

September 9, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-03075
Alta Branch, Phase I
Town Center at Camp Springs

The Urban Design Staff has completed its review of the subject application and recommends the revised conditions of approval:

1. Prior to the issuance of building permits for residential units on this site, the building permits shall contain certification by a professional engineer (with competency in acoustical analysis) that the building shells within the noise corridors along Capital Gateway Drive have been designed to attenuate noise levels to 45 dBA Ldn or less.
2. Prior to the issuance of a grading permit, a site plan that identifies the types of contamination and their locations on the property shall be submitted to the Health Department, Division of Environmental Health, for review [and approval].
3. Prior to the issuance of a grading permit, copies of Phase I and Phase II Environmental Site Assessment reports and all other information that was submitted to Maryland Department of the Environment detailing the findings of those assessments with recommendations for any further study or remediation shall be submitted to the Health Department, Division of Environmental Health, for review [and approval].
4. Prior to the issuance of the building permits for Building(s) C containing the 12 live/work units, the individual use and occupancy permits for those units shall include both a residential use and an office use. Any revisions to the permits to convert from the dual uses to a single use will require a revision to the detailed site plan.
5. 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 all recreational facilities, including the community building, prior to the certificate of occupancy by the Department of Environmental Resources for [any apartment building] more than 50 percent of the apartments within the overall development.

6. 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.
7. Prior to signature approval, the applicant, his successors, and/or assignees shall demonstrate that the recreational facilities are in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines and details and specifications of the facilities shall be provided. The recreational facilities shall be as follows:
 - Club house—approximately 10,000 square feet of gross floor area with elevator containing the following:
 - First floor:
 - Meeting room large enough to accommodate seating for 60 persons (great room)
 - One-half basketball court
 - 940-square-foot fitness area with equipment
 - Kitchen (with a minimum of a double sink, standard-size refrigerator, dishwasher and large microwave)
 - Pool facilities for pool patrons
 - Second floor:
 - Cyber café (with mini-kitchen including single sink, small refrigerator, ice maker and espresso bar)
 - Theater with entertainment facilities
 - Business conference room
 - 25-meter swimming pool with a minimum of capacity for 75 persons plus two lanes for lap swimming
 - One-half tot lot
 - One-quarter school-age lot
 - Two picnic areas
 - Two sitting areas
 - Two putting greens
- [8. Prior to signature approval the applicant shall submit a revised stormwater management concept approval letter, or evidence from the Department of Environmental Resources indicating that the site plan is consistent with the previous approval.]
- [9]8. Prior to certificate of occupancy by the Department of Environmental Resources for the 388th dwelling unit, the applicant shall submit evidence that the retail shell component is constructed and 50 percent leased.
- [10]9. Prior to the issuance of the first building permit, the applicant shall obtain from the Prince George's County Department of Public Works & Transportation the approval for the needed geometric improvements (i.e., provision of left turn storage or appropriate traffic control) at the proposed entrances along Capital Gateway Drive.
- [11]10. Prior to the certification of the detailed site plan, the applicant shall revise the submitted plan to show no more than 1,010 parking spaces will be constructed for the proposed development. The applicant shall be required to establish a program to encourage Metro ridership.

[12]11. The plans shall be revised prior to signature approval to include the following:

- a. The sidewalk within Capital Gateway Drive shall be widened from four feet to seven feet wide, with brick pavers subject to the review and approval by the Department of Public Works and Transportation (DPW&T). The plans shall be revised to include a seven-foot-wide sidewalk in the right-of-way of Capital Gateway Drive and shall include details and specifications as were approved on DSP-02023 and DSP-02024.
- b. Street trees shall be shown on the plans to be located approximately 35 feet on-center in the right-of-way of Capital Gateway Drive. A staggered row of the same species shall be planted at the same interval on the other side of the sidewalk, unless buildings are located at or near the street line. Any existing dead or dying trees within the right-of-way shall be replaced.
- c. If allowed by DPW&T, shade trees shall be provided in the median of Capital Gateway Drive directly across from the subject site and be of a size and type to create a residential, pedestrian friendly boulevard.
- d. The landscape plan shall be revised to include 50 percent more shade trees on the open space as depicted in the schedule demonstrating conformance to Section 4.1. Additional changes to the plans shall be made to complement the site features, to provide more foundation plantings, and more attention to detail shall be provided.
- e. The loading schedule shall include the number of loading spaces required and provided for the retail uses and the dimensions for all loading spaces (12 X 33 feet) shall be shown on the site plan.
- f. The location for all handicapped and compact parking spaces shall be shown on the site plan.
- g. The site plan shall show depressed curbs, ramps, etc., to demonstrate that the buildings are handicap accessible.
- h. The height in feet of all proposed buildings shall be shown on the site plan.
- i. The plans shall be revised to show a six-foot-wide sidewalk in all areas where sidewalks are proposed perpendicular to parking spaces.
- j. The plans shall be revised to provide clear pedestrian routes within the development from the residential units to the retail component.
- k. The plans shall be revised to include street trees 35 feet on center and a six-foot sidewalk along the north side of Boulevard A.

[13]12. The architectural elevations shall be revised as follows and the final plans shall be reviewed and approved by the Planning Board or designee.

- a. The architectural elevations shall be revised to vary the exterior finish material so it appears that two of the large mansion-type dwellings directly adjacent do not have the same finish.
- b. The residential portion of the structure above the retail space shall be entirely brick rather than siding to give a more solid quality appearance.
- [c. The applicant shall provide a material sample board providing all colors for review and approval by the Urban Design Section.
- d. All burnished block shall be removed from the plans and substituted with brick.
- e. The architectural elevation shall be completed in full as shown on the exhibit indicating the work in progress.]
- [f]c. A minimum of 60 percent of all facades visible from Capital Gateway Drive and Boulevard A of the multifamily buildings shall be brick. Visually prominent corners of the buildings shall have brick from grade to the roofline.
- d. The exterior architectural elevations of the live/work units shall be revised to give a distinct retail and/or office appearance to the facades. Areas of signage shall be clearly identified.

[14]13. Prior to the issuance of any sign permits for the retail/office use, the following conditions apply:

- a. The signage for the retail/office component shall be restricted to only building mounted types.
- b. Only external fixtures may be used for illumination.
- c. Internally lit signage shall be prohibited.