets. Four-foot-wide sidewalks shall be provided along both sides of tertiary streets. The hierarchy of streets and associated sidewalks shall be as shown on exhibit ■A.●
9. All trails and sidewalks shall be free of street trees and above-ground utilities.
10. All trails and sidewalks shall be ramped at street crossings and ADA compatible, where feasible and practical.
11. The plans shall be revised prior to signature approval to include the following:
  - a. The sidewalk within Auth Way shall be seven feet wide with brick paver edge details, and the planting strip shall be five feet wide, subject to the review and approval by the Department of Public Works and Transportation.
  - b. All parking spaces shown on the site plan shall conform to the minimum size requirements of Part 11 of the Zoning Ordinance.
  - c. At least fifty percent of the parking spaces provided in excess of the minimum number required by the Zoning Ordinance (Section 27-574) shall be standard-size spaces.
  - d. The number of handicap spaces shall be increased to conform to Part 11 of the Zoning Ordinance.
  - e. Each sheet of the site plan shall be revised to provide bearings and distances for all lots.
  - f. The site plan shall be revised to correctly label the 25-foot stormwater management pond access easement to be abandoned, which easement currently crosses existing Lot 2.
  - g. Townhouse Building 1 and Townhouse Building 96 shall be deleted.
  - h. A six-foot-high, board-on-board fence with brick piers shall be located along the first 160 linear feet of the northeast property line, beginning at the Auth Road right-of-way line. The brick piers shall be approximately 32 feet on center, for a total of five. A six-foot-high,

board-on-board fence without piers shall be located on the property line for the remaining 510 linear feet.

- i. The numbers of plant units proposed along the northeast property line shall be increased by 10 percent, where woodland does not exist.
  - j. Special paving for crosswalks shall be provided across the main entrance drive and across Habersham Avenue to Candler Place to provide a connection to the central recreation area.
  - k. The proper location of sidewalks abutting the curb where parallel parking spaces are proposed, as determined by mutual agreement of staff and applicant.
  - l. At the rear of units A and B the plans shall indicate a different paving material, such as brick pavers, for the parking pads adjacent to the garage (tandem spaces) or provide a contrasting band of paving material to clearly delineate between the private parking pads and the street, and provide the same treatment around the planting island.
12. The architectural elevations shall be revised prior to signature approval to indicate that all front facades of the multifamily units and the townhouse units shall incorporate brick elements. At a minimum, the units shall include either a first-story brick front or other primary brick element giving the appearance of the majority of the front facade being brick. Brick shall be provided on the sides of highly visible end units and transition units. The entire building stick must appear to be harmoniously designed. All future architectural revisions shall be governed by Exhibits B-K (Lots 96-117, 191-208, 234-243, and 266-287 as shown on the site plan).
13. The rear of each townhouse located near the right-of-way of Suitland Parkway shall provide a minimum of two of the following features: (a) shutters and/or other upgraded window trim treatments, (b) transom or Palladian windows, (c) bay windows, (d) reverse gable or hip roof, or (e) standing seam metal roof over bumpouts.
14. The TCPII shall be revised prior to signature approval to include the following:
- a. Revise the cover sheet of the TCPII to clearly demark the boundaries of TCPII/59/02.
  - b. Include in the TCPII the proper sheets at a scale of 1" = 30' for the area of the subject DSP.
  - c. Revise the DSP and the TCPII to show the location of the existing stream and revise the location of the 50-foot stream buffers as necessary.
  - d. Eliminate all impacts to the stream buffers or obtain approved variations from the Planning Board through the preliminary plan process.
  - e. Provide a table on the TCPII that states the requirements for the entire site and how this TCPII proposes to meet the appropriate portion of the TCPI requirements.
15. All schedules demonstrating conformance to the *Landscape Manual* shall be added to the plans.

16. Prior to signature approval, the details and specifications for the following items shall be reviewed and approved by the Planning Board's designee:
  - a. All fencing proposed on the site plan.
  - b. Entrance features, including the scale, materials compatible with the buildings, lighting and associated landscaping.
  - c. All trails proposed on the plan in accordance with the Parks and Recreation Facilities Guidelines.
  - d. All proposed lighting fixtures, including special lighting along Auth Way and the main entrance drive.
  - e. All retaining walls shown on the plans.
  - f. The gate and associated facilities located on the main entrance drive.
17. Prior to signature approval, the TCPII and the DSP shall show the areas of steep slopes that will be cleared and graded on the southern, western and northern edges of the site as being reforested with a combination of large caliper trees and seedlings. The planting area shall meet the minimum requirements for reforestation (1,000 seedlings per acre) and the larger caliper trees shall be placed in random locations along the edges of the retaining wall and the trail. The larger caliper trees may be substituted for seedlings at a rate of one-half inch of caliper per seedling.
18. Prior to signature approval, the Detailed Site Plan shall be revised to indicate the location of the noise attenuation fence in outdoor activity areas where noise exceeds 65 dBA and provide a detail for its construction.
19. Show the correct 100-year floodplain easement and the required 25-foot building set back for residential uses.