

October 24, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Susan Lareuse, Master Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-05084-02
University Town Center, Parcel S

The following revised conditions are provided for consideration by the Planning Board:

1. Prior to certification of the detailed site plan (DSP), the following revisions or information shall be supplied:
 - a. Revise the architecture of Building C to add an entrance into the lobby on the first floor to provide access directly from the parking garage.
 - b. Revise the architecture to include product clarification relating to the composite panels, brick selections, art panel, etc. shown in the building material key in order to ensure that the materials are durable, moisture resistant, approved for ground contact, and attractive.
 - c. Revise the architecture to impose imagery over the three panels located at the plaza area similar to the design located on the parking garage, or to reflect the uses within the associated structures. The panels shall not contain advertising information and may be changed out for seasonal theme variations.
 - d. Revise the plans to show the street tree plantings to tree pits along East-West Highway (MD 410) with a connected continuous non-compacted soil volume system under the sidewalk. Details of the soil and tree pit system shall be shown on the plans using "structural soils." Details and specifications shall be added to the plans and should reflect the latest technology for the health of the trees, at a reasonable cost.

- e. Submit additional details and specifications relating to the proposed irrigation plan that includes the streetscape along East-West Highway (MD 410), the plaza located at the corner of the intersection of America Boulevard and East-West Highway, and the streetscape along America Boulevard.
 - f. Revise the plans along the eastern edge of the property adjacent to the church and across from the parking garage, in order to provide details and specifications of the parking garage. The plans shall demonstrate that the slope of the grade within the retained area is flattened to no more than a 5:1 slope. A level planting surface shall be provided for each tree of no less than six feet in radius with good top soil behind the retaining walls and mulch to retain moisture.
 - g. Revise the plans to provide bicycle rack(s) accommodating a minimum of four bicycle parking spaces for every 10,000 gross square feet of retail (currently 28 bicycle parking spaces), anchored in concrete, at street level inside the parking garage and incorporated into the exterior streetscape, and in well-lit, highly-visible, and accessible areas, and near building entrances.
 - h. Revise the plans to include additional way-finding for both motorized vehicles and bicyclists to clearly indicate opportunities for parking facilities, as necessary.
 - i. Revise the plans to add street furniture and art (similar to the size and scope of artwork of the Pilgrim's Quandry piece at Post Park Apartments created by Alan Binstock) at the site. The placement of any artwork should be considered at the plaza area. Revise the plans to show the University Town Center monument signage relocated to the island within America Boulevard.
 - j. Revise the plans to provide details and specifications of the paving materials within the streetscape consistent with that currently existing along the majority of the frontage on the northern side of East-West Highway.
 - k. Revise the Type II tree conservation plan (TCPII) to reflect the proposed development as approved. The TCPII shall be submitted as an addendum to the existing plan, with an additional sheet only reflecting the proposed development for the subject project. The approval block shall be updated and reflect all previous approvals in regular typeface.
 - l. Revise the plans to indicate that all new inlets shall be stenciled with "Do Not Dump, Chesapeake Bay Drainage" on the DSP and sediment control plan.
 - m. Revise the plans to indicate full cut-off light fixtures and revise the photometric plan to indicate reduced lighting impacts along the eastern property line of the subarea.
 - n. Revise the plans to incorporate additional infiltration techniques that will allow infiltration of water into the area for the Patuxent aquifer, if feasible, or provide evidence that clarifies that the permeability of the soils is not conducive to infiltration.
2. On-street parking associated with this site shall be metered.